

## EXECUTIVE

DATE: 16 SEPTEMBER 2002

SUBJECT HOUSING STRATEGY AND HOUSING REVENUE  
ACCOUNT BUSINESS PLAN

REPORT BY: HEAD OF HOUSING

CONTACT OFFICER: ALAN THOMPSON 01582 546323

### IMPLICATIONS:

LEGAL

STAFFING

EQUALITIES

COMMUNITY SAFETY

FINANCIAL

✓

RISKS

✓

OTHER

### CONSULTATIONS:

COUNCILLORS CONSULTED

✓

SCRUTINY COMMITTEE  
CONSULTED

STAKEHOLDERS CONSULTED

✓

OTHER

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WARDS AFFECTED: ALL

LEAD EXECUTIVE MEMBER(S): COUNCILLOR AHMED

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### RECOMMENDATION(S)

#### 1. Executive is recommended:

- (i) To recommend to the Council that the annual Housing Strategy Statement be approved as presented, and submitted to the Government Office.
- (ii) To approve the Housing Revenue Account Business Plan

### REPORT

- 2. The Council is required to produce a Housing Strategy Statement for its district. This must reflect on needs and housing conditions across all tenures and must set out the council's key housing objectives and plans to address the shortcomings identified. It

should also complement other corporate strategic plans and must therefore be seen as one of the key corporate documents for the Council.

3. The document contains an Action Plan listing some of the main activities needed to produce an improvement over the term of the three-year strategy.
4. In addition this year, 2 further supporting documents have been prepared 'Developing a Homeless Strategy' and 'Developing a Black and Minority Ethnic Housing Strategy'. These documents have been produced to consult with stakeholders and partners to facilitate the development of the Homeless and BME Housing strategies. The Housing Strategy is also supported by the Luton Factors.
5. In accordance with the earlier decision of Executive a draft version of the strategy has already been sent to the Government Office to meet the Governments deadline of 31 July 2002, but it was made clear that the final document would not be submitted until it had received formal Council approval.
6. The Council is also required to produce annually the Housing Revenue Account Business Plan, which projects income and expenditure needed to maintain and manage the housing stock over the next 30 years. The Council is required to bring all its properties up to the Decent Home Standard by 2010, with a third of homes currently not meeting the Decent Homes standard achieving the standard by 2004. The Business Plan demonstrates how this will be achieved. The Plan also contains details on the 2 new national BVPIs for Decent Homes. Members will approve the detail repairs programmes as part of annual budget process in the usual way.
7. The Business Plan will be reviewed annually.

#### **FINANCIAL IMPLICATIONS**

8. Failure to submit an appropriate Housing Strategy and Business Plan may result in the Council losing resources through a reduced borrowing allocation.
9. The HIP process requires local authorities to detail the level of financial resources required to fund the proposed housing programme throughout the town. This includes the repair and refurbishment of its own stock, home improvement works in the private sector funded by grants and the provision of new and refurbished affordable social housing through Housing Associations.
9. The Departmental Finance Manager has agreed this report 2 September 2002.

#### **RISK IMPLICATIONS**

10. In the current year the Council secured 8% additional resources (approximately £200k) and there is a risk that the Council will not secure this level of funding if the strategy is not as favourably assessed.

#### **COUNCILLORS CONSULTATIONS**

11. The Strategy and Business Plan have been developed in consultation with the Housing Portfolio holder.
12. A presentation on the Housing Strategy was made to the Housing Panel.
13. All members of the Executive have received draft copies of the Strategy and supporting documents.

14. Views of members have been taken into account in final draft.

### **STAKEHOLDERS CONSULTATIONS**

15. The consultation has included the Housing Conference, presentations to the Race Advisory, Disability Advisory and the Woman's Forums, the Tenants Consultative Committee and distribution of drafts to all the Council's Housing Association partners, the Housing Corporation and a wide range of other interest groups and voluntary organisations.
16. Views of stakeholders have been taken into account in the final draft.

### **OPTIONS**

15. The production of the Housing Strategy and Business Plan is a statutory requirement and therefore the Council have no option other than to produce them. The service specific options are addressed within the documents.

### **APPENDIX**

16. Housing Strategy Statement,  
Housing Revenue Account Business Plan,  
The Luton Factors,  
Developing a Homelessness Strategy and  
Developing a Black and Minority Ethnic Housing Strategy.  
(Appendices to follow)

### **BACKGROUND PAPERS**

17. 2002 Guidance issued by the DLTR.