

<b>TITLE</b>	: Housing Investment Strategies (incorporating: Draft Housing Revenue Account Business Plan, Draft Housing Strategy 2003/08 Update and Draft Black and Minority Ethnic Housing Strategy 2003/6)		
<b>TO / ON</b>	: Council		5 <sup>th</sup> November 2003
<b>REPORT FROM</b>	: Leader of the Council		
<b>STATUS</b>	: For Publication		

**1.0 TYPE OF DECISION**

1.1 What type of decision is to be taken:-

EXECUTIVE DECISION			COUNCIL DECISION	
Key		Non Key		Yes

1.2 If a key decision, has it been included in the Forward Plan

Inclusion in Forward Plan	Yes	Date of Plan	14 <sup>th</sup> August 2003
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**2.0 SUMMARY**

Each year, Housing Services are required to submit a suite of documents to Government Office to identify Housing Investment priorities. These documents include the Housing Strategy and the Housing Revenue Account Business Plan. This year, for the first time, Housing Services have produced and are including a Black and Minority Ethnic (BME) Housing Strategy. All three documents have been submitted together for approval as the strategies and plans they contain are linked, and provide a comprehensive overview of current and planned Housing activity across public and private sectors.

In previous years, the Housing Strategy and the HRA Business Plan have had to be submitted by the end of July to feed into the Housing Investment Programme allocations timetable.

However, with the introduction of the Regional Housing Board as the main vehicle for allocation of housing funds across the region, this timetable has been relaxed. Each local authority has been able to work with their relevant Government Office, in our case Government Office North West, to identify their own time table.

We have chosen to submit our documents by the end of November to ensure thorough and comprehensive links are made with the ALMO bid, which is due for submission at the end of December 2003.

Last year saw the introduction of "Fit for Purpose" criteria by the ODPM. Our documents last year were assessed as very close to "Fit for Purpose", closer than many of our neighbouring Authorities and overall achieved an "Above Average" rating for the first time ever in Bury.

This year both the HRA Business Plan and the Housing Strategy have been written in order to meet these 'Fit for Purpose' criteria, and meetings have been arranged for later in November, with GONW, in order to receive informal assessment and feedback prior to formal submission. It is anticipated that we will achieve the required standard this year.

The HRA Business Plan and the Housing Strategy will be ranked and the scores included in Bury's Corporate Performance Assessment at the end of this year.

Key elements of each document are shown below.

#### HRA Business Plan:

- Provides details of how we intend to manage public sector housing over the next thirty years.
- The decision to pursue an ALMO in order to regenerate our housing stock and its implications for how we will work in the future are detailed.
- The document details how we will reach the Decent Homes standard.
- The importance of and work done to establish an effective performance management system for Bury are explained.

#### Housing Strategy:

- This document reflects the priorities of the Regional Housing Strategy, Bury's Corporate Objectives and Bury's Corporate Housing Priorities.
- The report details how a choice of quality housing will be provided, in particular work to pilot a landlords' accreditation scheme in the private sector and the decision to pursue the option to establish an Arms' Length Management Organisation to enhance the quality of Bury's public sector housing.
- The success of the Homelessness, Housing Advice and Supporting People Teams and their initiatives are highlighted.
- The document also provides details of work done to holistically regenerate both public and private sector housing in Bury.

BME Housing Strategy:

- This document is an important contributor to community cohesion and the corporate aim of achieving cohesive and sustainable communities.
- The need for further research and consultation to be carried out to allow us to fully understand and identify the needs and demands of BME customers.
- The need to raise awareness amongst the BME community of the services offered by the local authority.
- The need to raise awareness of amongst Bury MBC staff of the needs of BME customers.
- The need to improve the physical condition and suitability of properties in the Borough.
- The need to integrate asylum seekers and refugees into the community.

Summaries of the Housing Strategy, the BME Housing Strategy and the HRA Business Plan will be presented to the Executive on the 12<sup>th</sup> November 2003. The full documents will be made available in the Members Rooms. The BME Housing Strategy will also be presented to the Economy, Environment and Transport Scrutiny Commission on the 28<sup>th</sup> October 2003. Presentations relating to the key points of all three documents will be made to TRACC on the 30<sup>th</sup> October 2003 and the Housing Advisory Group (HAG) on 6<sup>th</sup> November 2003.

**3.0 OPTIONS AND RECOMMENDED OPTIONS (with reasons)**

Members are requested to endorse the documents, subject to any detailed amendments by Executive on the 12<sup>th</sup> November 2003, or amendments made resulting from advice from informal feedback from GONW. Members are requested to delegate authority to the Director of Social Services, Health and Housing to make these final amendments prior to submission.

**4.0 THIS REPORT HAS THE FOLLOWING IMPLICATIONS**

**Corporate Aims**

The attached strategies and business plan support all the Council's corporate aims.

**Policy Framework**

The attached strategies and business plan are written within the Council's strategy and policy framework and within national / Government frameworks, and reflect local and regional Housing priorities.

<b>Statement by Monitoring Officer</b>	The Monitoring Officer is satisfied that the Strategies recommended for endorsement in this report do support the Council's policy framework and sufficiently outline the requirements of the specified legislation and will complement the Council's desire to see diversity and equality mainstreamed into decision /policy making and service delivery.				
<b>Statement by Director of Finance and E-Government</b>	Awaiting comments.				
<b>Human Resource IT/Land and Property Implications</b>	The strategies and business plan have resource implications not established at this stage. Any proposals will not be implemented unless the resources required have been identified and received management and political approval.				
<b>Wards/Area Boards affected</b>	These strategies and business plan apply to all wards.				
<b>Scrutiny Panel's Interest</b>	Economy, Environment and Transport Scrutiny Panel.				
<b>Consultations</b>	These strategies and business plan will be presented to TRACC on 30 <sup>th</sup> October 2003 and HAG on 6 <sup>th</sup> November 2003.				
<b>Call-in</b>					
<b>Briefings</b>	<table border="1"> <tr> <td data-bbox="598 1579 901 1711">Executive Members/ Chair</td> <td data-bbox="901 1579 1045 1711"></td> <td data-bbox="1045 1579 1236 1711">Chief Executive</td> <td data-bbox="1236 1579 1372 1711"></td> </tr> </table>	Executive Members/ Chair		Chief Executive	
Executive Members/ Chair		Chief Executive			

**Background documents:**

ODPM guidance.  
Departmental files.

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