

HOMES & COMMUNITIES COMMITTEE
24 JANUARY 2022

LANDLORD STRATEGY

1.0 Purpose of Report

- 1.1 To share with Homes and Communities Committee the Councils Landlord Strategy which sets out the approach the Council intend to take with landlord services over the next five year
- 1.2 To show the proposal that will form the narrative and basis of our financial modelling of the 30 year HRA Business Plan.

2.0 Background Information

- 2.1 SLT have previously set out a strategic framework for Council strategies and the Landlord Strategy is a key element that sets out our ambitions for housing services
- 2.2 A landlord strategy is essential to show the journey of improvement through directed investment, modern and responsive services. To know where we are going, we need to understand our base line and our key priorities and objectives.

3.0 Proposals

- 3.1 The document set out at a high level, our approach to tenure; tenant and leasehold management inc. engagement, sustainment, ASB and enforcement; income inc. rent and service charge management; services to older people and housing with care as well as asset management and regeneration.
- 3.2 See Appendix One for landlord strategy.

4.0 Equalities Implications

- 4.1 The Landlord Strategy sets out our overall approach. Individual services will undertake Equality Impact Assessments as required to ensure they meet needs and requirements and do not adversely affect any protected group.

5.0 Digital Implications

- 5.1 Part of our strategy involves investment in our ICT – both as a foundation of understanding our customers and our properties as well as a mechanism for engagement, feedback and service delivery. There is a separate project plan that sets out our significant plans for ICT.

6.0 Financial Implications (FIN21-22/308)

- 6.1 There are no direct financial implications which result from the landlord strategy, as the strategy establishes the vision for Council-owned social housing within Newark & Sherwood. The financial implications of proposals to implement elements of the landlord strategy will be modelled into the 30 year HRA Business Plan, in order to determine their

affordability. If appropriate, affordable proposals will be included in the annual report presented to members each January/February to approve the proposed HRA budgets and rents for the forthcoming financial year (and provisional budgets for the three subsequent financial years), or in a report outside of this process if necessary.

6.2 Modelled within the business plan are the quantifiable priorities set out in the landlord strategy, such as existing services and projects such as Yorke Drive, and priorities which have been identified to use the efficiency savings. Other ambitions that are not currently quantifiable, such as the decarbonisation agenda and any future housing development programmes have not currently been modelled within the business plan.

6.3 Based on the known assumptions, the HRA business plan is currently sustainable over the next 30 year period.

7.0 Community Plan – Alignment to Objectives

7.1 This strategy supports our objective to create more and better quality homes through our roles as landlord, developer and planning authority.

8.0 Comments of Director(s)

8.1 The Housing Advisory group endorsed this strategy at their meeting on 6th January 2022.

9.0 RECOMMENDATION

- a. **For Homes and Communities Committee to endorse the Landlord Strategy as the narrative for our 30 year HRA Business Plan**
- b. **To recommend adoption of this Strategy at Policy and Finance Committee on 27th January 2022**

Reason for Recommendation(s)

To ensure the Council has a clear approach for our landlord services into the future and that we have the finances in place to support them.

Background Papers

The details of any background papers you have used in writing the report (note these would then become public documents available for inspection) or if none used write “Nil”.

For further information please contact (report author)

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