

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**STRATEGIC HOUSING ADVISORY BOARD**

**18 May 2009**

**Joint Report of the Director of Health and Housing and Cabinet Member for  
Housing**

**Part 1- Public**

**Matters for Recommendation to Cabinet- Non-Key Decision (Decision may be taken by  
the Cabinet Member)**

**1 HOUSING STRATEGY PROGRESS UPDATE**

**Summary**

**This report presents the draft Housing Strategy that is currently being developed as part of the 2009-2012 Sustainable Community Strategy. It also:**

- **summarises progress made towards achieving the objectives set out in the Housing Strategy Action Plan 2008-2009;**
- **proposes a timetable for the review of the action plan which will deliver the 2009-2012 Housing Strategy; and**
- **proposes a number of short-term objectives and targets for the period prior to the adoption of the reviewed Housing Strategy and action plan.**

**1.2 Draft Housing Strategy 2009-2012**

1.2.1 In May 2008, the Strategic Housing Advisory Board was informed that the 2009 Housing Strategy would be incorporated within the Sustainable Community Strategy, which was also due for review that year.

1.2.2 This approach had already been endorsed by the Government Office for the South East (GOSE), and it was subsequently reinforced in statutory guidance published by Communities and Local Government (CLG)<sup>1</sup>, which specifically stated that local authorities should where possible, incorporate revised housing strategies within their Sustainable Community Strategy.

1.2.3 The draft Sustainable Community Strategy has been considered by the Local Strategic Partnership, and will now be the subject of a full public consultation. The section containing the Housing Strategy is attached at **[Annex 1]**.

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<sup>1</sup> *Creating Strong, Safe and Prosperous Communities* (CLG, July 2008)

### **1.3 Action Plan 2008-2009 – Progress Update**

1.3.1 Progress against each objective is summarised in the document attached at **[Annex 2]**. Of significant note is:

- the reduction in the number of households accepted as homeless (objective seven);
- the reduction in the number of families in temporary accommodation, which already exceeds the 2010 target (objective eight); and
- the increase in the number of homes made decent that are occupied by vulnerable households, which exceeded the 2008-09 target by 95 per cent (objective 18).

### **1.4 Action Plan 2009-2012**

1.4.1 It is proposed that the action plan be developed in accordance with the following timescale:

- **13 July 2009:** draft action plan to Strategic Housing Advisory Board for endorsement for the purpose of consultation;
- **14 July – 14 August 2009:** consultation with key partners and stakeholders. The action plan will also be made available on the Council's web site during this period;
- **9 September 2009:** draft action plan to Cabinet for approval (NB: The Sustainable Community Strategy will also be considered by Cabinet on this date); and
- **October 2009:** Implementation of action plan.

### **1.5 Interim Action Plan to September 2009**

1.5.1 Interim objectives for the period April - September 2009 are attached at **[Annex 3]**.

1.5.2 Principally they reflect ongoing objectives from the Housing Strategy Action Plan 2008-09. Members are reminded that other key objectives for this period are reflected in the Housing Service Performance Plan.

### **1.6 Legal Implications**

1.6.1 The Housing Strategy is a statutory requirement under section 7 of the *Local Government Act 2003*.

### **1.7 Financial and Value for Money Considerations**

1.7.1 None.

## **1.8 Risk Assessment**

1.8.1 Failure to develop an effective forward-looking Housing Strategy and Action Plan will compromise the Council's ability to meet identified housing need and to attract the necessary funding required for that purpose.

## **1.9 Recommendations**

1.8.1 **CABINET** is **RECOMMENDED** to:

1.8.2 **ENDORSE** for the purposes of consultation, the draft Housing Strategy (section 1.2).

1.8.3 **NOTE** the progress made in respect of the Housing Strategy Action Plan 2008-09 (section 1.3).

1.8.4 **APPROVE** the timetable for the review of the action plan that will deliver the 2009-2012 Housing Strategy (section 1.4).

1.9.5 **APPROVE** the short-term objectives for the period to September 2009 (section 1.5).

The Director of Health and Housing confirms that the proposals contained in the recommendation(s), if approved, will fall within the Council's Budget and Policy Framework.

Background papers:

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Nil

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