

HOUSING STRATEGY FOR SUNDERLAND 2017 – 2022 - UPDATE**Report of the Director of Economy and Place****1. Purpose of the Report**

- 1.1 Economic Prosperity and Scrutiny may recall that in January 2018 an update was given on Sunderland's Housing Strategy which was approved and published in September 2017 following consultation. The purpose of this report is to give an update on the key achievements over the past 12 months as identified in the *Housing Strategy for Sunderland 2017-2022*.

2. Background

- 2.1 The Housing Strategy for Sunderland was approved in 2017. The purpose of the Strategy is to set out clear direction until 2022 to offer more choice in housing by developing new homes and improving existing homes and neighbourhoods. This will help communities be sustainable in the longer term and contribute to the cities prosperity and wellbeing.
- 2.2 It strongly commits to supporting our more vulnerable residents to access and maintain good quality housing which meets their needs. The Strategy is divided into three chapters which recognise the Councils three greatest housing priorities;
- maximising housing growth and increasing the choice of housing;
 - making the best use of existing homes and improving our neighbourhoods; and
 - supporting vulnerable people to access and maintain housing.
- 2.3 The Housing Strategy does not stand alone, and most of the priorities and actions operate alongside existing strategies, delivery plans and policies.
- 2.4 The Council cannot achieve this alone. This can only be achieved by working closely with partners, residents and communities as shared resources and innovative partnership and solutions are the best way forward to meet future challenges.

3. Delivering the Housing Strategy 2018/2019

- 3.1 Since the Housing Strategy was approved by the Council, a significant amount of work has been undertaken to prepare Action Plans to deliver the three priorities of the Housing Strategy. Supporting the delivery of these Action Plans, the Council has worked closely with partners and created a number of working groups.
- 3.2 Tables 1-3 identify some of the progress that has been made during 2018/2019 against each of the Action Plans.

Table 1: Maximising Housing Growth and Increasing the Choice of Housing

Local Plan	The Council has submitted its Local Plan to the Secretary of State for Examination in Public. The Local Plan identifies how the Council will ensure it has sufficient land to be able to deliver 745 new homes per annum
Deliver Affordable Homes Brownfield Register	In the past 12 months, 29 homes have been delivered in Sunderland The Council has adopted a Brownfield Register which identifies land which has been previously developed. The Council are progressing Planning in Principle (PiPs) which will give outline permission to some sites to ensure that they can be de-risked and delivered.
Developer Event	The Council held a Developer event in January 2018. A networking event to bring developers together along with council officials to discuss future housing development across the City
Strategic Housing Land Availability Assessment (SHLAA)	The Council published their SHLAA (2018) which identifies land available for development.
New Housing Development (completions)	Over the past year (Jan – Dec) 633 of new homes have been developed.
New Housing Planning Permission	Over the past 12 months 1023 homes have been approved
Local Authority Accelerated construction (LAAC)	The council have successfully been offered from Homes England (HE) £8.5 million for enabling works on 7 council owned sites. The delivery of LAAC could facilitate c.600 dwellings at an accelerated pace.
HIF	Council successful in a round 1 submission for the Housing Infrastructure Fund. Currently preparing a round 2 submission to be submitted March 2019. Bid for approximately £21 million of gap and forward funding to facilitate infrastructure required to support South Sunderland Growth Area and c.4000 homes in Sunderland.
Stalled sites	The Council has prepared a list of stalled sites and are currently working to identify how these sites can be progressed.
Small Sites	The Council has launched a small sites register, which identifies to small and medium house builders land available for development.

Table 2: Making the Best use of Existing Homes and Improving our Neighbourhoods.

Bringing Empty Homes back into use	The Council has utilised affordable homes contributions to pilot a scheme in Hetton Downs to bring back homes into use.
Identifying Empty Homes	The Council has established an Empty Homes register/database which identifies all empty homes in the city.
Financial Assistance and Loans	There has been 1 loan processed by Back on the Map to draw down funds to bring empty homes back into use 1 grant processed by an empty property owner to assist in bringing property back into use
Hetton Downs Regeneration	Planning application submitted for the development of 112 dwellings which is expected to be determined in the next couple of months. SCC entered into discussions with a Registered Provider who has land in the Hetton Downs area, with a view to them providing additional affordable housing on their land.
Enforced sales	The Council has progressed 1 enforced sale during the past year. The Council are currently looking at how these powers can be used more widely.
Empty Properties Strategy	The Council has started to prepare an empty properties strategy which will identify how the Council will invest in Empty Homes across the city. As of October 2018 there are 2673 recorded empty properties across the City.
Students and Homes in Multiple Occupation	The Council are progressing HMO and Student Accommodation Supplementary Planning Documents to limit the number of HMO's in certain areas of the city.
Selective Licencing	The Council is obtaining a Housing Stock Condition Modelling Report to identify potential areas in the City which may require focussed attention. Consideration will be given to a range of tools, including selective licensing, which may be used to address identified issues.

Number of Homeless Preventions	The Council has prevented 381 households from becoming homeless over the past 12 months
Number of Homeless Relief cases	The Council has relieved homeless for 390 since the implementation of the Homeless Reduction Act (HRA) in April 2018
IT system replaced	A new web based IT system has been implemented that records Hclik data linked to the new HRA legislation returns to MHCLG
Implementation of the Homeless Reduction Act (HRA)	All HRA elements are implemented. Staffing resource reviewed with an additional two members of staff employed to effectively meet the duties set out in the HRA.
Review of the housing Allocations Scheme	The Housing Allocations Scheme goes to Cabinet in February for approval.
Develop and implement Duty to Refer (DtR)	Regional agreement completed and implemented
Develop Joint Protocol	Working group established to progress a joint approach to housing and young homeless people and care leavers in partnership with Together for Children (TFC)
Homelessness Strategy	A draft Homelessness Strategy has been produced and was presented to Cabinet in January 2019, this will go out to consultation on 11 th Feb 2019
Health & Wellbeing	Older persons accommodation – Fullwell Quarry site has been identified for the development of a retirement village
Early Intervention Initiative	An agreement has been entered with Shelter to deliver expert housing advice and guidance to prevent homelessness over 1.5 days per week in Bede Tower. This is a drop-in service available to members of the public with the aim of targeting tenants in private rented accommodation at risk of homelessness outside of the 56 day prevention timescale.

4. Conclusion and Next Steps

- 4.1 Although the Housing Strategy has a life-span of 5 years, due to the frequent changes in housing legislation it was agreed that it will be reviewed one year after. This review is currently underway.
- 4.2 The Action Plans which support the Housing Strategy will also be reviewed and published in consultation with key partners and Members. The Action Plans will also be aligned to the Councils emerging priorities and commitments.
- 4.3 The Housing Strategy will be monitored throughout the year by the Strategic Housing Delivery Board.

5. Recommendation

- 5.1 It is recommended that the Economic Prosperity Scrutiny Committee note the update.

Link – Housing Strategy https://www.sunderland.gov.uk/media/19744/Housing-Strategy-for-Sunderland-2017-2022/pdf/Housing_Strategy_for_Sunderland_2017-2022.pdf?m=636451494608170000