



**Hinckley & Bosworth
Borough Council**

Forward timetable of consultation and decision making

Scrutiny Commission
Wards affected:

14 December 2023
All Wards

Housing Scrutiny Review

Report of Director (Community Services)

1. Purpose of report

- 1.1 To provide a high-level overview of housing issues and pressures facing residents and housing services at the council and discuss areas of work that Scrutiny can take forward into a Scrutiny housing Review.

2. Recommendation

Scrutiny

- 2.1 Note the high-level overview in the attached discussion paper on Homelessness and Housing pressures at a local level.
- 2.2 Note the potential areas for further work to be undertaken by a Scrutiny Housing Review as detailed in 3.3.
- 2.3 Agree on a scope for the Housing Scrutiny Review.

3 Background to the report

- 3.1 Housing services at the council are wide-ranging and each have their own priorities, challenges and opportunities including:
- Council housing landlord services and repairs, including allocations, tenancy management, responsive repairs, asset management, compliance and regulation.
 - Private sector housing – enforcement of conditions in the private sector, Lightbulb, energy efficiency, improvement grants.
 - Strategic and enabling work to maximise affordable housing and take forward housing strategy.

- Homelessness and housing options.
- 3.2 Housing was a priority for many members at the Scrutiny workplan workshop and the following were included in the workplan as possible areas of work:
- availability of social housing,
 - housing need,
 - council house acquisition / build, homelessness,
 - right to buy
- 3.2 The attached discussion paper provides high-level information on these areas and gives particular emphasis to homelessness in the context of the national and local position, including the reliance on temporary accommodation to meet housing pressures.
- 3.3 Officers have included some suggestions for possible work to be progressed through a Scrutiny Housing Review:
- Understanding the pathways that people use to access housing and the barriers - this could uncover some of the unknown/unmet lower need.
 - Develop a Strategy to increase the availability of private rented accommodation - carry out further work to understand the private rented sector in Hinckley and Bosworth Borough, including the number of private rented properties, rent levels, demand, and the issues faced by private landlords.
 - Lobby government for more funding for affordable housing, in particular making it easier for councils to increase their own housing stock.
- 4. Exemptions in accordance with the Access to Information procedure rules**
- 4.1 None
- 5. Financial implications (IB)**
- 5.1 None
- 6. Legal implications (MR)**
- 6.1 None at this stage
- 7. Corporate Plan implications**
- 7.1 The report aligns with the following corporate objectives;
- People: Helping people to stay healthy, be active and feel well
 Places: Improve the quality of existing homes and enable the delivery of affordable housing

8. Consultation

8.1 No consultation required as this report is for information only.

9. Risk implications

Risk description	Mitigating actions	Owner
Increasing demand on the council's resources make it harder to deliver our statutory functions	Pro-active working with partners to maximise help and support available to meet the need	Maddy Shellard
Pressures on temporary accommodation mean that finances are diverted to supporting homeless applicants	Sourcing properties that can be used for temporary accommodation Participate in national lobbying to engage government support for improving the national response to the crisis	Maddy Shellard
Supply of new affordable housing fails to keep pace with demand	Robust evidence base reflected in Local Plan policy to ensure delivery is maximised Consideration of innovative responses to increasing the supply of affordable housing	Valerie Bunting

10. Knowing your community – equality and rural implications

10.1 Affordable housing meets the needs of the most vulnerable households in the Borough. Availability of affordable good quality housing is harder to source in rural areas.

11. Climate implications

11.1 The Housing service strives to deliver all services in way to minimise carbon emissions. Any initiatives arising from this Scrutiny Review will have due regard to climate change impacts.

12. Corporate implications

12.1 By submitting this report, the report author has taken the following into account:

- Community safety implications
- Environmental implications
- ICT implications
- Asset management implications
- Procurement implications
- Human resources implications
- Planning implications
- Data protection implications
- Voluntary sector

Background papers: Homelessness Strategy

Contact officer: Sharon Stacey

Executive member: Councillor Michael Mullaney