

**Meeting:** Council

**Date:** 13 September 2017

**Wards Affected:** All

**Report Title:** Housing Strategy and Housing Company (Affordable Housing, Empty Homes Scheme and Private Sector Renewal)

**Is the decision a key decision?** No

**When does the decision need to be implemented?** Immediately

**Supporting Officer Contact Details:** Caroline Taylor, Director of Adults and Transformation (Housing-client side), 01803 208949, caroline.taylor@torbay.gov.uk

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## **1. Introduction**

1. On 20 July 2017, Council agreed that a Housing Rental Company Committee be created with the principal objective being to enable ambitious and progressive delivery of the Council's Housing Strategy. A Housing Rental Company Policy Framework Document outlining the governance and decision making arrangements of the company was also approved.
2. Separately, the Council has a Housing Strategy, which was approved at Council on the 3 February 2016. Given the correlation between the Housing Rental Company Policy Framework, and the Housing Strategy Policy Framework, it is proposed that in order to simplify and streamline the governance arrangements, that the Terms of Reference for the Housing Rental Company Committee be expanded to include oversight of delivery against the Housing Strategy, as such it is important that the Executive Lead with responsibility for housing be included within the membership of the Housing Company Committee.
3. Now that the Housing Company has been established it is important that proposals are brought forward so as to implement the Council's Housing Strategy to achieve the outcomes set out therein. As part of the delivery of this, the Council has monies allocated for Affordable Housing, this funding comes from 3 sources – 'Right to Buy' receipts, Section 106 and historic housing grant.
4. The table below provides outline proposals as to how the Affordable Housing Capital Budget monies may be utilised. It is proposed that further detail on the spend of these monies will be provided as part of any future business cases of the Housing Rental Company which will be presented to the Housing Company Committee for approval.

<b>Project:</b>	<b>Description:</b>	<b>Scale:</b>
Alternative models of delivery for temporary accommodation	Purchase or lease of flexible family based accommodation and small complex needs unit.	Approx. 15 units
General Needs / Sheltered Housing	Provision of affordable 'extra care' housing with care and support so that people are able to remain independent in their own homes	Approx. 110 units
Supported Housing	Supporting Dementia and Learning Disability clients	Approx. 65 units
Market Stimulation	Downsizing incentives / schemes  Purchasing of property for wider economic benefits	Approx. 60 units

## **2. Reason for Proposal**

1. To seek approval to change the governance arrangements of the Housing Rental Company and the Councils Housing Strategy to streamline decision making (appendix one)
2. To seek approval to change the governance arrangements of the Housing Rental Company Committee so that the Executive Lead with responsibility for Housing is a member of the Housing Rental Company Committee.
3. To seek approval to delegate the allocation of the Affordable Housing capital budget to the Housing Rental Company (or another provider) as part of any future business cases to facilitate the delivery of affordable housing.

## **3. Recommendation (s) / Proposed Decision**

- 3.1. To amend the terms of reference for the Housing Rental Company Committee to include oversight of the delivery of the Council's Housing Strategy
- 3.2. To change the governance arrangements of the Housing Rental Company Committee so that the Executive Lead with responsibility for Housing is a member of the Housing Rental Company Committee
- 3.3. To delegate to the Chief Executive, in consultation with the Housing Rental Company Committee, the authority to allocate the Affordable Housing capital budget to the Housing Rental Company to facilitate the delivery of affordable housing.

## **Appendices**

Appendix One – Governance Diagram – Housing Rental Company

### **Background Documents**

Report to Council – Transformation Project – Generating Income through Housing dated 20 July 2017

Report to Council – Torbay's Housing Strategy dated 3 February 2016