City Housing Strategy 2019 – 2024: Better Homes for All

Context

Vision 2030: A place where people come from far and wide to work, shop, study and enjoy our vibrant city. A thriving, international, 'smart city' - renowned for its booming economy and skilled workforce, rich diversity and a commitment to fairness and equality that ensures everyone has the chance to benefit from success

Priorities	More and better homes	Safer and healthier homes	Access to a secure home
	Increasing the speed and number of new homes delivered to meet the needs of our communities and the growing number of households looking to work, study and settle here.	*Achieving high quality management and maintenance of housing, particularly for those renting in the City, whether that be a from a private or social landlord.*	*A focus on the City's commitment to those residents that need additional support in accessing and sustaining secure accommodation.*
Key drivers	**Supply side** – National priority to boost supply and increase home ownership – Regional drivers through Homes England and need to accommodate growth to support West Midlands Combined Authority (WMCA) Strategic Economic Plan: Walsall to Wolverhampton corridor – Removal of the Housing Revenue Account borrowing cap to deliver a greater volume of affordable homes **Growing demand** – Growing older population – Recent growth underpinned by in-migration – Need to attract and retain younger economically active households – Growing private rented sector – Affordability barriers **Barriers to development** – Brownfield land – Land remediation costs – Green field expansion **Economic aspirations** – Attract and retain households – Housing to support economic growth – Housing development linked to training and employment opportunities	**Social Housing Green Paper** – All rented homes to meet modern standards of condition, safety and thermal efficiency – Commitment to strengthening the tenant voice **A range of landlords operating in the City** – Council managing agents: Wolverhampton Homes and four Tenant Management Organisations – Registered Providers – Private sector landlords: fastest growing tenure – Differing regulatory regimes **Estate investment** – Improved quality of existing stock – Quality of environments – Strengthened infrastructure to support economic growth **Conditions in the Private Rented Sector** – Incidences of category one hazards – Concentrations of poor quality/managed housing – Growing number of houses in multiple occupation (HMO) – Growing numbers of vulnerable people accommodated	**Independence** – Ageing population: growth in 65+ outstripping all others – Move away from traditional residential care and hospital care to: – People living in their own homes with their own front doors – Housing growth underpinned by NHS England's Healthy New Town principles **Residents with additional support needs** – Secure and accessible housing across tenures – Quality housing advice and accessible housing support services promoting independence in addition to specialist housing options where needed **Homelessness** – Homelessness Reduction Act – Regional rough sleeping taskforce – Local commitment to prevent homelessness and reduce rough sleeping **Welfare Reform** – Increasing the vulnerability of: – Low income households – Households susceptible to homelessness
Key actions	• Direct delivery: – WV Living development – Council led Housing Revenue Account development • Create the right infrastructure for investment: – Private developers – Housing associations • Access funding where available e.g. WMCA, Homes England and One Public Estate to accelerate housing growth • Work creatively to bring sites forward • Enhance the cross-tenure offer including a range of options to assist homeownership • Continue to develop the evidence base to inform what homes are delivered where • Maximise economic opportunities through inclusive growth including local employment, apprenticeships and use of the local supply chain • Maximise opportunities provided by strategic growth corridors • Support ongoing regeneration • Deliver a vibrant residential offer to a revitalised City Centre • Innovative design and construction	• Improve conditions within the private rented sector: – Support for landlords through Rent with Confidence – Underpinned by licensing and enforcement • Review the offer of the City's managing agents to ensure financial efficiencies are achieved, whilst providing a high-quality service to tenants and leaseholders • Safer high-rise homes: public and private • Strengthen the tenants voice • Strengthen the relationships with Registered Providers • Supporting people to live independently and improve health outcomes: – Home Improvement Agency – Grants and loans to vulnerable owner occupiers • Improving affordable warmth and the energy efficiency of homes • Increasing affordable housing - targeted open market purchase • Bringing empty properties back into use	• Housing delivery of high quality homes including to category 2 and 3 standard across a range of tenures • Develop a range of high quality housing options and services that support older people to remain independent • Reduce rough sleeping to as close to zero by 2022 through initiatives such as Housing First • Provide value, quality temporary accommodation for those that need it • Improve advice and accessibility of housing across tenure for residents with social care needs • Provision of crisis housing for use on a temporary basis by people with social care needs • Improved understanding of the housing and support needs of people with social care needs to better inform commissioning and development decisions • Support the Council in its role as Corporate Parent • Package of intensive support to secure the housing options of those residents at risk of homelessness due to domestic abuse • Black Country Reoffending Strategy - develop support for offenders to access appropriate housing and sustain tenancies

Delivery

– We will endeavour to coproduce this strategy with local people and stakeholders, continuing with consultation and planning on an on-going basis to ensure that needs and aspirations are understood and met in delivery
– We will work as a partnership with stakeholders across the City and region to deliver key actions, reporting this through formal governance structures to ensure delivery.