

Harrow Strategic Partnership Board

Housing Strategy and Housing Revenue Account Business Plan

The HSP Board is asked to:

Note this report, and the continuing consultation with stakeholders in relevant agencies on the Housing Strategy and Housing Revenue Account Business Plan which will enable partners to contribute to them

Background

The London Borough of Harrow is in the process of preparing a new Housing Strategy and Housing Revenue Account Business Plan. The Housing Strategy document is designed to cover the wider enabling responsibilities of the Council beyond the landlord service which it provides for Council housing. The Housing Revenue Account (HRA) Business Plan is used to outline the Council's plans as a landlord for its own stock.

Both the Housing Strategy and Business Plan are being developed in consultation with residents and other stakeholders, and will also rely on community engagement and working in partnership with many other agencies for implementation.

How the Strategy and Business Plan Support the Sustainable Community Plan

The draft objectives for the Housing Strategy and the Housing Revenue Business Plan priorities will support the refreshed Sustainable Community Plan agreed by HSP, as shown in the table below.

Sustainable Community Plan	Housing Strategy Objective/Action Target	Housing Revenue Account Business Plan Priority
Celebrate what we have in common and capitalise on our diversity	Black and Minority Ethnic Housing Strategy objectives to be linked to overall Housing Strategy	Empower <u>all</u> residents to have a greater say in the management of their homes and community
Be an example to the rest of London of how communities from different backgrounds can form a cohesive society	Improving neighbourhoods and quality of life	Reduce hate crime perpetrated or suffered by Council tenants
Have the lowest crime and fear of crime in London	Improving neighbourhoods and quality of life – particularly partnership working to combat crime	Reduce hate crime perpetrated or suffered by Council tenants

Sustainable Community Plan	Housing Strategy Objective/Action Target	Housing Revenue Account Business Plan Priority
Be a place where people are healthy and stay healthy	<p>Continue to tackle homelessness and high demand, whilst reducing temporary accommodation, so that health problems linked to homelessness and poor housing conditions are minimised</p> <p>[Strategy also includes improvements to private sector housing through grants etc; and Neighbourhood renewal of the most deprived areas of Council housing to reduce health problems linked to poor housing]</p>	<p>Achieve Decent Homes Standard in Council stock by 2010</p> <p>Make sure all Council stock is being used as effectively as possible, so that homes are available for letting</p>
Have reduced health inequalities between wards and communities by levelling up health outcomes	<p>Meeting the needs & aspirations of vulnerable people – providing housing and support to promote health and independence</p> <p>Tackle homelessness and high demand as above</p>	Contribute to reducing homelessness as above
Have reduced the pockets of deprivation that affect parts of our borough to increase social inclusion	Improving neighbourhoods and quality of life	<p>Achieve Decent Homes Standard in Council stock by 2010</p> <p>Improve information we hold about Council stock and its residents so that we can target scarce resources at individuals, properties and areas in most need</p>
Be recognised as a leader in the race to reduce carbon emissions through technological innovation and community action	Reducing CO ₂ emissions within private sector housing by promoting energy efficiency and renewable energy is an important element of the Private Sector strategy	Achieve Decent Homes Standard in Council stock by 2010 – includes energy efficiency requirements

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		[Recycling opportunities for Council tenants also to be improved as part of drive to improve environment of estates]
Have a choice of housing in distinctive neighbourhoods	Increasing housing supply	<p>Improve turnaround time for empty Council housing so that they are available to relet as quickly as possible</p> <p>Contribute to reduction in use of temporary accommodation by using Council stock as effectively as possible</p>
Be a place where children and young people are healthy and safe, fulfil their potential and help other people	Improving neighbourhoods and quality of life – neighbourhood renewal initiatives improve quality of life for children and young people	<p>Empower all residents (including young people) to have a greater say in the management of their homes and community</p> <p>Reduce hate crime, anti-social behaviour and nuisance perpetrated or suffered by Council tenants</p>
Have vibrant neighbourhood centres and the Premier Town Centre in North-West London	Improving neighbourhoods	
Be family friendly and promote older people's independence	Meeting the needs & aspirations of vulnerable people	Enable and maintain the independence and wellbeing of older and vulnerable people who are or will be residents of Council stock