

City-wide Housing Strategy 2015

B&H Connected - 9 September 2015

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Brighton & Hove
City Council

Strategic Pressures



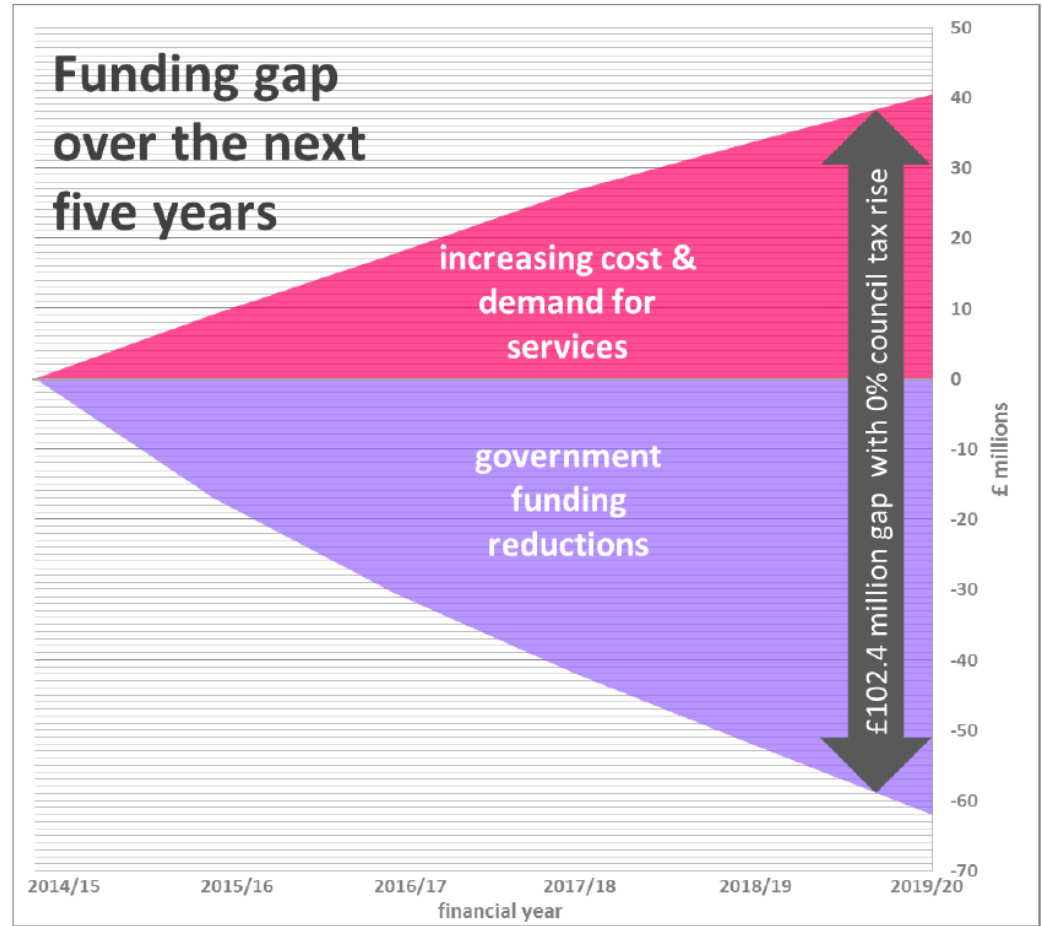
Housing Supply
Affordability
Land Supply
Developer Viability



Economic Downturn
Welfare Reform
Increased Homelessness
Demographics

Council Budget Position

- £65m saved over last 4 years
- £102m funding gap over the next 5 years
- We need to change the way we work
- Stop, start, change
- Need to work collaboratively with Adult Social Care, Children's Services and Health to reduce long term social care cost pressures



Over-arching themes

- Affordable family homes
- Private Rented Sector growth
- University expansion
- Supporting ASC pressures/savings
- Health & Wellbeing

Affordable family homes

City-wide impact

- Strong housing market & property values but high rates of housing need, particularly affordable family homes;
- Unaffordable housing for the majority of residents, restricted supply, high proportion of households in PRS;
- Reduced public subsidy for affordable homes and shift away from development of rented and family homes;
- Strong track record of improving housing supply, using assets, borrowing and supporting collaboration to enable housing investment.

Affordable family homes

Wider / budget impact

- Responding to the needs of a growing more diverse population;
- Impact on our work supporting vulnerable families and provision of education/ pupil numbers;
- Economic impact on ability to retain lower income households & employment in the City;
- Creating investment in existing and new housing stock that supports residents and families to live independently in decent accommodation
- Enable development of new, affordable homes.

Private Rented Sector growth

City-wide impact:

- Flexible market response to meet housing need but affordability issues & growth at expense of owner occupation not new supply;
- Issues of quality, management & standards and regulatory / investment responses;
- PRS as potential gateway to more transitory population with higher support needs.

Private Rented Sector growth

- **Wider / budgetary impacts:**
- **Housing** – supply, affordability, homelessness acceptances from PRS & high levels of housing support;
- **Public Health** - health inequalities, poor thermal comfort, fuel poverty, tracking vulnerable households & community resilience;
- **ASC & CS** - affordability (pricing carers & care staff out of the City), loss of family homes (Lewes Rd), impact on schools.

University Expansion

City-wide impact:

- Economic, educational and cultural benefits;
- Pressures on overall housing supply & land available to meet assessed housing needs through growing PRS (& loss of family homes) in east of the City & demand for sites for Purpose Built Student Accommodation;
- Impacts upon community cohesion, job market and transport;
- Driver to meet university growth pressures out of Lewes Rd corridor and potentially out of the City and into the broader Greater Brighton area?

University expansion

- **Wider / Budgetary impacts:**
- Council Tax implications aligned to undergraduates;
- Resultant Housing pressures impact on available supply of residential land and existing housing market as HMOs proliferate in certain areas;
- Issues with management and standards of some PRS accommodation let to students drive council regulatory responses;
- Public Health impact arising from impact on community cohesion, including noise, nuisance and ASB;
- Access to job market for local young people.

ASC budget pressures / savings

City-wide impact

- More older (85+) & younger people with complex needs;
- High occurrence of mental illness, problem drug & alcohol users in the City;
- Older unpaid carers with poor housing & low-incomes;
- Housing affordability, low wages, recruitment & retention of care staff recruitment;
- Dated sheltered housing and smaller care homes;
- Under-occupancy of existing housing stock;
- Homelessness & rough sleeping and aligned pressures on acute care and public health.

ASC budget pressures / savings

Wider / budgetary impacts

- Budget, savings plus ongoing demand led pressures;
- Options for housing with support / care;
- Better Care - multi-disciplinary working with NHS measured against VFM & key criteria (acute admissions, diagnosis, re-ablement, delayed discharge);
- Winterbourne View - moving clients out of assessment & treatment centres & long stay hospitals;
- LD review – support service users to live independently, housing options to address budget pressure / savings.

Health & Wellbeing

City-wide impact

- Ensuring the city's housing stock is of a good quality and well managed to support residents' independence, health and wellbeing;
- Rise in the number of adults with complex support needs & at increased risk of mental health and other issues;
- 100% of the council's housing stock meets Decent Homes standard, but one third of the city's housing stock remains non-decent and is in the private sector;
- Protecting the health and wellbeing of people and communities.

Health & Wellbeing

Wider / budgetary impact

- Health & Well Being Board coordinated approach to health and wellbeing priorities across council and partners;
- Supported housing promoting independence & reduced need for acute and residential care services
- Better Care & improved health and social care outcomes for people experiencing homelessness;
- Better Care & support for disabled adults and children.
- Seek opportunities with partners to improve the quality and energy efficiency of the city's housing stock.

Housing Strategy 2015

3 Priorities & 12 Themes

- Priority 1: Improving Housing Supply
 1. New Affordable Housing
 2. Family Housing
 3. Community land trust and co-operatives
 4. Student Housing
- Priority 2: Improving Housing Quality
 5. Decent Warm Healthy Homes
 6. Empty Homes
 7. Private Rented Sector
 8. HMO Licencing
- Priority 3: Improving Housing Support
 9. Housing Related Support
 10. Supporting Older People
 11. Supporting our BME Communities
 12. Supporting our LGBT Communities