



Joint Overview and Scrutiny Committee
7 November 2024

ADUR & WORTHING COUNCILS

Key Decision [No]

Ward(s) Affected:N/A

Draft Housing Strategy for Adur & Worthing 2025 - 2030

Report by the Director for Housing and Communities

Executive Summary

1. Purpose

- The housing strategy for Adur and Worthing councils is due for renewal and a new plan is being developed to cover the period between 2025 and 2030.
- The new strategy is being developed in a very different context to the previous document and will seek to respond to the challenges posed by the national housing crisis, growing local need, demands on council services and the changing legislative and planning landscape.
- The report sets out the approach being taken to develop a new strategy, it provides a draft of the strategy, the time table for its delivery, a summary of the consultation processes planned and the associated Equality Impact Assessment (EIA).
- The strategy outlines the councils' contribution to improving housing outcomes in Adur District and Worthing Borough, but it acknowledges the councils cannot achieve this on their own. The strategy is therefore also a call to action. To urge our communities and partners to work with us to ensure our residents have access to the good quality, safe and sustainable homes they need.

2. Recommendations

2.1 The Joint Overview and Scrutiny Committee (JOSC) are invited to review and note the plans to produce a new Housing Strategy for Adur & Worthing Councils covering the period between 2025 - 2030.

2.2 JOSC is invited to make comments and provide feedback on the overall approach being taken, the draft strategy and the Equality Impact Assessment as part of the strategy development process in advance of the strategy being considered by the Joint Strategic Committee in March 2025.

3. Context

The Current Strategy

The current Adur and Worthing Housing Strategy: [*Enabling Communities to Thrive in their own Homes*](#) has 3 priorities:

- Priority 1: Housing Related Wellbeing and Support
- Priority 2: Better Homes; Stronger Communities
- Priority 3: Improving the levels of affordable housing supply

In March 2024 a report was presented to the Joint Strategic Committee, setting out the progress made in delivering the existing 2020 - 2023 strategy and the associated homelessness needs assessment. Whilst in general terms good progress has been made in many areas, the increasing demand for housing and housing services and the rise in associated costs, including temporary and emergency accommodation, make the necessity for a new strategy and fresh approach both timely and essential.

Council Priorities

In 2022 Adur & Worthing councils agreed a new corporate plan called 'Our Plan'. Our Plan sets out the councils' purpose that is to provide good and lasting stewardship for both Adur and Worthing. A key priority identified in Our Plan was concerned with housing and the councils made the commitment to ensure that wherever possible, everyone has a safe, secure and sustainable home.

At the local elections of May 2024, residents in Adur and Worthing voted for administrations that have pledged their commitment to a fair, green and local future

for their towns and villages. The election of two administrations with the same mindset this year has provided an opportunity to strengthen the partnership between the two councils for the benefit of their communities. As councils for the community, the authorities have committed to listening to their residents to ensure their focus is on the issues that matter most to those who live, work, study and visit the area. As part of these commitments both councils have agreed a set of shared strategic priorities and these have been used to shape and direct the plans development, will guide the plan's consultation journey and will support its eventual delivery. The priorities are as follows:

- **A home you can call your own** - A key priority area is to address the significant shortage of housing available to residents, increasing the supply of affordable accommodation and addressing issues of homelessness and the costs and disruption associated with temporary accommodation. As part of this the councils are committed to developing proactive homelessness prevention and tenancy sustainment programmes. In addition they are committed to working with housebuilders, seeking to find creative ways to build more good-quality, sustainable homes for rent and first step accommodation for those at risk of becoming homeless. Adur District council will continue its focus on its under-utilised land to build new council homes for Adur residents in need of somewhere to live. At the same time, the council is committed to progressing delivery of its improvement plan to make sure all of its existing Adur Homes properties are safe, secure and of a good standard.
- **Being councils for the community** - By working closely with communities across Adur and Worthing and with partners, the councils have committed to reshaping their services, including housing, to make them more sustainable and accessible for those who need them, to ensure they can meet the needs of residents of today and tomorrow.
- **Fair, green and local** - The councils will develop blueprints for the future of Adur and Worthing town and village centres to make them more environmentally friendly and more inviting for residents, shoppers, visitors and workers. The councils will as part of this priority work with partners to improve the environment to try to make Adur and Worthing the fairest and greenest coastal areas in the country.
- **Regenerating our streets and spaces** - The councils have committed to working with partners to develop an inclusive economy that works for everyone, through community wealth-building principles. As part of this the council's will work to make the best use of every pound they have to spend into the local economy, developing procurement and commissioning strategies that build community wealth and a circular economy with anchor institutions.

New Housing Strategy

To support and deliver these ambitions a new housing strategy is being proposed. The housing strategy will be an umbrella housing strategy for Adur District Council and Worthing Borough Council. The strategy will form the foundation of the next Homelessness and Rough Sleeping Strategy and provide a framework for more detailed housing plans, including the (Adur Homes) Improvement Plan agreed with the Housing Regulator and the Adur and Worthing Housing Allocations Policy. It connects to other major strategies and plans including our Local Plans and the priorities of the Adur and Worthing administrations described above.

The document will also help us to better respond to escalating and unsustainable costs associated with housing, especially housing needs, homelessness and housing maintenance and as part of this, inform and shape our wider budget strategy work. The strategy will in addition be used to direct our lobbying work, with partners, including West Sussex County Council, but also with the Housing Regulator and Central Government via the Ministry of Housing, Communities & Local Government (MHCLG). Finally, the strategy and its priorities will be used to support better understanding and more productive joint planning and collaboration with developers and housing providers to increase affordable housing supply.

The housing strategy is about more than council housing services and the provision of good and truly affordable housing. The plan is also concerned with how housing can be used to improve population health, shape our neighbourhoods and places and develop and deliver a shared long-term agenda with our residents, local partner organisations including the NHS, the community and voluntary sector, West Sussex County Council, housing providers, developers and the wider community.

Housing Strategy Format

The strategy will set out the councils' vision for housing in Adur and Worthing. Five missions or priorities have been identified (described below) and these will help focus the councils' efforts to better deliver accessible, affordable and decent homes for everyone in Adur & Worthing.

The draft strategy format is in two parts. A high level strategy document setting out the vision, context, housing needs and missions or priority areas for action, change and improvement. A version of this document in an accessible format will be produced for residents. This strategy document will be supported by 5 more detailed action plans, setting out the actions, partners, the accountable officers and the timetable for delivery for each mission area.

To reflect the joint Adur and Worthing services, the strategy will be a joint Adur and Worthing Strategy that has a common framing (timeframe, ambition, principles, common A&W partners, etc). It will however seek to reflect the differences that exist between Adur and Worthing including, reflecting the priorities of our two Administrations, the difference between housing provision, including Adur Homes and housing development and the differing level of needs between Adur and Worthing.

Data and Information

The strategy development process has been informed by the Homelessness and Rough Sleeper Assessment (attached), the census, the Public Health Joint Strategic Needs Assessment, planning data and feedback from residents, stakeholders and community organisations (see the consultation section below).

In addition to the above the following design principles have guided our approach:

- The use of all available levers including planning
- Focus on prevention and early help
- Person centred, strength based and trauma informed.
- Inclusive approach, ensuring lived experience is included in our approach (for example via our Lived Experience Panel and representative groups and organisations).
- Balance of digital tools and people based engagement/support, recognising some people are digitally disadvantaged
- Integrated approach across teams and with our partners, focused on collaboration and learning and health and wellbeing.

4. Issues for Consideration

Since the last strategy was agreed there have been a number of changes to our context impacting on our residents and the provision and delivery of housing in Adur and Worthing, including the national housing crisis and significant changes to legislative and planning frameworks.

Housing Crisis

Our communities are experiencing a significant housing crisis with those on low and / or fixed incomes at the sharpest end. The acute shortage of housing, particularly social and genuinely affordable housing, is a significant driver for the housing crisis and has led to spiralling rents and house prices in both Adur and Worthing. Many young people and families on low to middle incomes struggle to afford to rent or buy a decent home. In part this is a result of the cost of living crisis driving up costs in every part of life for families and residents and the increased vulnerability of many,

including mental and physical health, after the pandemic. The severe lack of available housing and rising demand is also raising costs in both the private rented sector and with house purchases, especially for first time buyers.

The private rented sector is a vital part of the housing infrastructure in both Adur and Worthing and has the potential to help alleviate homelessness but many private landlords are leaving the sector following regulatory and tax changes combined with rising interest rates and this is driving both rising rental costs and homelessness. In this context our Opening Doors service, supporting private landlords and residents into sustainable tenant relationships is more important than ever.

Benefits payments have not kept pace with these changes, for example, maximum Housing Benefit levels for residents who rent privately are set by the government's Local Housing Allowance (LHA) and these have failed to keep track of rising costs in rent. National research, conducted by YouGov on behalf of the Trussell Trust in early 2024, revealed that 12% claiming Universal Credit have been forced to use a food bank (Dec 23/Jan 24), and more than half (55%) ran out of food and couldn't afford more. 22% of people claiming Universal Credit were unable to cook hot food as they couldn't afford to use their oven or other utilities. Half (52%) of people claiming Universal Credit were either behind on bills and credit commitments or are finding it a constant struggle to keep up with them.

In this context we are seeing overcrowding, evictions, rent arrears and homelessness on the rise and the costs to the councils in rehousing homeless residents, often into temporary accommodation, is placing significant burdens on council finances and displacing families in less than suitable locations, sometimes at a distance from Adur and Worthing.

Both Adur and Worthing councils are dealing with the ongoing legacy of the pandemic and the cost of living crisis, impacting on both demand and the resources available to provide services. The impact of the costs of homelessness and temporary accommodation are very significant and this has led to significant financial pressures for both authorities, but especially Worthing. The two councils spent a combined £4.4m on temporary accommodation in 2023/24. The pressures these costs put on the housing and wider council budgets is unprecedented and unsustainable. These costs are projected to increase further in the next three years without significant changes in national policy and local service provision. The broader policy landscape has exacerbated this situation further with a lack of appropriate funding to invest in social rented homes; the dramatic reduction in the supply of social and genuinely affordable housing through policies such as the Right to Buy and the lack of effective regulation in the private rented sector.

In addition, social care providers have suffered from significant disinvestment at a local level as authorities face significant cuts to their settlement. These reductions are being accompanied by some social care providers having to raise the eligibility criteria for access to services in order to balance their books, excluding some vulnerable people with low level needs. This downward pressure on budgets is also being seen in the health service as budgets are increasingly under pressure through demand, inflation and limits to annual funding increases. The total impact is that access to services, that could prevent the need for acute care at high cost, is being made more difficult. The risk of greater numbers of vulnerable people being left without the valuable preventive and supportive services, which can help them to avoid crisis situations, including homelessness, means that effective partnerships between housing and health services are more important than ever.

Planning and Legislative Framework

Since our last housing strategy there have been a number of major changes in national housing policy. In terms of legislation, the Homelessness Reduction Act (2017) significantly changed our legal duties towards households facing homelessness and, following the end of the 'Everyone In' policy implemented during the pandemic to ensure no-one was left without a place to live, there is now an even greater emphasis on the prevention of homelessness. This strategy, with the associated delivery plans, sets out our ongoing response to these and other related statutory requirements. The continued rise in rough sleeping and homelessness, and concerns over the quality of rented homes, have informed further improvements in housing rights and standards. This has led to the introduction of new regulations like the Social Housing Regulation Act, which aims to improve the standards, safety, resident voice and landlord accountability.

With the election of the new national government we await announcements regarding further policy and legislative changes. Initial announcements include:

- Changes to planning regulations and the implementation of local housing targets to accelerate development and the provision of social housing.
- Prioritisation of development on brownfield land and for increasing housing density.
- Prioritisation of genuinely affordable homes, with a focus on the increased provision of social rented homes.
- New mechanisms for cross-boundary strategic planning to address key spatial issues including meeting housing needs and delivering strategic infrastructure.
- A review of the Right to Buy
- The ending of no fault evictions and actions to reduce homelessness.

- Improvements to building safety standards.
- Increased powers for local authorities, and an expectation to use them, to take action against criminal landlords.

In addition, MHCLG has announced plans to provide better care and support for veterans, care leavers and those fleeing domestic violence seeking access to housing by removing the requirements around local connection and residency tests. Other changes include bringing forward Awaab's Law to better tackle hazards such as damp and mould, new Competence and Conduct standards for housing staff and minimum energy efficiency standards for the social rented sector. These new policies and legislative changes will help shape the Housing Strategy and influence its delivery. The strategy design with high level ambitions and then separate action plans for each mission area will ensure the strategy is able to be adaptive and responsive to changes, challenges and opportunities.

5. The Strategy Draft Vision and Missions

The draft vision for our strategy (attached) is for all our residents to have access to good quality, safe, sustainable homes that positively contribute to their health and wellbeing, enabling them to live equitable, fulfilling lives and contribute to the future growth and sustainability of Adur and Worthing.

We will seek to achieve this through a focus on the following five strategic Housing Missions or priorities:

I. Making sure all our existing homes are safe, of good quality and are sustainable (they are affordable to run and have a low carbon footprint)

- Improve the quality of our homes and neighbourhoods
- Improve private rented sector housing standards
- Increase sustainability and improve energy efficiency in our homes

II. Ensuring there is enough genuinely affordable housing

- Increase the supply of genuinely affordable homes that meet the needs of our communities

III. Preventing homelessness and providing proactive early help for those that need it, with our partners and communities.

- Improve our homelessness prevention services and reduce rough sleeping

- Reduce the number of households in temporary accommodation and work with partners to better support people whilst they are in temporary accommodation.
- Work with our partners to review and improve the provision of supported accommodation

IV. People are healthy, resilient and resourceful. They can access the right help when they need it

- Work collaboratively with residents and partners to tackle housing and associated health inequalities
- Work with communities and partners to develop safer and healthy neighbourhoods
- Support residents so they can stay well and live independently, for longer

V. Providing our residents with the accessible services they need

- Listening and responding to our residents
- Ensure our housing services are accessible and fair
- Delivering good quality housing services
- Work with our partners to agree and deliver shared priorities

These are the big ambitions and complex issues and by their nature the missions are bigger than the housing services we provide. Coupled with extraordinary pressures in relation to housing demand and supply, we need much more creative and longer-term solutions, focusing on prevention and building stronger collaboration between our teams, our partner organisations and our communities. This requires new ways of joint working and collaboration. In doing so, we stand to achieve better things for everyone, making what we have go further.

The strategy outlines the councils' contribution to improving housing outcomes in Adur District and Worthing Borough, but it acknowledges the councils cannot achieve this on their own. The strategy is therefore also a call to action. To urge our communities and partners to work with us to ensure our residents have access to the good quality, safe and sustainable homes they need.

The financial and resourcing challenges associated with housing for both councils is significant and will inform and guide the strategy development process. The strategy's delivery plans will set out how resources will be used to deliver on the targets and will be linked to each councils' budget strategies, regeneration or development plans and in the case of Adur, HRA Business Plan and improvement

plans. Resourcing the delivery of strategy will be challenging in the context of diminishing council resources and rising demand for housing services. New approaches to service delivery and the delivery of housing provision, in partnership with others will assist with this challenge. In addition, the ongoing focus on improving Adur Homes services should remove the requirement for oversight by the Regulator to return access to Homes England Funding for Adur District Council Additional lobbying for resources with central government will also be needed, as well as new partnerships with housing providers and developers plus other new approaches housing provision such as Homeshare and cooperative living.

The working draft of the strategy is attached and the action plan development will be informed by the consultation process.

6. Data and Information

The strategy development process is being informed by the Homelessness and Rough Sleeping Assessment (attached) and this will be used to develop clear priorities for new supply and the delivery of sustainable housing outcomes across each local authority's residential portfolio. Data and information gathered through a range of sources including tenant and resident feedback, demographic information from the census and market analysis will also be used to support strategy development and associated performance management framework. Performance measures will include measurable outcomes for housing supply, affordability, and homelessness reduction, as well as the impact of the strategy on reducing costs and feedback from residents. Participation with tenants, residents, members and stakeholders will also be a key part of the process and further details are provided below. The Equality Impact Assessment described below is helping to provide additional information and ensure data collected, including lived experience by protected groups, helps to guide the strategy development process.

7. Engagement and Communication

The strategic aims of the Housing Strategy will aim to be inclusive, to ensure that the housing needs of various sections of the community are identified and services are designed to ensure that they are accessible for all. The strategy will seek to take into account the diverse needs of current and potential residents across all tenures and types of housing. Key groups, partners and customers to be consulted, and where possible engaged with in the strategy's development process, include:

- Tenant and leaseholders of Adur and Worthing Council and those accessing housing services including people presenting themselves as homeless or potentially homeless.

- Other residents of Adur & Worthing
- Key groups that are able to represent people and communities with protected characteristics.
- Key partners involved in the delivery of the strategy including our health and wellbeing partners, housing associations, developers, landlords and letting agents, Worthing Homes, Turning Tides, the Royal British Legion, CAB's, West Sussex County Council, the Community Safety Partnership and Parish Councils.
- Other stakeholders include the Homes England, the Housing Regulator and Department for Levelling Up, Housing and Communities and the Home Office.
- Internal customers and partners in the delivery of the Strategy outside of Housing Services include Environmental Health, Planning Policy, Revenues and Benefits, Building Control, Property Services and Development Control.

Formal public consultation will run for a period of 5 weeks from the 30th of October until the 8th of December. JOSC will review the strategy at the 7th of November meeting. In terms of communication we will ensure it is clear that this is an initial draft of the strategy and this next step of consultation and engagement is concerned with asking organisations, groups and residents 'what do you want to see?'

In addition, an online members session is being planned (evening of the 14th November) and public engagement meetings for Adur (Shoreham Centre on 26th November starting at 6.30pm and ending by 8.30pm) and Worthing (The Town Hall on 9th December starting at 6.30pm and ending by 8.30pm) are also being arranged.

Resources to support consultation are limited and the following approach is suggested. Consultation responses will be encouraged through a dedicated consultation webpage, with copies of the survey in other formats available on request. The consultation will be promoted by the councils' communication team and through mailing lists of partners and community groups across Adur and Worthing. Council tenants and leaseholders will also be consulted through Adur Homes Advisory Board and other engagement opportunities. Groups with protected and other characteristics will be targeted through focused promotion of the consultation – for example, reaching out to community groups and organisations working with or supporting people with specific characteristics identified in the EIA. Private sector landlords (including Opening Doors partners) will be directly contacted through our contact lists.

8. Financial Implications

- Work will be undertaken throughout the consultation process to understand the financial implication of the strategy and the resources required to support its delivery.

- A key outcome from the strategy is to help the councils better respond to escalating and unsustainable costs associated with housing, especially housing needs, homelessness and housing maintenance and as part of this, inform and shape our wider budget strategy work.
- The financial implications arising from the implementation of this strategy (2025/26 onwards) will form part of each councils budget setting processes and be managed within budget constraints. In addition, the strategy may have budgetary impact on other service areas across the council which will need to be quantified as the strategy is implemented. Significant elements of the strategy rely on financial and other resources from partners to ensure successful delivery, including but not limited to Homes England, MHCLG and the NHS.
- The 2025/26 HRA capital programme will need to reflect the required investment in Health & Safety, Building Safety and Fire Safety compliance alongside the planned maintenance, improvement programmes, major capital projects to council housing as well as new supply projects, linking investment plans to the Housing Strategy.
- New projects, in particular new supply projects will be brought to Adur and Worthing Joint Strategic Committee on a case-by-case basis when approved; these would be added to the HRA capital programme.

9. Legal Implications

- 9.1 The Local Government Act 2003 requires all Local Authorities to produce local housing strategies and statements, as well as a Housing Revenue Account business plan. The local housing strategy is the local housing authority's vision for housing in its area. It sets out objectives and targets and policies on how the authority intends to manage and deliver its strategic housing role and provides an overarching framework against which the authority considers and formulates other policies on more specific housing issues.
- 9.2 Section 3(1) of the Local Government Act 1999 (LGA 1999) contains a general duty on a best value authority to make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.

- 9.3 Under Section 111 of the Local Government Act 1972, the Council has the power to do anything that is calculated to facilitate, or which is conducive or incidental to, the discharge of any of their functions.
- 9.4 s1 of the Localism Act 2011 empowers the Council to do anything an individual can do apart from that which is specifically prohibited by pre-existing legislation
- 9.5 Under each Council's Constitution, adoption of the Housing Strategy is reserved to the Joint Strategic Committee.

Background Papers

- [Adur and Worthing Housing Strategy: Enabling Communities to Thrive in their own Homes](#)
- [Our Plan: Adur & Worthing Councils' Corporate Plan](#)
- [Joint Priorities for Adur & Worthing Councils](#)

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Sustainability & Risk Assessment

- Housing is one of the largest contributors to the CO2 emissions for Adur District and Worthing Borough. Reducing the energy used to build, heat and operate homes is key to achieving both councils commitments to achieving their Net Zero ambitions.
- The draft Housing Strategy includes measures to improve the energy performance of council homes, support property owners to improve their properties and to achieve energy performance standards in line with legislation. It also seeks to ensure that the delivery of new homes is resource efficient and has minimal impact on the natural environment and identify opportunities to enhance the environment.
- Helping residents to live in well-insulated, efficiently heated, healthy council homes addressing fuel poverty issues remains a key long-term objective, which is supported through the HRA capital programme.

1. Economic

- A thriving economy is a key priority for both councils and through the corporate plan 'Our Plan' and the shared council priorities the authorities will seek to achieve this, wherever possible, through community wealth building approaches. Community Wealth Building is a people-centred approach to local economic development, which redirects wealth back into the local economy, and places control and benefits into the hands of local people. Where ever possible we will seek to undertake the economic development work set out in the daft strategy through this approach.
- Providing a decent home that is secure, affordable, warm and modern, supports the wellbeing of our residents, enabling those who are able to work to enter and sustain employment and contribute to economic activity.

2. Social

2.1 Social Value

- Helping communities to thrive is a key priority for both councils, set out in the corporate plan 'Our Plan' and the shared council priorities where the authorities have made commitments to establish the fairest and greenest coastal areas in the country. Through facilitation and investment we will work to ensure people are healthy, resilient and resourceful, that they can access

the right help when they need it and everyone has a safe, secure and sustainable home.

- The councils overarching principles of fairness and participation are based on the explicit intention to work more closely with residents to involve them in deeper and more meaningful conversations about service design and delivery. Our work to provide affordable and good quality housing therefore forms a central part of the councils' commitments.

2.2 Equality Issues

- The councils are subject to the general equality duty set out in section 149 of the Equality Act 2010. This duty covers the following protected characteristics: age, gender, gender reassignment, pregnancy and maternity, race, religion or belief, and sexual orientation.
- In developing the Housing Strategy the councils must have due regard to the need to:
 - Eliminate unlawful discrimination, harassment and victimisation
 - Advance equality of opportunity between different groups
 - Foster good relations between different groups
- As councils for the community the authorities are committed to providing truly inclusive services by listening to underrepresented voices, creating equal access and meeting our equality duties.
- To support the development of the strategy we will undertake a 2 stage Equality Impact Assessment (EIA) process:
 - **Housing Strategy Development EIA** - An EIA to support and guide the consultation and drafting of the strategy.
 - **Housing Strategy EIA** - An update to EIA to ensure the final draft of the strategy is adequately supported and informed through the EIA.
- The draft [Housing Strategy Development EIA](#) is attached.
- Our vision is for all our residents to have access to good quality, safe and sustainable homes that positively contribute to their health and wellbeing, enabling them to live equitable, fulfilling lives and contribute to the future growth and sustainability of Adur and Worthing. It is anticipated that the housing strategy will lead to improved outcomes relating to the condition and supply of housing across Adur & Worthing as well as promoting resilience and

improved health and wellbeing. The strategy also outlines the councils' commitment to work with communities and a wide range of partners. Such partnership working is particularly important as the councils only own a small proportion of the city's housing stock.

- The anticipated benefits are expected to particularly affect those who are currently not suitably housed. This includes many of those covered under protected characteristics as defined by the Equality Act (2010). It will also impact those with intersecting characteristics and people with care experience which the council has determined should be treated as a protected characteristic.

2.3 Community Safety Issues (Section 17)

- The draft strategy reinforces the continued need for services to support rough sleepers and those experiencing domestic abuse, and, on improving joint working with the police and other partners to ensure issues of harassment and hate crime are tackled effectively. It also identifies the need to create safe homes and neighbourhoods and to tackle crime and antisocial behaviour in our neighbourhoods.

2.4 Human Rights Issues

- The actions set out in the report will enable the councils to identify solutions that will enable our residents, communities and neighbourhoods to flourish.

3. Environmental

- Protecting and enhancing the environment is a key priority for both councils, set out in the corporate plan 'Our Plan' and the shared council priorities where the councils have made commitments to establish the fairest and greenest coastal areas in the country.
- The draft Housing Strategy includes measures to improve the energy performance of council homes, support property owners to improve their properties and to achieve energy performance standards in line with legislation. It also seeks to ensure that the delivery of new homes is resource efficient and has minimal impact on the natural environment and identifies opportunities to enhance the environment. Helping residents to live in well-insulated, efficiently heated, healthy council homes addressing fuel poverty issues remains a key long-term objective, which is supported through the HRA capital programme.

4. Governance

- This report provides the Joint Overview and Scrutiny Committee with an opportunity to review a draft of the Housing Strategy and as such constitutes an opportunity for the committee to inform policy development and undertake 'pre scrutiny'.
- Under each council's constitution, adoption of the Housing Strategy (planned for March 2025) is reserved to the Joint Strategic Committee.