

CABINET MEMBER DECISION RECORD TEMPLATE

This form should be used to record Executive decisions taken by Cabinet Members

<p>Decision Ref. No:</p>
<p>Responsible Officer: Kelly Ansell, Head of Housing & Community Enforcement</p>
<p>Subject: 'Homes for Boscombe' Strategy 2017-2020</p>
<p>Decision taken: To instruct Officers to:</p> <ol style="list-style-type: none"> 1. Refresh the 'Homes for Boscombe' strategy to outline the Council's approach to Housing in Boscombe between 2017 and 2020 2. Carry out consultation on the 'Homes for Boscombe' document 3. Proceed with adopting the 'Homes for Boscombe' document, considering the findings and responses to consultation 4. Refer the final document to Communities Overview and Scrutiny Panel and subsequently Cabinet, for consideration and approval
<p>Reasons for the decision: Housing in Boscombe is one of the six key themes for the Boscombe Regeneration Partnership. The existing 'Homes for Boscombe' strategic vision ran from 2012 to 2015. The 'Boscombe Commitment and Action Plan' runs from 2015 to 2020. This decision will bring the 'Homes for Boscombe' document in line with the timescales for the Boscombe Commitment & Action Plan.</p>
<p>Call-in and Urgency: Subject to call-in</p>
<p>Background: Boscombe Regeneration Partnership has been working since 2012 to try and address the root causes behind Boscombe's deprivation. The Strategic Area Assessment for Boscombe, which was produced in 2011, tells the story of how Boscombe evolved from its status of a premiere British seaside resort in the 1900's, into an area suffering from the high levels of deprivation and complex issues that we see today. The Strategic Area Assessment highlighted the role that Housing played in the areas decline and helped to identifying Housing as one of the six key priorities for the Boscombe Regeneration Partnership to focus on. The Boscombe Regeneration Partnership subsequently produced the Boscombe Commitment & Action Plan 2012-15 which summarised the work of the partnership.</p> <p>To compliment the Boscombe Commitment & Action Plan, the Homes for Boscombe Vision document was produced which highlighted in more detail the work that would be undertaken to address the housing issues in the area. It outlined the activity that would take place between 2012 and 2015 and was adopted by Bournemouth Council in 2012.</p> <p>Both the Boscombe Commitment & Action Plan and the Homes for Boscombe Vision expired in 2015. A refresh of the Strategic Area Assessment was undertaken in 2015 to help inform the future focus of the Boscombe Regeneration Partnership. The Boscombe Commitment & Action Plan 2015-20 was subsequently produced to demonstrate the ongoing commitment to the regeneration of Boscombe and Housing remains a key theme for priority action to regenerate Boscombe.</p>

In the Homes for Boscombe Vision 2012-15 we committed to:

- Improving the quality of accommodation
- Increasing home ownership
- Reducing the number of bedsits/HMOs
- Reducing the number of households with complex needs
- Encouraging more working households to live in the area- and stay

We believe that this work has played an important role in improving the housing and housing related issues affecting the Boscombe area. However, we recognise that there is still a significant amount to do. Therefore, we propose to consult on a 'Homes for Boscombe Strategy 2017-2020' which will build on the existing work, momentum and partnership working which has already been established.

The Homes for Boscombe Strategy 2017-20 will set out our proposed strategic approach for the on-going regeneration work around housing in Boscombe. As part of this consultation we would like to hear views on:

- The work that has taken place so far
- The need for a new Homes for Boscombe Strategy
- The proposed area of focus for a new Homes for Boscombe Strategy
- The proposed Homes for Boscombe Vision for housing in Boscombe
- The proposed Homes for Boscombe aims and strategic objectives
- The activity we are proposing as part of the Homes for Boscombe Strategy

Since the development of the original Homes for Boscombe Strategy, Bournemouth Borough Council has approved an application by the community to designate the Boscombe and Pokesdown Neighbourhood Plan Forum and Neighbourhood Area, covering Boscombe East and Boscombe West wards.

This decision enables the local community to prepare a Neighbourhood Plan for their area in accordance with the Localism Act 2011. It is the first such designation in Bournemouth. A Neighbourhood Plan is a framework for guiding the future development, regeneration and conservation of an area. It is different from other planning documents because it is prepared by the local community. Once it has been completed through a statutory process and adopted by the Council, the policies in the plan will be used, alongside the Council's planning policy documents, to make decisions on planning applications in the area.

The Boscombe Regeneration Partnership fully supports the development of a Neighbourhood Plan for the Boscombe West and Boscombe East wards and we propose that the new Homes for Boscombe Strategy widens its focus to match the Neighbourhood Plan area. We also propose that the Neighbourhood Plan and the Homes for Boscombe strategy will be complimentary; with the former focussing on the area's development and growth whilst the Homes for Boscombe Strategy focusses on addressing the area's housing related issues as part of the wider regeneration programme.

Options - and reasons for rejection:

Option 1- do nothing

This is not an option as Housing is a priority theme for the Boscombe Regeneration Partnership under the 'Boscombe Commitment and Action Plan 2015-20' which is fully adopted by the Council and its partners. In addition, failing to address the housing in Boscombe through a strategic, co-ordinated, partnership approach would result in a serious decline in the area and its regeneration.

Option 2- respond to housing issues as they arise in Boscombe

This is not an option as it is simply 'fire-fighting' the problem. If we use this approach we will only be dealing with issues as they arise rather than addressing the root cause of the problem i.e. reactive rather than pro-active. This approach will be far more resource

intensive in the long run and will not address the other issues that are also associated with some of the housing: crime, ASB, cuckooing of vulnerable persons, health inequalities, imbalanced demography.

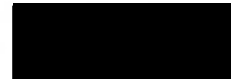
Consultations undertaken:

Initial discussions have taken place with Council officers and through discussions at the Boscombe Regeneration Partnership Board. Full consultation would be carried out following a decision to proceed as outlined in this CMD.

Finance/Resource Implications:

Name: ADAM RICHENS
Date: 14/8/2017

Signature: (of Chief Finance Officer)



Legal implications:

Name: TANYA COULTER
Date: 14/08/17

Signature: (of Monitoring Officer)



Risk assessment:

Summary of risks:

- Homes for Boscombe Strategy fails to focus on the right issues and priorities
- Partner agencies don't commit to priorities outlined in the document
- Failure to engage with the community appropriately
- Homes for Boscombe Strategy not adopted by the Council

We will minimise all these risks through a detailed consultation, communications and stakeholder engagement plan and by ensuring that the document which is consulted upon is evidence-based.

Name: Kelly Ansell
Date: 15/8/17

Signature:



Impact Assessments:

An initial EINA screening indicated that a full EINA was required. This has been completed in relation to our intention to carry out consultation on a 'refreshed' Home for Boscombe Strategy 2017-20. Following the consultation, a final draft of the Homes for Boscombe Strategy will be written incorporating the findings of the consultation. An EINA will be undertaken on the final draft to ensure that all possible impacts have been considered and dealt with accordingly.

Information for/not for publication:

For publication.

Background papers:

The following webpage contains:

- Boscombe Strategic Area Assessment 2011
- Boscombe Strategic Area Assessment 2016

<https://www.bournemouth.gov.uk/communityliving/LivinginBournemouth/BoscombeRe generation/ResearchStatistics.aspx>

The following webpage contains:
Boscombe Commitment & Action Plan 2012-15
Boscombe Commitment & Action Plan 2015-20

<https://www.bournemouth.gov.uk/communityliving/LivinginBournemouth/BoscombeRe generation/Publications.aspx>

The following webpage contains:
Homes for Boscombe Vision 2012-2015
Housing Theme Progress Reports

<https://www.bournemouth.gov.uk/communityliving/LivinginBournemouth/BoscombeRe generation/housing.aspx>

Any conflict of interest declared by a Cabinet Member who is consulted by the Member taking the decision	Name of Cabinet Member	Nature of interest	Details of any dispensation granted by the Monitoring Officer
No			

Decision taken by:

Councillor LAWTON

(Print name) Cabinet Portfolio

Housing

Signed



Date of decision:

9. Aug - 2017

Date of publication of record of decision: (to be inserted by Democratic Services)

18 August 2017

Date decision effective – that is 5 working days after the date of publication of the record of decision unless the decision is called-in for consideration by the relevant Overview and Scrutiny Panel:

-insert
date-

29 August 2017

Note - See separate guidance on recording decisions at Appendix 1.