

**Cambridge City Council**

**Housing Portfolio Plan 2015-16**

**Portfolio Holder: Councillor Kevin Price**

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## Strategic Objectives 2015- 2016

The Council will be reviewing its Housing Strategy during 2015.16. The Housing Strategy provides the framework within which the Council priorities its own resources, and on how partner housing organisations work to provide housing services.

<b>Vision Statement:</b>	<ul style="list-style-type: none"> <li>• <b>A city which strives to ensure that all local households can secure a suitable, affordable local home, close to jobs and neighbourhood facilities.</b></li> <li>• <b>A city that takes robust action to tackle the local and global threat of Climate Change, both internally and in partnership with local organisations and residents, and to minimise its environmental impact by cutting carbon, waste and pollution.</b></li> </ul>
<b>Strategic Objective HSO1:</b>	<b>Maximise the delivery of new, sustainable, high quality housing in a range of sizes, types and tenures, including developing plans to deliver up to 2000 new Affordable Homes.</b>
<b>By March 2016 we will have:</b>	<p>1.1 Worked with developers, Registered Providers (housing associations) and planners to ensure that the city's social and market housing (including private rented housing) stock continues to grow, including 40% Affordable Housing in most new developments and the delivery of the Council's own new build programme.</p> <p>1.2 Developed proposals to work together with partners to deliver new housing in the Greater Cambridge area, potentially under the auspices of a Greater Cambridge City Deal.</p> <p>1.3 Worked with Registered Providers to ensure the current standard of new Affordable Housing is maintained in terms of size, construction, layout and to at least Level 4 of the Code for Sustainable Homes – reviewing sizes of new build to ensure the supply of new</p>

	<p>build reflects the context of welfare reforms.</p> <p>1.4 Established the extent that new approaches to funding from health and social care organisations support vulnerable people to sustain independent lifestyles and housing in community settings including meeting the needs of an ageing population.</p>
<b>Lead Officer:</b>	Alan Carter, Head of Strategic Housing
<b>Performance Measures:</b>	<p>1.1 168 new Affordable Housing completed on the strategic growth sites and 252 new Affordable Housing completed on other sites, including the City Council's own programme.</p> <p>1.2 Visible progress on new initiatives reported to the City Deal Board.</p> <p>1.3 75% of new Affordable Homes built to at least Level 4 of the Code for Sustainable Homes in 2014.15 (it is estimated that 60% will be completed to Level 4 of the Code in 2013.14).</p> <p>1.4 Increased co-ordination of health, social care and housing activities evident in various partnership forums.</p>
<b>Delivery Risks:</b>	<p>1. National policy drivers could impact on the ability to deliver policy aspirations for example,</p> <ul style="list-style-type: none"> <li>• the introduction of Affordable Rents changes the tenure mix of housing on new housing sites restricted choice of housing options for some lower income groups.</li> <li>• changes to the benefit system could adversely impact on the ability of the Council to plan under-letting of some new homes in the Growth areas to foster mixed and sustainable communities</li> </ul>

	<p>2. Depending on any constraints imposed by central government on funding, new ways of working with South Cambridgeshire District Council and others under the City Deal may not result in the level of new funding for Affordable Housing sought by the Council and partners.</p>
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<b>Strategic Objective HSO2:</b>	<b>Make the best use of existing homes, promoting and leading the provision of well maintained, safe and secure homes to maximise housing choice.</b>
<b>By March 2016 we will have:</b>	<p>2.1 Completed a fundamental review of the Council’s housing landlord services to ensure we are spending our money effectively and in a balanced way on new build; management; and maintenance service.</p> <p>2.2 Agreed the Cambridge Landlord Accreditation and Safety Scheme and will have begun to implement its commitments under the scheme.</p> <p>2.3 Decided whether to extend Cambridgeshire Home Improvement Agency to cover East Cambridgeshire District Council.</p>
<b>Lead Officer:</b>	Liz Bisset Director of Customer and Community Service (2.1) Jas Lally Head of Refuse and Environment (2.2), Alan Carter, Head of Strategic Housing (2.3)

<b>Performance Measures:</b>	<p>2.1 Council housing landlord service reviews completed and recommendations/service improvements/savings identified/implemented</p> <p>2.2 Key elements of the Cambridge Landlord Accreditation and Safety Scheme completed, and improvements to standards of private rented property in the city achieved</p> <p>2.3 New shared service contract agreed with South Cambs DC and Huntingdonshire DC re Cambs HIA and contract extended to East Camb DC.</p> <p>□</p>
<b>Delivery Risks:</b>	<ol style="list-style-type: none"> <li>1. Implications legislation changes are not identified within the required timeframes to allow for incorporation into the service reviews and funding is not identified to meet the costs associated with required changes to services.</li> <li>2. Rents in the private rented sector remain high and private sector landlords are not incentivised to maintain good properties and management standards.</li> <li>3. Health and Social Care funding of Cambs HIA is reduced.</li> </ol>
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<b>Strategic Objective</b>	<b>Deliver good quality housing related advice and direct measures to help prevent</b>

<b>HSO3:</b>	<b>homelessness.</b>
<b>By March 2016 we will have:</b>	<p>3.1 Focussed our housing advice to reduce homelessness and help prevent homelessness by offering early advice on alternative housing options.</p> <p>3.2 Ensured no City Homes tenant will be evicted solely because of the 'bedroom tax' and investigated the possibility of forming a social lettings agency</p>
<b>Lead Officer:</b>	Alan Carter, Head of Strategic Housing
<b>Performance Measures:</b>	<p>Number of people estimated/recorded as sleeping rough in Cambridge average no more than 15 in 2015 (the average number of individuals recorded as sleeping rough over the calendar year 2014 was 20).</p> <p>Less than 5 households to be in Bed and Breakfast at any one time.</p> <p>Nor more than 95 households to be in, or waiting for, temporary accommodation (measured through quarterly snapshot)</p> <p>More than 380 homelessness preventions per annum, which is above the average for the region ie over 380 per annum</p>
<b>Delivery Risks:</b>	<ol style="list-style-type: none"> <li>1. Local Housing Allowance levels restrict access for some households to housing that meets their needs within the city.</li> <li>2. National policy initiatives such as 'Affordable Rents' restrict access to new housing provided by housing associations (Registered Providers).</li> </ol>

	3. Insufficient suitable properties for single people become available to be let under the Town Hall Lettings scheme.
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**Background Information:**

Housing Strategy 2012-15  
Affordable Housing Supplementary Planning Document  
Developing Affordable Housing Policy Guide  
Charter for New Affordable Housing  
Private Housing Stock Condition Survey  
Strategic Housing Market Assessment