

Report sponsor: Strategic Director of
Communities and Place
Report author: Housing Strategy Development
Officer

Extension of the Private Housing Renewal Policy 2015-2020

Purpose

- 1.1 To extend the provisions of the current Housing Renewal Policy, from the scheduled expiry date of December 2020 until the end of May 2021. (Following this extension, a new policy will come into effect from June 2021).

Recommendation

- 2.1 To agree to the extension of the provisions of the current Housing Renewal Policy until May 2021.

Reason

- 3.1 The planned revision of the Council's current Private Sector Housing Renewal Policy was delayed due to critical staff being redeployed to support Derby's COVID response Hub.

Supporting information

- 4.1 The Housing Renewal Policy provides the framework for city-wide actions to improve the condition of residential properties within the private sector. These actions include those undertaken by the Disabled Facilities Adaptations team (DFGs), Healthy Housing Hub (HHH), Empty Homes Service, City Energy Saving Programme (CESP) and Decent & Safe Homes (DASH), all based within Strategic Housing.
- 4.2 The policy also addresses wider corporate activity around housing standards and their health impacts, including relevant work by Environmental Health, Public Health, and Social Care. Often this cross-departmental work is carried out in coordination with the housing-specialist functions listed in 4.1.
- 4.3 Critically, the policy provides for delegated powers to approve action and funding for:
 - Healthy Housing assistance (grants and loans)
 - DFGs
 - Empty Homes renovation loans
 - Compulsory purchase of long term derelict empty homes

- 4.4 The current policy was due to expire in December 2020. It was intended that a revision process would be undertaken in the summer with a new policy consulted on and presented to council cabinet in time for adoption from January 1st, 2021.
- 4.5 However, this was delayed due to critical staff being redeployed to support Derby's COVID response hub from late spring. Extension of the provisions of the current policy is therefore essential in order to allow these critical housing services to continue unimpeded until a new policy is adopted in June 2021.

Public/stakeholder engagement

- 5.1 Not applicable to the current policy, which was consulted on in 2015, though the draft new policy is currently out for public consultation. This consultation will be completed in November 2020.

Other options

- 6.1 Shortening the consultation period on the new policy is the only other possible option but this may be open to challenge. Extending the current policy is a much preferred solution.

Financial and value for money issues

- 7.1 The existing policy incorporates procedures and appropriate authorisations for grants and other expenditure. If the provisions of the current policy are extended to March 2021, these will be similarly extended.

Legal implications

- 8.1 There is a no legal duty to produce a Private Sector Housing Renewal Policy. However, it is considered necessary to have such a policy in place for clearly setting out our objectives, the means to achieve them, and to ensure efficiency, transparency, and compliance with laws, regulations, and best practice.

Climate implications

- 9.1 Many of the measures outlined in this Housing Renewal Policy will continue to have a significant impact on Derby's carbon footprint.
- Bringing unused empty homes back into use contributes to increasing effective housing supply and reduces the need for new house construction. Furthermore, the renovation of derelict properties includes improvements to energy efficiency, at least to a statutory minimum standard and frequently beyond.
 - The Healthy Housing Hub provides advice and signposting to other agencies to access grants for improved insulation. Grants may be given to upgrade old and inefficient boilers.
 - Advice and enforcement by the Housing Standards Team frequently concern

- improving the thermal efficiency of properties that suffer from cold and damp.
- DASH Services advise landlords on, amongst other things, how to maintain their properties to high standards, including maximising insulation and the use of energy efficient heating systems.
- The Council continues to fund its own version of CESP – our City Energy Saving Programme. This aims to improve the thermal efficiency of properties, through insulation improvement measures such as retro-fitted solid wall insulation or upgraded loft insulation.

Other significant implications

10.1 The Council Plan 2019-23: A City of Health and Happiness. The provision of good quality affordable housing is essential to good health and well-being.

This Private Sector Housing Renewal Policy acts to promote, encourage and, where necessary, enforce the improvement and better use of existing private sector housing in Derby.

This report has been approved by the following people:

Role	Name	Date of sign-off
Legal	Olu Idowu	18-9-20
Finance	Amanda Fletcher	18-9-20
Service Director(s)	Gerry Dawson	26-9-20
Report sponsor		
Other(s)	Ian Fullagar	16-9-20

Background papers:

List of appendices: Appendix 1 - Private Housing Renewal Policy 2015-2020

Appendix 1 Housing Renewal Policy 2015-2020



private-sector-hous
ing-renewal-policy-