

Committee:	Dated:
Community and Children's Services Committee	11/01/2019
Subject: Housing Strategy 2019-23	Public
Report of: Andrew Carter, Director of Community and Children's Services	For Decision
Report author: Marcus Roberts, Head of Strategy and Performance, Department of Community and Children's Services	

Summary

This report presents a new City Corporation Housing Strategy for 2019–23 and asks the Committee to review and approve it.

Recommendations

Members are asked to:

- Note and approve the document *Healthy homes; vibrant communities – Our housing strategy for 2019–23*.

Main Report

Background

1. The City Corporation is the landlord and freeholder to 2,859 homes in the City and across six London Boroughs and the strategic housing authority for the Square Mile.
2. The document *Healthy homes; vibrant communities – Our housing strategy for 2019–23* (Appendix 1) sets out our priorities to 2023 (aligning with the lifespan of the City's Corporate Plan). Its purpose is to provide a short, accessible high-level summary of outcomes and activities for elected Members, residents, partners and officers, as a focus for oversight and accountability. The 'nuts and bolts' of delivery will be developed and monitored through other strategies and work streams (for example, the Housing Delivery Working Group's activity to develop plans for the creation of new houses and the Major Works programme on City estates).
3. The document explains how we will contribute to national and regional housing strategies (for example, our approach to supporting the Mayor of London's

Housing Strategy), and will support other corporation and partner strategies, including the Joint Health and Wellbeing Strategy, the City Local Plan (City Plan 2036), the Social Mobility Strategy and the revised Homelessness and Rough Sleeping Strategy.

How the Housing Strategy has been Developed

4. Strategy development has been overseen by a Task and Finish Group of officers from Strategy and Performance, Housing and Estates, Adult Social Care (homelessness), Public Health, and Corporate Policy. It has also been shared for comment with officers in Barbican Estates, Built Environment, Chamberlain's office, City Surveyors, Community Safety, Cultural and Visitor Development, and the media. The draft strategy was agreed by the Summit Group on 14 November 2018.
5. A first draft was approved by the Housing Management and Almshouses Sub-Committee (24 September, 2018) and the Health and Wellbeing Board (21 September, 2018). We then consulted 162 residents through the Housing Users Board. We have drawn on their responses in developing the strategy, along with the findings of the annual Survey of Tenants and Residents and messages from forums, including residents' groups on estates and the annual City-wide residents' meeting.

Strategy Outline

6. The strategy is at Appendix 1, with a one-page Executive Summary on page 1.

7. Our vision is:

'healthy homes, space to thrive and vibrant communities for Londoners'. The aim is 'to use our expertise and resources to develop, maintain and manage quality homes on estates people are proud to live on, where our residents will flourish, and through which we support our communities and economy to thrive'.

8. The strategy is structured around four outcomes, with activities identified for each:

- *Quality homes that meet the changing needs of our residents and communities*
- *Well-managed estates that people are happy and proud to live in*
- *Thriving and connected communities where people feel at home and flourish*
- *New homes to meet the needs of Londoners, our communities and economy.*

9. For each outcome, we identify measures and indicators for the activities, and explain how they will contribute to the Corporate Plan 2018–23.

10. Key commitments in the strategy include:

- investment in a £55 million major works programme over five years
- a programme of fire safety and maintenance work
- community development activity to involve residents in decisions and to provide opportunities for them to take an active role on their estates
- using design to enable residents to lead more active lifestyles
- prioritising vulnerable people and the needs of existing tenants in unsuitable accommodation (for example, overcrowded) in allocation of new social housing stock
- developing the Community Builders programme and other initiatives to tackle social isolation
- increasing housing supply, with a long-term ambition to deliver 700 new social homes and a further 3,000 mixed tenure homes.

11. The strategy has been informed by an Equality Impact Assessment and a Housing Needs Assessment.

12. We are also developing a high-level dashboard to monitor progress in delivering the strategy with 10 to 12 key indicators (see Appendix 2 for a first rough draft).

Governance and Oversight

13. The implementation of the strategy will be overseen by the Community and Children’s Services Committee, with the Housing Management and Almshouses Sub-Committee responsible for monitoring and oversight on behalf of the Committee. The Health and Wellbeing Board will also receive regular updates on progress, given the importance of housing for health and wellbeing.

Next Steps

14. Subject to Committee’s approval, it is intended that the strategy will proceed to the Policy and Resources Committee (21 February, 2019) and Common Council (07 March, 2019). Our expectation is that, with Members’ approval, it will be launched in Spring 2019.

Appendices

- Appendix 1 – Healthy homes; vibrant communities – Our housing strategy for 2019–23 (Draft Strategy)
- Appendix 2 – Housing Strategy – Draft Dashboard

Background Papers

- 'Housing Strategy' – Report to the Housing Management and Almshouse Sub-Committee, 26 September 2017

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