



To: City Executive Board
Date: 3 July 2014
Report of: Head of Housing and Property
Title of Report: Housing Strategy 2012-2015 Final Review of Action Plan

Summary and Recommendations

Purpose of report: To provide the City Executive Board with the final position on the current Housing Strategy Action plan prior to the drafting of a new Housing Strategy for 2015-2018

Key decision: Yes

Executive lead member: Cllr Scott Seamons, Board Member for Housing and Estate Regeneration

Policy Framework: Housing Strategy Corporate objective- Meeting Housing Needs

Recommendation(s): That the City Executive Board:

- 1 Note the progress made during the lifetime of the 2012 – 2015 Housing Strategy
- 2 Note possible actions to be carried through to the 2015 – 2018 Housing Strategy

Appendices to report

- 1 - Housing Strategy Action Plan (as updated)
- 2 - Risk Register
- 3 - Equality Impact Assessment

Introduction

- 1 The Housing Strategy approved in April 2012 expires in 2015 and is due to be replaced by a new strategy for the period 2015 – 2018. The actions within the strategy were refreshed at the midpoint of the 3 year term and a report was presented to CEB in December 2013

- 2 The actions are distributed between the five Housing Strategy priorities which are:
- Provide more affordable housing
 - Prevent Homelessness
 - Address Housing Needs of Vulnerable People and Communities
 - Improve Housing Conditions
 - Improve quality and effectiveness of housing services

Progress to date

- 3 Work has begun on agreeing priorities for the 2015 – 2018 Housing Strategy with a number of groups and individuals taking part in workshops, presentations and email consultation exercises. Once the priorities have been confirmed then work on producing a draft Housing Strategy will begin and this will be presented to CEB in September 2014 ready for public consultation.
- 4 The HSAP 2012-2015 consists of 121 actions under the Housing Strategy objectives. Significant progress has been against a challenging and wide ranging agenda. Appendix A contains the detailed progress but in summary to date:
- 63% of the agreed actions have been fully met;
 - 27% are on target to be met by the end of the strategy in March 2015 or, will be carried forward as priorities in the 2015 -2018 strategy;
 - 10% may either be carried forward as they are with new target dates, removed as no longer relevant or considered from a fresh perspective using priority setting, consultation and evidence bases as a guide.
 - 94% of actions under objective 2 Prevent Homelessness are complete
- 5 There has been some delay in meeting targets under Strategic Objective Three: **Meeting the Needs of Vulnerable People and Communities**. Firstly though the City council is fully engaged in the process to support the re-commissioning of services this remains compromised by the County Council decision making process. This is impacting particularly on the implementation of new pathways for rough sleepers and also the review of Supporting People services for Single Homelessness.
- 6 The following actions under the 2012 -2015 Housing Strategy have completion dates which fall under the 2015 – 2018 Housing Strategy and these will be carried forward. These are identified below in tables 1.1 and 1.2

Table 1.1

Strategic Objective One: Provide More Affordable Housing in the City to

Key Action	Outcome	Milestones	Start Date	End Date	Comments
Deliver 3 year affordable housing programme: C) through physical regeneration projects at Cowley Northway, to deliver new housing and jobs.	75 affordable homes by 2015.	20 affordable units at Barns Road; 21 at Westlands Drive; and 34 at Dora Carr Close.	Apr 2013	Dec 2015	<p>Planning issues resolved and retendering in progress.</p> <p>Dora Carr CI and Westlands Drive due to start August 2014 for 15/17 completion. Barns Road starts June 14 for completion Sept 15.</p>

Meet Housing Needs

7 Table1.2
Strategic Objective Four: Improve Housing Conditions

Key Action	Outcome	Milestones	Start Date	End Date	Comments
Improve energy efficiency and reduce carbon emissions in homes in Oxford and address fuel poverty for households.	Develop: <ul style="list-style-type: none"> • Integrated Home Energy and/or Fuel Poverty/Retrofitting strategy or strategies. • Improved energy ratings, • Lower carbon emissions in housing in the City. • Retro-fitting strategy and implementation for council housing stock, including external cladding for 5 tower blocks. • Zero carbon new build council homes. • Delivery of the Annual Investment Programme in council housing and estates. 	Delivery of Tower Block refurbishment and improvements project plan.	Mar 2014	Mar 2018	

Level of Risk

8 A risk register is attached as Appendix B. It should be noted that risks associated with specific projects and work programmes identified in the action plan are identified and addressed in the relevant project documentation for those projects /programmes.

Environmental Impact

9 The Housing Strategy 2012 to 2015 does not have any explicit environmental impacts in itself. Specific projects identified in the Housing Strategy Action Plan will have environmental impacts, specifically the provision of additional

housing to meet housing needs. These environmental impacts associated with specific projects and work programmes identified in the action plan are identified and addressed in the relevant project documentation for those projects / programmes.

Equality Impact Assessment

- 10** The original EIA is attached as Appendix C and is still current. The Housing Strategy and Action Plan are very specifically targeted at meeting the housing needs of the most vulnerable people in Oxford and as such no adverse impacts on any equalities group are expected as a result of this Housing Strategy Action Plan refresh

Financial Implications

- 11** Any financial implications for specific projects and work programmes identified in the action plan are identified and addressed in the relevant project documentation for those projects /programmes.
- 12** In February 2013 the Council approved its General Fund Medium Term Financial Plan and Housing Business Plan for the medium term. Included within both plans were the financial implications of meeting all actions within the Housing Strategy. Provision has specifically been made within the HRA Business Plan for:
- Delivery of new housing at Barton
 - The delivery of 113 new dwellings over the coming two years, part funded by HCA grant
 - On-going repairs, maintenance and refurbishment to its stock of council dwellings, including the tower blocks
 - Management related costs in providing all landlord services to our tenants
- 13** In the General Fund Budget there is provision for the costs of homelessness and providing other private sector housing advice. No new financial implications are brought forward by this report.

Legal Implications

- 14** The Local Government Act 2003 requires local housing authorities to have in place a Housing Strategy for the district.
- 15** Meeting the Council's statutory housing obligations is reflected in the objectives of the Housing Strategy, including statutory homelessness duties; provision of housing advice; and landlord responsibilities.

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List of background papers:None