

Private Sector Housing Strategy 2010 - 2011

EXECUTIVE MEMBER: Councillor Clements
LEAD OFFICER: Fergus Mc Morrow
REPORT AUTHOR: Debra Cochrane

Summary and Recommendation:

One of the actions arising from the Audit Commission Report was to 'Develop a new Private Sector Housing Strategy'.

The Private Sector Housing Strategy has now been written, out to consultation and amended following comments received after consultation. The Strategic Housing Panel agreed on 10 February 2010 that the Strategy be recommended to Executive for approval.

It is recommended that:

Executive recommends to Council that the Private Sector Housing Strategy 2010 – 2011 be approved.

1 INTRODUCTION

- 1.1 The Audit Commission recommended that a private sector housing strategy was developed.

2 Process

- 2.1 The private sector housing strategy was written during 2009 and sent out for consultation in September 2009. Consultation closed in November 2009.
- 2.2 Comments were received from corporate team; Egremont Town Council; Millom Town Council; Lamplugh Parish Council and the Lake District National Park Authority.
- 2.3 Comments have been incorporated into the attached final version of the strategy.
- 2.4 During the recent visit from the Audit Commission a comment was made that the targets within the action plan were inadequate. The Action plan was re written and presented to the Strategic Housing Panel in January for approval, this has now been incorporated within the document attached.

3 Monitoring

3.1 The targets will be monitored by the Strategic Housing Panel, a report will be brought to the panel with updates on each target on a quarterly basis commencing May 2010.

3.2 The revised action plan gives us targets to produce an empty homes strategy and enforcement toolkit within the next few months. All of these will be presented to the Strategic Housing Panel.

List of Background Documents:

Private sector stock condition survey
Regulatory reform Order 2002

List of Consultees; Chief Executive, Head of Finance and IMS; Head of Legal Services, Head of Development Strategy; Housing Services Manager

CHECKLIST FOR DEALING WITH KEY ISSUES

Impact on Crime and Disorder	None Directly
Impact on rural proofing	None Directly
Health and Safety Implications	Improvements in housing have a direct bearing on the health of the occupants
Impact on Equality and Diversity Issues	Impacts through the Council's role in ensuring housing opportunities for all
Children and young persons Implications	None directly
Human Rights Act Implications	None directly
Monitoring Officer Comments	The Council's Private Sector Housing Strategy is a Council function and therefore needs to be approved by Council
S151 Officer Comments	

The strategy provides context and direction in relation to the Council's activity in the private housing sector and its work with partners. The Council's Capital Programme 2010/2011 includes an allocation of £1.410 million expenditure to support both for Disabled Facilities Grants (DFGs) and Housing Assistance which contribute to the improvement of housing standards in the Borough. Funding from the Regional Capital Pot and DFGs has been assumed in the budget but an announcement of entitlement is awaited.

Is this a key decision?

Yes