

Report of the Assistant Director to the meeting of Regeneration and Environment Overview & Scrutiny Committee to be held on 18 September 2018

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Subject:

Housing and Homelessness Strategy - progress update

Summary statement:

'A Place to Call Home: Housing and Homelessness Strategy for Bradford District 2014 – 2019' was agreed by the full Council on 25 March 2014.

This report updates the Committee on progress made towards the strategy objectives.

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Portfolio:

Regeneration, Planning and Transport

Overview & Scrutiny Area:

Regeneration and Environment

1. SUMMARY

- 1.1 'A Place to Call Home: Housing and Homelessness Strategy for Bradford District 2014 – 2019' was endorsed by the Council's Executive on 11 March 2014, and agreed by the full Council at its meeting on 25 March 2014.
- 1.2 Members of this Committee agreed to request future annual reports on the strategy. This is the fourth such report, and provides an update on progress made towards the strategy objectives.

2. BACKGROUND

- 2.1 The Housing and Homelessness Strategy is partnership-led and jointly owned by the Council and the Bradford Housing Partnership, reflecting the reality of the role played by a wide range of organisations and agencies in delivering the housing and homelessness objectives contained within the strategy. This means that whilst the Council is a key delivery partner, it is not responsible for delivering all of the actions and relies on the co-operation of its partners for successful implementation.
- 2.2 The approach taken in the strategy is to set out some broad objectives which act as a framework and steering document to influence the Council and its partners' priorities, delivery programmes and business plans. Individual, more detailed action plans are then drawn up to sit underneath the overarching strategy framework, such as the Empty Homes Action Plan which was endorsed by this committee in February 2017.
- 2.3 This Strategy complements and sits within the Bradford Council Plan 2016 – 2020, providing focus and direction to the objective within that Plan which is 'Decent Homes that people can afford to live in'. The Strategy also fully aligns with West Yorkshire Combined Authority's housing policy position, which states that 'in the Leeds City Region we will enable and invest in housing and regeneration to maximise the City Region's economic growth potential'.
- 2.4 Bradford's Housing and Homelessness Strategy is due for review in 2019, therefore work has commenced to scope out how the review will be undertaken and to establish a project plan and timescales for the review.
- 2.5 The Strategy has the following vision:-

Everyone in the District should have a place to call home which is suitable for their needs and in which they can thrive.

- 2.6 The objectives in the Strategy are:-

More Homes: new homes; better use of existing stock/empty homes; and appropriate infrastructure to support the growth.

Safe & Healthy Homes: housing which is free from hazards; support people to stay healthy; adaptations to stay independent; work with landlords and lettings agents; tackle blight of empty homes.

Affordable Homes: Adequate supply of affordable homes to buy or rent in relation to incomes; affordable warmth and energy efficient.

Support independence and prevent homelessness: support for people to live independently and prevent homelessness; raising aspirations and removing barriers to employment to sustain housing independence.

2.7 The success measures in the Strategy, against which performance is measured, are:-

- Increase in net additional homes.
- Reduction in number of long term empty homes.
- Increase in number of private sector homes where housing conditions have improved through intervention.
- More homes adapted.
- Increase in number of new affordable homes delivered.
- More energy efficient homes and fewer people in fuel poverty.
- Increase in average incomes across the district.
- Improvement in the number of housing advice cases which successfully and sustainably prevent people becoming homeless.
- Reduction in the number of homeless people placed in Bed and Breakfast and shorter stays in Temporary Accommodation.
- Targeting support at those who need it most and at the right time.

3. PERFORMANCE AGAINST SUCCESS MEASURES

3.1 Increase in net additional homes

Current figures show a net increase in additional homes across the district of 1,552 in 2017/18 although the final figure will be subject to audit and confirmed later in the year. This is the largest annual increase since 2007/08. However, while the rate at which net additional homes is increasing, delivery still falls short of the target set out in the Core Strategy of 2,476 new homes each year. Actual delivery therefore equates to two thirds of the target. Analysis shows that key areas of delivery include Keighley East, Craven, City and Bingley Rural.

3.2 Reduction in number of long term empty homes

The number of long term empty dwellings has fallen by 13 in the year up to October 2017 and now stands at 3,931. While this reduction is small, it still represents progress because of overall increasing housing stock levels. Also, this figure is a “snapshot” used in an annual report to Government. This means that it can be distorted by new housing developments (especially blocks of flats) which at the time of reporting have fallen temporarily into the 6 month definition of long term empty properties.

3.3 Increase in number of private sector homes where housing conditions have improved through intervention

In 2017/18, 1,012 private sector homes were improved following intervention by the Council's housing teams which is a 7% increase on the previous year. These interventions are mainly where identified hazards have been confirmed as removed, but also include empty properties brought back in to use directly by the team, improvements made in Houses in Multiple Occupation (HMOs) and where vulnerable homeowners have been given financial assistance to carry out essential repairs and improvements.

3.4 More homes adapted

333 adaptations were completed during 2017/18 through the Disabled Facilities Grants scheme. This number is slightly lower than for the preceding year (340 adaptations were completed in 2016/17) but still represents a 75% increase in 5 years since 2013/14.

3.5 Increase in number of new affordable homes delivered

In 2017/18, a total of 232 affordable homes were delivered across the district. This represents an increase of 26% compared to 2016/17 when 184 were delivered. 206 of these new affordable homes were delivered as part of the 2015/18 Affordable Homes Programme and included 95 properties developed by Incommunities, 43 developed by the Council and 42 by Yorkshire Housing Group. The remainder of the new affordable homes which were not part of the Affordable Homes Programme have been delivered through Section 106 agreements with developers. Section 106 agreements are where the Local Planning Authority requires a developer, through the planning process, to deliver a proportion of affordable homes on a development site.

3.6 More energy-efficient homes and fewer people in fuel poverty

Fuel poverty continues to be a significant issue in the Bradford District. The latest figures available from the Department for Business, Energy & Industrial Strategy show that 29,095 households in the District were considered to be in fuel poverty in 2016, which at 14.3% is significantly higher than the Yorkshire & Humber region average of 12.1% and the national average of 11.1%.

The fuel poverty figure for the district is quite volatile within a narrow range, with the latest figure actually showing a slight decrease in the past year from 15.0% in 2015, which had previously risen from 13.2% in 2014. Bradford has a relatively high level of fuel poverty due to the high level of deprivation in parts of the District, low household incomes and the poor quality of the dwelling stock.

3.7 Increase in average incomes across the district

According to the Office for National Statistics, the average regular pay for full time workers is £550 per week before tax and other deductions which equates to

£28,600 per annum. In Bradford, the average in 2017 equated to £476.20 per week which was below the Yorkshire & Humber average of £502 per week. There has been a slight increase recorded in Bradford from 2016 where the average pay was £473.50 but this increase represents a reduction when adjusted for inflation.

3.8 Improvement in the number of housing advice cases which successfully and sustainably prevent people becoming homeless

There have been large increases in the number of homeless preventions and reliefs reported by the Housing Options team over the life of the strategy. In 2013/14, the service dealt with 2,493 prevention and relief cases, in 2017/18 this had increased to 4,751 representing an increase of over 90%.

The number of homeless households accepted as being owed the full housing duty has decreased over 2017/18 to 354 from 413 in 2016/17. However, approaches to Housing Options have shown a steady increase over the last 6 years with 2016/17 being the highest at 9,008. It should be noted that due to the introduction of the Homelessness Reduction Act, this will be the last year that these figures will be collated in this format.

3.9 Reduction in number of homeless people placed in Bed and Breakfast and shorter stays in Temporary Accommodation

In 2017/18, the actual average length of stay equated to 8.56 days which is a slight reduction from 2016/2017 of 8.6 days. However, it should be noted that Qtr1 of 2018/19 has seen an increase and highlights a significant concern for Housing Options. For Temporary Accommodation the target was to reduce to no more than 950 household placements per year. In 2017/18 the final figure was 928 placements, down from 968 in 2016/17. The success measure of reducing B&B placements to below an average of 9.5 days coupled with maintaining the number of families in TA to fewer than 950 are being met but remain a significant challenge.

4 COMMENTARY ON PROGRESS

Objective 1: More Homes

- 4.1 The Council is committed to ensure that the District meets its need for homes. In this respect the Local Plan Core Strategy for the District (adopted 18 July 2017) makes clear that the Council will be ensuring sufficient land is identified to meet the district-wide requirement for at least 42,100 new homes in the period up to 2030. This figure includes the backlog for under-delivery in recent years. The Core Strategy sets out a range of policies to support development in line with the presumption in favour of sustainable development in the National Planning Policy Framework (NPPF), and sets out clear policies to support well designed dwellings with a mix of houses which meet the various needs of the community to 2030 including provision of affordable housing. Further information on the Core Strategy can be found at: <https://www.bradford.gov.uk/planning-and-building-control/planning-policy/core-strategy-dpd/>. Also adopted in December 2017 were two Area Action Plans (City Centre & Shipley and Canal Road Corridor) which allocated land for housing to meet the Core Strategy Targets which have a combined allocation for 6,600 dwellings. We also published the Brownfield Register in December 2017.

- 4.2 Bradford continues to work closely with colleagues in the West Yorkshire Combined Authority (WYCA) to develop the housing vision for the wider Leeds City Region. Alongside the vision, which will set out collective aims, ambitions and principles for creating good places to live in the city region, a prospectus for accelerating housing delivery and a strategic sites pipeline are under development.
- 4.3 The City Centre remains a challenging environment but there are schemes which have completed or are currently on site. Manor Apartments on Manor Row was completed in late 2017 which is a high quality refurbishment of a former Victorian office property adjacent to Forster Square railway station. Also, work has recently started on the former Metrochange House/City Exchange property to convert it to apartments. The Oastler Centre market area will be available for redevelopment once the work on the market is completed on Darley Street. The site offers the potential for a significant city centre housing development. A preferred consultant is currently being procured for this piece of work and by March 2019 the Council will have a master delivery plan for the area.
- 4.4 Outside of the City work has commenced in Apperley Bridge, Allerton, Queensbury, Shipley and Worth Valley where all are seeing new build developments. The redevelopment of a brownfield site at Crag Road, Shipley has been supported by the Council securing external grants and the first units of a mixed housing and apartment scheme are close to completion. The construction of the commercial/retail space on Stanley Road has just started on site. Further, a proposal to redevelop the Fagley Quarry Site, Fagley Lane for circa 600 homes was considered at the Regulatory and Appeals Committee in August.
- 4.5 During 2017 and early 2018 there was a marked increase in the number of applications submitted for planning permission for large scale housing schemes and a continued buoyant position in terms of housing schemes starting on site. Key schemes include the next phase of housing at the Canal Road Urban Village project where Keepmoat are building 145 new family homes. Nearby at Crag Road, Shipley work has started on 85 new homes which are being built on a reclaimed brownfield site adjacent to the Shipley railway station (Skipton Properties). A further site in the Canal Road Area Action Plan area includes circa 500 dwellings at Bolton Woods Quarry, where outline consent was recently given.
- 4.6 Further schemes for housing have been approved at Apperley Bridge (Bellway Homes: 45 units) which is already on site and a further scheme has been approved for the Cote Farm site at Thackley which is expected to start on site in the near future (147 units). In west Bradford Barratts / David Wilson Homes are already on site at Holts Lane having secured consent for 76 units and they continue to construct houses on their sites at Cullingworth and at Belton Road in Silsden (190 2,3 and 4 bedroom houses). A further 142 houses have been consented (outline) at the former Riverside Works site in Silsden another brownfield site and an interested housebuilder is expected to submit reserved matters in late 2018/early 2019.
- 4.7 Further development is also being undertaken by Skipton Properties who are already on site delivering 115 units at Bridgehouse Mills, Haworth, a scheme comprising conversion of a refurbished and partially rebuilt historic "listed mill",

previously damaged by fire. The scheme also includes new build family houses and relocated employment uses.

- 4.8 Bringing long term empty properties back into use increases the total number of homes that are available in the District. The Council and its partners have an action plan for tackling empty homes which sits underneath the Housing and Homelessness Strategy. Over the last 8 years the number of empty homes across the District has reduced by 3,371 compared to the baseline year of 2009/10. The number of empty homes brought back into use has contributed towards the calculation of New Homes Bonus which will be around £60 million over 6 years.
- 4.9 It is probable that as more empty properties are brought back in to use, it will become more challenging to continue this reduction at the same rate because a higher proportion of the properties remaining will have more difficult issues to resolve. This said, these properties will also generally have a greater impact on their neighbourhoods for instance through attracting anti social behaviour, so there is an increased social premium in tackling them. The Council's Empty Homes Team continues to encourage and assist the owners of empty properties to reinstate these as homes and is dealing with around 1,000 properties. In the last year the team has dealt with 830 service requests (such as reports of empty properties, properties causing a nuisance or approaches for assistance) which is a 19% increase on 2016/17.

Objective 2: Safe and Healthy Homes

- 4.10 In July 2015 the Building Research Establishment Ltd (BRE) completed a stock modelling exercise for Bradford Council which is intended to support the delivery of the Housing and Homelessness Strategy and enable a targeted intervention approach to improving housing. BRE identified that 18% of all private sector housing and 27% of properties in the private rented sector have the highest level of health and safety hazards and that the estimated cost of mitigating these hazards is £78 million.
- 4.11 The Council's housing services play a key role in ensuring safe and healthy homes, principally in the private sector. In 2017/18, action was taken to deal with 4,625 specific health and safety hazards. This represents a 12% increase over three years.
- 4.12 The largest proportion of hazards removed is attributable to the service's housing enforcement function which ensures statutory housing standards are met in the private rented sector. The service provides advice and assistance to private sector tenants experiencing issues with housing disrepair and also aims to proactively identify and tackle issues in high risk properties, such as flats above shops. While seeking to work with landlords wherever possible, statutory notices can be served and legal action taken where repairs are not carried out. In the last year, the power to issue Civil Penalties of up to £30,000 has been introduced as an alternative to prosecution.
- 4.13 The Council also provides support to vulnerable homeowners to carry out essential repairs and improvements to remove health and safety hazards from their homes.

The Council offers equity loans to homeowners, or grants where a loan is not appropriate or possible. These are conditional on identified repairs to remove hazards being completed. Proactive marketing of loans and grants has been carried out over the last 18 months through targeted mailshots and general publicity and the number of properties improved following a grant or loan has increased by 25% in the last year.

- 4.14 People with a disability or their carers can get help with carrying out adaptations that will allow them to continue living safely in their own home, through the delivery of statutory Disabled Facilities Grant (DFGs). Demand for major adaptations continues and since 2013/14 the number of enquiries has increased by 49% and completed DFGs by 75%.

Objective 3: Affordable Homes

- 4.15 Members will be aware that a specific report on Affordable Housing is also on the agenda of this Scrutiny meeting. Across the district, 232 affordable homes were delivered in 2017/18. The Council is a major contributor to the delivery of affordable homes in the district; there are currently 4 new build housing schemes on site, delivering 160 new affordable homes, and all expected to complete within the next year. The properties have been designed and constructed using 'Fabric First' principles; concentrating on improving the airtightness of the building fabric and the thermal performance of the structure results in reduced heat loss, carbon emissions and ultimately, savings on energy consumption thereby helping to minimise running costs to tenants.
- 4.16 Developments on site include an extra care housing scheme and residential care facility in Oakworth, Keighley. The extra care scheme enables older people to live independently with their own front door but with access to care and support on site when they need it. Alongside the extra care scheme, a residential care facility offering a range of short and longer term care services including respite via 50 community care beds is also underway. Funding from the Department of Health of £2.76m has been secured through Homes England to support the delivery of the extra care element of the scheme.
- 4.17 Work to deliver domestic energy efficiency retro fit programmes to homes within the Bradford District has been significantly affected in the past few years by changes to national policy and the resulting reduction of funding available from the Energy Company Obligation (ECO) scheme. However, Bradford Council has been successful in obtaining additional funding to deliver various initiatives to provide domestic home energy efficiency measures to private sector households. These have included:
- **The Warm Homes Fund Programme** has been developed in response to National Grid's Warm Homes Fund announced in July 2017 and delivers first time gas central heating systems to fuel poor private sector households (including those in the Private Rented Sector) who do not currently use mains gas to heat their homes – the scheme has delivered 8 gas central heating systems to date.

- **The Bradford Healthy Heat Programme** creates a crisis fund to provide heating measures (from boiler repairs or replacements up to a new heating system) to private sector households containing a person with an eligible chronic cold related condition referred and verified by an appropriate health professional, ensuring that people with health conditions affected by the cold can live in a warm home. The scheme has been operating since September 2017 and has delivered 23 heating measures to vulnerable households to date, with a further 6 referred to the Warm Homes Programme.
- **Tackling Fuel Poverty Programme** – The Better Homes Yorkshire Partnership successfully bid for a total of £5m from the Local Growth Fund in July 2016 – the Bradford Tackling Fuel Poverty Programme Phase 1 scheme accessed £1.2m to deliver external wall insulation measures to tackle fuel poverty in deprived parts of the district, with 23 measures delivered in 2017/18 in addition to the 115 jobs completed in 2016/17.

4.18 Bradford Council is part of the Leeds City Region (LCR) Better Homes partnership set up by the West Yorkshire Combined Authority in April 2015. This consists of 10 LCR local authorities, the WYCA and a private sector partner, Keepmoat collaboratively with Fortem. This partnership delivers the Better Home Yorkshire programme which exclusively offers Local Authority backed domestic energy efficiency measures to private sector households throughout the LCR. The Council has also worked with Public Health to support the local voluntary sector through the Warm Homes Healthy People Partnership to offer free home energy advice to households at risk of fuel poverty. Bradford Council is also working in partnership with neighbouring local authorities to deliver further initiatives to address fuel poverty and promote affordable warmth in the district. These include:

- **White Rose Energy-** In January 2017 the Executive approved Bradford Council to enter into a partnership with Leeds City Council to promote White Rose Energy, a not for profit energy services company providing fair energy prices to residential properties across the region. ‘Low cost’ energy tariffs will be offered to all residents, including those on pre-payment meters, by enabling them to switch to the fairest pre-payment tariff or credit meter.
- **Energy Repayment Loans-** The Council has been working on a regional basis to develop an Energy Repayment Loan (ERL), which was approved by the Executive in December 2016. ERLs are interest free and target homeowners who may struggle to access loan finance, to enable them to benefit from energy efficiency measure through national and regional programmes. Unfortunately, take up of the loan to date has been minimal.

Objective 4: Support Independence and Prevent Homelessness

4.19 The Council-commissioned No Second Night Out (NSNO) service helps individuals who are rough sleeping or at risk of rough sleeping. In 2017/18 the accommodation element of the provision ‘Discovery House’ accommodated 201 clients. The Outreach team engaged and assisted 185 people with housing related support needs. The NSNO service is part of the district’s Cold Weather provision; over the

winter period the service processed 554 referrals and provided 377 emergency bed spaces over the 50 nights when the temperature fell below zero.

- 4.20 The Housing Options service has improved its private rented sector offer via the introduction of a Private Sector Lettings Scheme to enhance the range of affordable, decent quality private rented homes available for people in housing need. Since the Private Sector Lettings Scheme was established in November 2015, over 1,470 households have been referred onto the scheme and nearly half of these have been offered private rented accommodation. In 2017/18, 161 new tenancies were created under the scheme.
- 4.21 Bradford has been successful in increasing the rate of homelessness preventions and reliefs over the past three years. Compared to the total number of households in the District, the Council's Housing Options team managed over 23.3 preventions and reliefs per 1,000 households in 2017/18 which was very similar to 23.9 in 2016/17 rising from 16.1 per 1,000 in 2015/16 and 12.3 per 1,000 in 2013/14. The prevention and relief rate for England was 8.6 per 1,000 in 2016/17 falling slightly from 8.7 in 2015/16 and 10.2 in 2013/14.
- 4.22 In winter 2017 Bradford Cares was launched as an initiative to help those who are rough sleeping or who are begging. The Safer and Stronger project is led by a network of local charities. Its purpose is to raise awareness and support for local organisations by making it straightforward to give money, items and time through the Street Support Bradford website (<https://streetsupport.net/bradford/>). The website was promoted by social media and through days of action in the Bradford district. A study was carried out to consider the needs of those rough sleeping and begging, along with public engagement with rough sleepers and how people give to those in need. Over the next year, the Bradford Cares initiative will be further developed into a network focused on wider street interventions and the creation of a strategic plan around homelessness and other street behaviours. In September 2018 the network will bring together those with lived experience, business and faith leaders, outreach workers, charities and those with a wider strategic focus. There are also plans to create a fund that attracts donations to support those in need on the street, providing essential items and access to help when required.
- 4.23 The re-commissioning of housing related support (HRS) was undertaken throughout 2016 in line with key budget decisions made by the Council. HRS provides a number of critical services which target homelessness, including accommodation based support and floating support for key client groups. Contracts have been awarded for the provision of services for clients with multiple needs, high risk ex-offenders and young people at risk including teenage parents. These re-commissioned services have now all commenced. A 'Gateway' to HRS was launched during 2016 and this now provides all clients with a single point of access to housing advice, homelessness and housing-related support, all delivered through a single assessment undertaken by Housing Options. All accommodation and support placements are now co-ordinated and administered through this one gateway.

5 KEY FUTURE CHALLENGES

- 5.1 There has been demonstrable progress towards the objectives in the strategy, which has resulted in holistic improvements to the housing offer in the district. Despite these improvements, the Council and its partners face a number of significant future challenges in relation to housing and homelessness.
- 5.2 The Council's **housing enforcement** team has seen a steady increase in demand over the last 5 years with the number of requests for service increasing by 35% since 2013/14. This is reflective of the increased size of the private rented sector, increased awareness amongst tenants and the condition of some properties within the private rented sector. In response to this the housing service is exploring new ways of working so that staff resources can be directed more toward responding to high priority housing standards issues (i.e. those where the risk to health and safety is greatest) and to also allow more proactive interventions in the private rented sector which will target high risk properties and landlords and agents who are known to let unsafe properties.
- 5.3 At the same time as dealing with increased demand the Council's enforcement team has also been given responsibility for the implementation of range of **new statutory duties and powers**. This continues to be challenging as the majority of these new responsibilities have been introduced without any additional staffing resource impacts and have also required local interpretation and amendments to policies and operational practices. In order to ensure consistency of approach officers have worked at a West Yorkshire level to agree approaches including fine levels where appropriate. To reflect this, in the last year, the Council's enforcement policy has been amended to incorporate the new power to issue Civil Penalties of up to £30,000 for certain housing offences, which was introduced in the Housing and Planning Act 2016. The legislation has also provided for the introduction of a national Register of Rogue Landlords and Banning Orders which are now being implemented. In addition, from October 2018, the definition of Houses in Multiple Occupation that require a licence is being extended and the Council is currently publicising this change and identifying HMOs that could be affected. Finally since April, it has been generally illegal to issue a new tenancy for a property with an EPC below "E" - this will be extended to apply to all tenancies from April 2020.
- 5.4 Despite sizeable reductions in the number of long term **empty homes**, Bradford still has relatively high levels compared to regional and national averages, reflecting the particular market conditions in areas of the district where most long term empty properties are located. The Council and its partners will continue to focus on bringing these properties because of the benefits from this both in terms of additional homes, the removal of neighbourhood blights and the generation of New Homes Bonus for the Council. However, this has become increasingly challenging. From April 2019, proposed legislation is likely to give the Council the discretion to increase the amount of Council Tax that it can charge on properties that have been empty for more than 2 years. This is intended to incentivise owners to bring these properties back into use.
- 5.5 In relation to the '**More Homes**' objective, in the 2017 Autumn Budget the Government announced £15.3 billion new financial support for house building over

the next five years in order to deliver 300,000 new homes per annum. This level of house building has not been achieved since 1970; the delivery of more than 200,000 homes per year in England has, since 1939, only happened largely as a result of major public sector (local authority) housebuilding programmes. Delivery at this pace is a real challenge as the construction industry suffers from poor productivity, an ageing workforce and rising construction costs; all factors that will hamper an increase in scale and pace of delivery. Earlier this year, the Government launched an enquiry into off-site manufacture, how it might contribute to improving productivity for the construction industry and will examine how Government policy, particularly around public procurement, might need to change.

- 5.6 Challenges persist in terms of delivering the target of 587 **affordable homes** per year in the district. In particular, viability for developers has been a longstanding issue in relation to delivering affordable homes via Section 106 provisions. Further, the 1% rent cut per annum for social housing tenants announced in the Summer Budget continues to impact social landlords' finance and income streams thereby affecting their ability to develop new homes. The Housing Green Paper published on 14 August 2018 keeps the delivery of social housing on the agenda but does not provide avenues to securing significant new funding for social housing.
- 5.7 The **Homelessness Reduction Act 2017** came into force in April 2018. The new legislation creates additional duties on local authorities to try and prevent homelessness regardless of whether or not the household is considered to be in 'priority need'. Implementation of the Act is having a big impact on the volume of casework undertaken by Housing Options and there is also increased pressure to source a wider range of accommodation options for people in housing need.
- 5.8 **Welfare reform** measures will continue to have a significant impact on Bradford. The roll out of Universal Credit to all households over the coming years, along with the wider package of welfare reform measures, will compound housing affordability issues for many households, and also make it more difficult to find sustainable housing solutions for many of the households affected.
- 5.9 Whilst **owner occupation** is still the preferred tenure for many, low income households struggle to access mortgages. The housing market across the district is complex – in some areas there isn't enough of the right type of accommodation, particularly affordable housing and homes suitable for our ageing population, but there are also some areas with a concentration of poorer quality, lower demand private housing.
- 5.10 There is continued demand for **adapted properties**, and homes suitable for people with learning disabilities and other complex needs. With the over-65 population estimated to increase by 59% from 2014 to 2039 (ONS subnational population projections), these upward trends are unlikely to diminish.

6 FINANCIAL & RESOURCE APPRAISAL

- 6.1 There are no direct financial or resource implications arising from this report.

7. RISK MANAGEMENT AND GOVERNANCE ISSUES

7.1 There are no significant risks or governance issues arising from this report.

8. LEGAL APPRAISAL

8.1 There are no significant legal issues arising from this report.

9. OTHER IMPLICATIONS

9.1 EQUALITY & DIVERSITY

The Housing and Homelessness Strategy sets out an explicit commitment to reducing inequalities, and recognises that housing has a big part to play in promoting equality of access and support, and in tackling inequalities.

9.2 SUSTAINABILITY IMPLICATIONS

The strategy seeks to support the sustainability of the district and its communities through prioritising the provision of suitable, affordable housing to meet the needs of our growing population and by retrofitting existing dwelling stock to improve its long-term viability.

9.3 GREENHOUSE GAS EMISSIONS IMPACTS

Environmental sustainability and energy efficiency are key features within the strategy. The strategy aims to address the need to improve energy efficiency within the district's housing stock, and to promote the adoption of low and zero carbon technologies in new homes.

9.4 COMMUNITY SAFETY IMPLICATIONS

There are no direct community safety implications, however the strategy does seek to support the creation of safe, welcoming and sustainable neighbourhoods

9.5 HUMAN RIGHTS ACT

The Human Rights dimension of housing is recognised in the United Nations Covenant on Economic, Social and Cultural Rights, which includes the right of everyone to an adequate standard of living for himself and his family, including adequate housing. The United Kingdom is legally bound by this treaty. The Council also has regard to good practice in housing particularly those that adhere to guidance contained in: 'Deciding Rights - Applying the Human Rights Act to Good Practice in Local Authority Decision-Making' (LGA).

9.6 TRADE UNION

There are no issues regarding Trades Unions.

9.7 WARD IMPLICATIONS

There are no specific ward implications identified, as the strategy is district-wide in its focus. However, the development of many programmes and projects relating to housing development, housing improvements, housing support and neighbourhood development is focused on specific localities. The successful implementation of the strategy will generate social and economic benefits for all wards across the district.

9.8 IMPLICATIONS FOR CORPORATE PARENTING

There are no specific implications for corporate parenting, however Objective 4 within the strategy (support independence and prevent homelessness) has a clear linkage to supporting the Council's corporate parenting role by ensuring appropriate housing options are sourced for all young people including those to whom the Council has a corporate parenting responsibility.

9.9 ISSUES ARISING FROM PRIVACY IMPACT ASSESMENT

No specific issues arising from this report.

10. NOT FOR PUBLICATION DOCUMENTS

Not applicable.

11. OPTIONS

There are no options being presented in this report.

12. RECOMMENDATIONS

12.1 That Members consider progress made towards the objectives of the Housing and Homelessness Strategy.

12.2 That Members consider the forthcoming review of the Housing and Homelessness Strategy and request a report on the updated strategy next year.

13 APPENDICES

None.

14. BACKGROUND DOCUMENTS

- 'A Place to Call Home: Housing and Homelessness Strategy for Bradford District 2014 – 19' - see:
<https://www.bradford.gov.uk/media/1855/housingandhomelessnessstrategy.pdf>