

## **POLICY & FINANCE COMMITTEE**

**27 JANUARY 2022**

### **LANDLORD STRATEGY**

#### **1.0 Purpose of Report**

- 1.1 To approve the Council's Landlord Strategy which sets out the approach the Council intend to take with landlord services over the next five years.

#### **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 sets out at a high level, our approach to tenure; tenant and leasehold management including engagement, sustainment, ASB and enforcement; income including rent and service charge management; services to older people and housing with care as well as asset management and regeneration.
- 3.2 The landlord strategy is attached as an **Appendix** to the report.

#### **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 Homes & Communities Committee**

- 8.1 The Housing Advisory group endorsed this strategy at their meeting on 6 December 2021. This report is to be considered by the Homes & Communities Committee at their meeting to be held on 24 January 2022. Their comments will be reported at the meeting.

## **9.0 RECOMMENDATION**

**That the Landlord Strategy as the narrative for the Council's 30 year HRA Business Plan be approved.**

### **Reason for Recommendation**

**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**

Nil.

For further information please contact Suzanne Shead on Ext 5520.

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