

Wards Affected:

All Wards

ITEM 7**DELEGATED DECISION****30 JULY 2019****DRAFT HOUSING STRATEGY FOR MILTON KEYNES**

Responsible Cabinet Member: Councillor Long, Cabinet Member for Housing and Regeneration

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Executive Summary:

A draft Housing Strategy went out for consultation in the autumn of 2018. Unfortunately there was a very low response rate from the public and from our internal and external partners. Around the same time, there were some national policy changes such as the publication of the Housing Green Paper and the abolition of the HRA debt cap which needed to be reflected in the strategy. We therefore took the opportunity to redevelop the strategy to take these changes into account, and to carry out some internal consultation to ensure the strategy effectively dovetailed with and complemented related MKC priorities, strategies and policies, in particular the Housing Delivery Action Plan.

The revised draft Housing strategy sets out a clearer direction for all those involved in building or managing homes in Milton Keynes.

The amended strategic priorities are:

- High quality Placemaking, creating great places to live
- Increase the delivery of new homes, including truly affordable housing, along with the infrastructure to meet housing need
- Ensure that everyone has access to appropriate, safe and secure housing that meets their needs
- Ensure high quality homes and landlord services

Councillor Nigel Long

Cabinet Member for Housing and Regeneration

1. Recommendation(s)

- 1.1 That the draft Housing Strategy 2019 to 2024 be approved for public consultation for a period of 12 weeks.
- 1.2 That it be noted that a final Housing Strategy for the period 2019 to 2024 will be considered by the Cabinet for approval and adoption following public consultation.

2. Background

- 2.1 Whilst having a housing strategy is not a statutory requirement, it is considered best practice and necessary to set out how we aim to meet the housing challenges facing us and to set key priorities for action.

- 2.2 A draft Housing Strategy went out for consultation in the Autumn of 2018 but due to a very low response rate, the Community & Housing Scrutiny Committee recommended that further consultation take place (Minute CH13 refers). Around the same time, there were some national policy changes which needed to be reflected in the strategy. We therefore took the opportunity to redevelop the strategy, carrying out some internal consultation to ensure the strategy effectively dovetailed with other key MKC priorities, strategies and policies.
- 2.3 This report seeks approval to begin a second 12 week period of public consultation on the revised draft Milton Keynes Housing Strategy 2019 – 2024. The consultation period will give the Council’s residents, partners and stakeholders the opportunity to inform the development of the final strategy to be approved and adopted by Cabinet in December 2019. A copy of the draft Housing Strategy is attached at the Annex.

3. **The draft strategy and consultation**

3.1 A draft Housing Strategy was considered by the Cabinet on 10 July 2018 (Minute C66 refers) for approval and to request consent to go out to consultation. This report also included the evidence base. Click [here](#) for full details.

3.2 The revised draft strategy continues to propose a clear and simple vision for housing in Milton Keynes:

To provide good quality housing that meets everyone’s needs, is truly affordable and supports the creation of great places to live. Such truly affordable housing must meet local priority needs.

3.3 The amended priorities are:

- High quality Placemaking, creating great places to live
- Increase the delivery of new homes, including truly affordable housing, along with the infrastructure to meet housing need
- Ensure that everyone has access to appropriate, safe and secure housing that meets their needs
- Ensure high quality homes and landlord services

3.4 Under each priority, the strategy sets out its key aims and what the Council and its partners need to do to achieve those aims.

3.5 During the 12 week public consultation period, we will proactively promote the consultation and will seek to engage with key stakeholder groups including internal and external partners, and a range of user groups.

3.6 The consultation will ask the following questions:

- a) Do you agree with our vision?
- b) If no, what do you think the vision should be?
- c) Do you agree with our priorities?
- d) If no, which of the priorities do you not agree with, and why?
- e) What do you think our priorities should be?

3.6 Once the final strategy has been approved following consultation, a detailed action plan will be developed in collaboration with all key delivery partners. Progress will be reported to Cabinet annually.

4. Implications

4.1 Policy

One of the three key aims in the Council Plan 2016 – 2022 is to create communities that can attract, retain and enable people from every background. It notes that Milton Keynes has been built on meeting the aspirations of people to live in a good home at a price they can afford to rent or buy and that we will promote more affordable and accessible good quality housing.

4.2 Resources and Risk

The cost of developing the strategy itself is contained within existing resources. The cost of delivering the strategy will be developed once the Council has agreed its priorities and worked with partners to understand their contributions. Any resulting plans will be brought forward as part of the Council's Medium Term Financial Strategy. The risk of not developing a strategy is that the Council will not be able to meet the housing needs of local people.

4.3 Carbon and Energy Management

None noted at this stage.

4.4 Legal

Section 8 of the Housing Act 1985 requires local authorities to consider housing conditions in their district and the needs of the district with respect to the provision of further housing accommodation.

4.5 Other Implications

Y	Equalities/Diversity	N	Sustainability	N	Human Rights
N	E-Government	Y	Stakeholders	N	Crime and Disorder

Background Papers: Minute C66 [Cabinet Meeting 10 July 2018](#)
 [Minute CH13 Community & Housing Scrutiny Committee 14 November 2018](#)

Annex: Draft Housing Strategy