

# TEWKESBURY BOROUGH COUNCIL

<b>Report to:</b>	Overview and Scrutiny Committee
<b>Date of Meeting:</b>	26 March 2024
<b>Subject:</b>	Housing and Homelessness Strategy Action Plan Monitoring Report
<b>Report of:</b>	Head of Service: Housing
<b>Head of Service/Director:</b>	Director: Communities
<b>Lead Member:</b>	Lead Member for Housing, Health and Wellbeing
<b>Number of Appendices:</b>	2

## **Executive Summary:**

This report presents a monitoring plan to track delivery of objectives set out in the Housing and Homelessness Strategy 2022-26.

## **Recommendation:**

**To CONSIDER the progress made against the Housing and Homelessness Strategy Action Plan.**

## **Financial Implications:**

There are no direct financial implications arising from the strategy.

## **Legal Implications:**

There are no direct legal implications arising from this report.

## **Environmental and Sustainability Implications:**

Objectives included in the Housing Strategy include implications for climate change, decarbonisation and energy usage. Actions to improve these areas will be aimed at both strategic and operational/customer level.

## **Resource Implications (including impact on equalities):**

There are no direct resource implications. An Equality Impact Assessment has been completed with no further assessment or actions required as a result.

## **Safeguarding Implications:**

There are no direct implications in relation to the welfare and protection from harm of children and vulnerable adults.

## **Impact on the Customer:**

Outcomes planned through the Housing Strategy will benefit customers in many ways. The action plan will help ensure these benefits are delivered.

## **1.0 INTRODUCTION**

- 1.1** The Housing Strategy was approved by Council in April 2022. Production of the strategy was led by an evidence-based approach. Key to this was the Local Housing Needs Assessment (2020) which identifies the Council's requirements for affordable housing and highlights the need for social rent tenure properties. Four workshops were held with many key stakeholders, including a session attended by Members, and provided information on challenges and objectives. This stage was important to ensure our partners were fully included in the production process.
- 1.2** The strategy contains three key priorities:
- Increasing the supply of new homes, including affordable homes.
  - Regenerating and making best use of existing housing.
  - Meeting the housing needs of homeless households and others with specific needs.
- 1.3** The objectives detailed in the strategy have been presented in an action plan to monitor progress. The plan will be monitored by Overview & Scrutiny Committee through bi-annual reports.

## **2.0 HOUSING AND HOMELESSNESS STRATEGY ACTION PLAN**

- 2.1** The action plan provides a framework to give direction to services contributing to the objectives in the strategy and enable monitoring of the progress. The actions under the three priorities have been taken directly from the strategy document that was approved by Council previously. Actions from Year Two have been updated on the plan at appendix 2 with some extra updates from further work originally mentioned in Year One.
- 2.2 Priority 1: Increase the supply of new homes, including affordable homes**
- 2.2.1** In Year One an objective identified was, '*Prioritise the delivery of social rented properties to reflect the local evidence of housing need*'. There has been further success in relation to this objective with 26 Social Rented units delivered through Q1-3 this year. This comes after 17 units delivered in 2022-23 following zero units delivered in 2021-22.
- 2.2.2** A priority for Year Two has been, '*Utilise land in Tewkesbury Borough Council's ownership to support the delivery of affordable housing and encourage other public bodies to do likewise*'. Due to constraints on some sites, opportunities to use Modern Methods of Construction (MMC) have been explored. A MMC provider has given some advice about possible sites in Tewkesbury and will conduct site visits to explore options for temporary accommodation and longer-term Affordable Housing. The provider in question has developed a model of property that has an Energy Performance Certificate rating of A which would bring benefits through carbon emissions reduction and reduced household bills for tenants.

## **2.3 Priority 2: Regenerating and making best use of existing housing**

- 2.3.1** Point d for this priority reflects the success in committing £1.68m from our commuted sums funding to support new build schemes. Including the update about Crown Close from September 2023, the developments will provide 57 Affordable Housing units to include 47 Social Rented properties.
- 2.3.2** An additional 12 Social Rented properties have been delivered through the Local Authority Housing Fund scheme in partnership with Bromford. The properties have been allocated to support our response to international resettlement cases and will be available for general needs use after the initial allocation.

## **2.4 Priority 3: Meeting the housing needs of homeless households and others with specific needs**

- 2.4.1** Further objectives from Year One that have been built on are, *'Engage key partners in exploring new ways of helping rough sleepers and other individuals with complex and multiple needs'* and *'Engage with people with 'lived experience' of homelessness and other disadvantage in developing plans for the delivery of housing services'*. After hearing how customers who need more support felt about their experiences accessing help, the Housing Advice Team have attended training to improve the knowledge and working practices in relation to working in a trauma-informed way.
- 2.4.2** An objective under this priority for Year Two was, *'Develop new temporary accommodation solutions to meet local needs in a dispersed way across Tewkesbury'*. 17 new spaces have been identified with three different providers. These new options will cater for a variety of support needs in different areas. The individual schemes will have capacity to be expanded if required.

## **3.0 CONSULTATION**

- 3.1** None

## **4.0 ASSOCIATED RISKS**

- 4.1** None

## **5.0 MONITORING**

- 5.1** The action plan will continue to be monitored by Overview and Scrutiny Committee.

## **6.0 RELEVANT COUNCIL PLAN PRIORITIES/COUNCIL POLICIES/STRATEGIES**

**6.1** The Housing Strategy is closely linked to the Council Plan and reflects the Council's commitment to:

- Put the needs of our customers at the heart of what we do and listen to what they say, whilst treating people fairly and without bias.
- Work positively with others - recognising we cannot achieve our objectives by working alone.

The strategy will help support each of the six priorities in the Council Plan.

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**Background Papers:** None

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**Appendices:** Appendix 1 - Housing and Homelessness Strategy 2022-26  
Appendix 2 – Housing Strategy Action Plan March 2024 Final