

Report of: Deputy Leader and Executive Member for Housing and Development

Meeting of:	Date:	Ward(s):
Executive	22 July 2021	All

Delete as appropriate:	Exempt	Non-exempt
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SUBJECT: Housing Strategy 2021-2026**1. Synopsis**

1.1 The council's housing strategy has been updated – Housing Strategy 2021-2026: A Home for All. It is set out in five priorities:

- 1: Building new council homes – increasing the supply of genuinely affordable homes;
- 2: Maintaining council homes well,
- 3: Support residents to live well in their homes and communities;
- 4 Preventing homelessness and support rough sleepers off of the streets;
- 5: Standing up for private renters.

2. Recommendations

2.1 To approve and adopt the Housing Strategy and Action Plan attached as Appendices 1 and 2.

3. Background

3.1 The strategy was developed by the Homes and Neighbourhoods Directorate in collaboration with the Environment Directorate. It is aligned with the council's corporate principles and values including Challenging Inequality and with the Mayor's London Housing Strategy. It reaches Executive after a 6 week consultation which concluded on 21st April 2021.

3.2 **Our housing priorities** - The strategy is structured around five priorities:

Priority 1 - Build new council homes - increase the supply of genuinely affordable homes in Islington: Sets out the council's new build ambitions and goals, reflects our local lettings policy and the work we do to tackle overcrowding to free up larger homes for families.

Priority 2 - Maintain council homes well - providing safe, comfortable homes and estates: How the council carries out responsive repairs and major works to buildings we own and manage to ensure that they are safe. It includes commitments to support net zero carbon and also sets out how residents are supported to feel safe in their homes and estates through the services provide and the interventions we make to tackle crime and violence.

Priority 3 - Support residents to live well in their homes and communities: Sets out how the provision of housing management services to our tenants and leaseholders, shaping healthy places, working to prevent both mental and physical ill health, supporting residents into work and tackling child poverty. It includes the council's commitment to fairness and our work with partners to champion diversity.

Priority 4 - Prevent homelessness and support rough sleepers: Includes our overall approach to housing in the borough but this area of work is covered specifically and in detail by our separate Homelessness and Rough Sleeping Strategy.

Priority 5 - Stand up for private renters: Outlines the work we do to improve conditions in the private rented sector including our HMO licensing scheme, partnership work with landlords and enforcement.

4. **Implications**

4.1 **Financial implications:**

4.1.1 The Housing Strategy sets out the Council's key housing priorities and ambitions underpinned by the Action Plan, which sets out more detailed goals designed to ensure the delivery of the Strategy.

4.1.2 The current 30 year HRA Business Plan and the HRA and Housing general fund's three year medium term strategies reflect the Action Plan. However, it should be noted that longer term strategic ambitions such as delivering on net zero carbon will require much further consideration in terms of establishing cost and funding options in the context of the HRA Business Plan.

4.2 **Legal Implications:**

4.2.1 The Deregulation Act 2015 abolished the statutory requirement for English authorities to produce a housing strategy as previously required by section 87 of the Local Government Act 2003.

4.2.2 However, where a London authority prepares a local housing strategy, section 333D of the Greater London Authority Act 1999 requires that the strategy must be "in general conformity" with the Mayor of London's Housing Strategy.

4.2.3 In deciding whether to approve the Housing Strategy the Executive should have due and proper regard to the consultation responses.

4.3 **Environmental Implications and contribution to achieving a net zero carbon Islington by 2030:**

4.3.1 The Housing Strategy sets out the overarching approach to tackling the range of issues that affect our residents across housing tenures in Islington. It is aligned with our Asset Management Strategy which sets out how we use our available funds on different types of major building works and how we prioritise these works in alignment with the NZC programme and the work that the Environment and Regeneration carry out in the private rented housing sector.

4.3.2 There will be significant environmental impacts from many of the actions in the strategy, including construction of new homes, redevelopment of estates and ongoing repairs and maintenance that will result in energy and material use and generate waste and emissions during the works, with new homes having an ongoing carbon footprint. Some new developments may also lead to the loss of greenspace. These impacts will be assessed and mitigation measures proposed as projects or new contracts come forward for approval.

4.3.3 However, the strategy also contains actions that will mitigate the environmental impacts of these actions and the existing and future housing stock. Emissions from our new developments will be reduced by installing renewable energy sources, meeting high insulation standards and installing efficient heating, hot water and lighting systems, as well as considering green roofs. Estate improvement and refurbishment works will include installing solar panels, better recycling facilities, cycle storage and the installation of electric vehicle charging points to support the switch to sustainable transport, while there are also plans to develop and improve greenspaces, potentially improving biodiversity. An increased use of digital technology will have an environmental benefit through the reduced need for paper forms, and enforcing energy efficiency requirements in the private rented sector will lead to energy efficiency improvements in non-council housing stock.

4.3.4 More generally, our property services directorate has inbuilt commitments to support the council's Net Zero Carbon programme through improving energy efficiency in our housing stock, which will be delivered during the period covered by the strategy.

4.4 **Equalities Impact Assessment:**

The council must, in the exercise of its functions, have due regard to the need to eliminate discrimination, harassment and victimisation, and to advance equality of opportunity, and foster good relations, between those who share a relevant protected characteristic and those who do not share it (section 149 Equality Act 2010). The council has a duty to have due regard to the need to remove or minimise disadvantages, take steps to meet needs, in particular steps to take account of disabled persons' disabilities, and encourage people to participate in public life. The council must have due regard to the need to tackle prejudice and promote understanding. An Equalities Impact Assessment was completed on 28 May 2021 and has been appended to this report – Appendix 3.

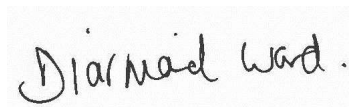
5. **Reason for recommendations**

- 5.1 It is recommended that Executive approve this strategy setting out the council's housing priorities for the next 5 years. Homes and Neighbourhoods are committed to more detailed resident engagement and consultation within twelve months on a review of the strategy action plan.

Appendices

- Appendix 1: Housing Strategy 2021-2026: A home for all
- Appendix 2: Housing Strategy 2021-2026 - Action plan
- Appendix 3: EQIA

Final report clearance:



Signed by: Councillor Diarmaid Ward

Date: 9.07.2021

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