



The Strategic Housing Role of Local Authorities: Powers and Duties



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September 2008

Product Code: 08SH05553

ISBN: 978-1-4098-0534-2

Contents

Purpose of this guidance	4
Importance of the local authority strategic housing role	5
Tables of activities (or functions), key legislative powers and relevant guidance	6
Assess and plan for housing needs across all tenures	6
Make best use of existing stock to meet need, through greater local discretion in access and lettings of social housing stock to make it more mixed in terms of type, size, affordability and tenure	9
Plan for and facilitate new housing supply	11
Plan and commission housing support services which link homes and housing support services	15
Ensure effective housing and neighbourhood management through partnership working	17
Other activities or functions relevant to the strategic housing role	21

Purpose of this guidance

As part of their strategic leadership and place shaping activities, local authorities should be addressing the housing needs of all residents across all housing tenures – through strategic housing activity, known as the ‘strategic housing role’. The local authority strategic housing role can support effective place shaping and ensure delivery of sustainable communities. Although local authorities have a range of housing and planning powers to help them deliver their strategic housing role, an independent skills and capacity audit suggests that many authorities are looking for help and advice to support them in delivering their strategic housing role.

This document, which is part of a suite of guidance about the local authority strategic housing role, lists some of the powers and guidance that authorities can draw upon in delivering their strategic housing role. This table is not intended to be a comprehensive list. Whether or not it is appropriate to use a particular statutory power will depend on the local circumstances and local authorities should seek their own legal advice, as usual. Further guidance about the strategic housing role is available on the Communities and Local Government website at <http://www.communities.gov.uk>

Importance of the local authority strategic housing role

The Housing Green Paper, *Homes for the future: more affordable, more sustainable* explained that the strategic housing role is made up of the “strategic decisions and activities associated with effective planning and delivery to meet the housing needs of all residents across all tenures”.

It also identified the following five key elements which comprise the strategic housing role:

- assess and plan for the current and future housing needs of the local population across all tenures
- make the best use of the existing housing stock
- plan and facilitate new supply
- plan and commission housing support services which link homes and housing support services
- work in partnership to secure effective housing and neighbourhood management on an on-going basis

Drawing on these five elements, the table below lists some of the functions and activities that support delivery of the local authority strategic housing role, and identifies some of the legislative powers and guidance that authorities can draw upon in delivering these functions and activities. It also contains hyperlinks to where they can be found online.

Tables of activities (or functions), key legislative powers and relevant guidance

Activities or functions	Key legislative powers	Relevant guidance
Assess and plan for housing needs across all tenures		
Assessing current and future need for affordable housing and demand for market housing	<p>Housing Act 1985, s 8 (Periodical review of housing needs) http://www.uk-legislation.hmso.gov.uk/RevisedStatutes/Acts/ukpga/1985/cukpga_19850068_en_3#pt2-pb1-l1g9</p> <p>Housing Act 2004, s 225 (Accommodation needs of gypsies and travellers) http://www.opsi.gov.uk/acts/acts2004/ukpga_20040034_en_20#pt6-ch5-pb6-l1g225</p>	<p>Planning Policy Statement 3 <i>Housing and Delivering Affordable Housing</i> (CLG 2006) for policy context http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement3</p>
Continuously tracking and analysing key trends and dynamics in housing markets using Annual Monitoring Reports.	<p>Planning and Compulsory Purchase Act 2004, s 35 (Annual monitoring report) http://www.opsi.gov.uk/acts/acts2004/ukpga_20040005_en_4#pt2-pb5-l1g35</p> <p>Town and Country Planning (Local Development) (England) Regulations 2004 (SI 2004/2204), Part 8 http://www.opsi.gov.uk/si/si2004/20042204.htm#48</p>	<p>Strategic Housing Market Assessment practice guidance (CLG 2007) http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket</p> <p>Local Development Framework Monitoring Good Practice Guide http://www.communities.gov.uk/documents/planningandbuilding/pdf/147438</p>
Identifying housing priorities reflecting trends and dynamics and views of local people and stakeholders	<p>Housing Act 1985, s8 (Periodical review of housing needs) http://www.uk-legislation.hmso.gov.uk/RevisedStatutes/Acts/ukpga/1985/cukpga_19850068_en_3#pt2-pb1-l1g9</p>	

Activities or functions	Key legislative powers	Relevant guidance
Assess and plan for housing needs across all tenures		
Ensuring consistent approach in terms of housing, and planning and economic development policies	<p>The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002, s 3 (power of local housing authorities to provide assistance for improving living conditions) (SI 2002/1860)</p> <p>http://www.opsi.gov.uk/si/si2002/20021860.htm</p> <p>Local Government Act 2000, Part 1, s 4 (Strategies for promoting well-being)</p> <p>http://www.opsi.gov.uk/acts/acts2000/20000022.htm</p>	<p>Sustainable Communities Strategy</p> <p>http://www.communities.gov.uk/documents/communities/pdf/146289</p> <p>Planning Policy Statement 12 – Creating Strong Safe And Prosperous Communities Through Local Spatial Planning</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp</p>
Considering what can be achieved through existing stock and what new housing and supporting infrastructure might be needed, and developing a plan to deliver based on a clear understanding of the options and strengths/resources of partners		<p>Sustainable Communities: Homes for All (ODPM, 2005)</p> <p>http://www.communities.gov.uk/documents/corporate/pdf/homes-for-all</p> <p>See Planning Policy Statement 3 – Housing (CLG 2006) – for policy context</p> <p>http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement3</p> <p>Planning Policy Statement 12 – Creating Strong Safe And Prosperous Communities Through Local Spatial Planning for policy context (CLG 2008)</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp</p>

Activities or functions	Key legislative powers	Relevant guidance
Assess and plan for housing needs across all tenures		
<p>Reflecting housing outcomes in the Sustainable Community Strategy and Local Area Agreements</p>	<p>Local Government Act 2000, s4 (Strategies for promoting well-being) http://www.opsi.gov.uk/acts/acts2000/20000022.htm</p> <p>Local Government and Public Involvement in Health Act 2007, s106 (Duty to prepare and submit draft of a local area agreement) http://www.opsi.gov.uk/acts/acts2007/ukpga_20070028_en_10#pt5-ch1-l1g106</p>	<p>Preparing Community Strategies: issues for local authorities (LGA, 2000, Part 1) http://www.opsi.gov.uk/acts/acts2000/ukpga_20000022_en_1</p> <p>Delivering Housing Strategies through LAAs (CIH, Feb 2007) http://www.cih.org/policy/DeliveringHousingStrategies.pdf</p> <p>Housing and planning: The crucial role of the new local performance framework (CLG, April 2008) http://www.communities.gov.uk/publications/localgovernment/housingandplanning</p> <p>Creating Strong, Safe and Prosperous Communities Statutory Guidance (CLG July 2008) http://www.communities.gov.uk/publications/localgovernment/strongsafeprosperous</p>
<p>Introducing measures to promote the prevention and reduction of homelessness</p>	<p>Housing Act 1996 (as amended by the Homelessness Act 2002), Part 7 (preventing and reducing homelessness) http://www.opsi.gov.uk/acts/acts1996/1996052.htm</p> <p>Homelessness Act 2002, s2 (Homelessness Review) and s3 (Strategies) http://www.opsi.gov.uk/acts/acts2002/20020007.htm</p>	<p>Homelessness Code of Guidance for Local Authorities (July 2006) http://www.communities.gov.uk/documents/housing/pdf/152056</p> <p>Sustainable Communities: Settled Homes; Changing Lives (ODPM, 2005) http://www.communities.gov.uk/documents/housing/pdf/137815</p>

Activities or functions	Key legislative powers	Relevant guidance
Make best use of existing stock to meet need, through greater local discretion in access and lettings of social housing stock to make it more mixed in terms of type, size, affordability and tenure		
Assessing the quality, condition and quality of management of the housing stock in the social and private sectors.	<p>The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002, (SI 2002/1860)</p> <p>http://www.opsi.gov.uk/si/si2002/20021860.htm</p> <p>Housing Act 2004, Part 1 (Housing Conditions)</p> <p>http://www.opsi.gov.uk/acts/acts2004/20040034.htm</p> <p>Housing Act 1985 (General provisions relating to housing conditions)</p> <p>http://www.uk-legislation.hmso.gov.uk/RevisedStatutes/Acts/ukpga/1985/cukpga_19850068_en_42#pt18-pb1</p>	<p>Housing Health and Safety Ratings Scheme Guidance produced by ODPM 2006</p> <p>http://www.communities.gov.uk/documents/housing/pdf/142631</p>
Publishing an allocations scheme.	<p>Housing Act 1996 (as amended by the Homelessness Act 2002), sections 167 and 168 (Allocation)</p> <p>http://www.opsi.gov.uk/acts/acts1996/1996052.htm</p>	<p>Code of Practice on allocation of accommodation published by ODPM in 2002</p> <p>http://www.communities.gov.uk/publications/housing/allocationaccommodationcode</p>
Developing policy to offer applicants choice in the allocation of housing	<p>Housing Act 1996 (as amended by the Homelessness Act 2002)</p> <p>http://www.opsi.gov.uk/acts/acts1996/1996052.htm</p>	<p>Choice based lettings draft code of guidance January 2007</p> <p>http://www.communities.gov.uk/documents/housing/pdf/153041.pdf</p>
Making use of planning and housing powers to address poor housing	<p>Housing Act 2004 Part 1(Housing Conditions)</p> <p>http://www.opsi.gov.uk/acts/acts2004/ukpga_20040034_en_2#pt1-ch1-pb2-l1g3</p>	

Activities or functions	Key legislative powers	Relevant guidance
Make best use of existing stock to meet need, through greater local discretion in access and lettings of social housing stock to make it more mixed in terms of type, size, affordability and tenure		
Developing strategy/ measures to bring empty properties into use including using available enforcement options	Housing Act 2004 Part 4 Ch 2 (Empty Dwelling Management Order) http://www.opsi.gov.uk/acts/acts2004/20040034.htm	
Helping to drive up standards of property and management in the private rented sector using relevant powers in the Housing Act 2004	Housing Act 2004 Part 1 (Housing Conditions), Part 2 (Licensing of HMOs), Part 3 (Selective Licensing of other residential accommodation), Part 4 Ch 2 (Empty Dwellings Management Orders) http://www.opsi.gov.uk/acts/acts2004/20040034.htm	CLG/IDeA/CIH Ways and Means report and toolkit, on use of Housing Act (2004) powers: Report – http://www.cih.org/policy/WaysAndMeans.pdf Toolkit – http://waysandmeans.idea.gov.uk/idk/core/page.do?pagelId=1
Introducing measures to improve private homes, including providing assistance to home owners on low incomes to maintain their homes to a decent standard	Housing Act 1985, Part 16 (Assistance for owners of defective housing)) http://www.uk-legislation.hmso.gov.uk/RevisedStatutes/Acts/ukpga/1985/cukpga_19850068_en_39#pt16-pb6-l1g479 Housing Act 2004 Part 1 (Housing Conditions) http://www.opsi.gov.uk/acts/acts2004/ukpga_20040034_en_2#pt1-ch1-pb2-l1g3 Housing Grants, Construction and Regeneration Act 1996 (Grants for renewal of private sector housing) http://www.opsi.gov.uk/acts/acts1996/1996053.htm	A Decent Home: Definition and guidance for implementation (CLG 2006) http://www.communities.gov.uk/publications/housing/decenthome

Activities or functions	Key legislative powers	Relevant guidance
Plan for and facilitate new housing supply		
<p>Setting out policies in Local Development Frameworks which :</p> <ul style="list-style-type: none"> • identify housing needs • have regard to housing market conditions • set targets for new housing over the plan period 	<p>Planning and Compulsory Purchase Act 2004</p> <p>http://www.opsi.gov.uk/acts/acts2004/20040005.htm</p> <p>The Town and Country Planning (Local Development) (England) Regulations 2004 Part 3 (6), (7), (13) and (14) SI 2204</p> <p>http://www.opsi.gov.uk/si/si2004/20042204.htm</p>	<p>Planning Policy Statement 3: Housing (CLG, 2006)</p> <p>http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement3</p> <p>Delivering Affordable Housing (CLG, 2006)</p> <p>http://www.communities.gov.uk/documents/housing/pdf/152897</p> <p>See – Planning Policy Statement 12 Creating Strong Safe And Prosperous Communities Through Local Spatial Planning (CLG 2008)- for policy context</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp</p> <p>Facing the housing challenge – Action today, innovation for tomorrow</p> <p>http://www.communities.gov.uk/publications/housing/facinghousingchallenge</p>

Activities or functions	Key legislative powers	Relevant guidance
Plan for and facilitate new housing supply		
Identify land for housing	<p>Housing Act 1985, s17 and 19 (Acquisition/Appropriation of Land for Housing Purposes)</p> <p>http://www.uk-legislation.hmso.gov.uk/RevisedStatutes/Acts/ukpga/1985/cukpga_19850068_en_3#pt2-pb3-l1g19</p> <p>Land Compensation Acts of 1961 and 1973</p> <p>http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1961/cukpga_19610033_en_1</p> <p>and</p> <p>http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1973/cukpga_19730026_en_1</p> <p>Compulsory Purchase Act 1965</p> <p>http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1965/cukpga_19650056_en_1</p> <p>Acquisition of Land Act 1981</p> <p>http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1981/cukpga_19810067_en_1</p>	<p>Strategic Housing Land Availability Assessment Practice Guide (CLG July 2007)</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment</p> <p>Planning Policy Statement 3: Housing (CLG, 2006)</p> <p>http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement3</p> <p>Planning Policy Statement 12 Creating Strong Safe And Prosperous Communities Through Local Spatial Planning for policy context</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp</p> <p>ODPM Circular 06/2004: Compulsory Purchase and the Crichel Down Rules (particularly Appendix E)</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/circularcompulsorypurchase2</p>

Activities or functions	Key legislative powers	Relevant guidance
Plan for and facilitate new housing supply		
Ensuring a mix of housing supported by the right infrastructure	<p>Housing Act 1985 s11, 12 and 13</p> <p>http://www.uk-legislation.hmso.gov.uk/RevisedStatutes/Acts/ukpga/1985/cukpga_19850068_en_3#pt2-pb1-l1g12</p>	<p>Strategic Housing Land Availability Assessment Practice Guide (CLG July 2007)</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment</p> <p>Planning Policy Statement 3: Housing (CLG, 2006)</p> <p>http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement3</p> <p>Planning Policy Statement 12 Creating Strong Safe And Prosperous Communities Through Local Spatial Planning (CLG 2008)</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/pps12lsp</p>
Liaising with agencies (such as the Homes and Community Agency) about expert help and funding options	<p>Local Government Act 2003, Part 7 (Housing Finance)</p> <p>http://www.opsi.gov.uk/acts/acts2003/20030026.htm</p> <p>Housing and Regeneration Act 2008, Part 1 (The Homes and Communities Agency)</p> <p>http://www.uk-legislation.hmso.gov.uk/acts/acts2008/pdf/ukpga_20080017_en.pdf</p>	<p>Financing local authority housing – online resource:</p> <p>http://www.communities.gov.uk/index.asp?id=1154203</p>

Activities or functions	Key legislative powers	Relevant guidance
Plan for and facilitate new housing supply		
<p>Working in partnership and influencing developers to deliver new homes</p>		<p>Planning Policy Statement 3: Housing (CLG, 2006)</p> <p>http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement3</p> <p>See – Planning Policy Statement 12 Creating Strong Safe And Prosperous Communities Through Local Spatial Planning (CLG 2008) – for policy context</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/streamliningldfs</p>
<p>Developing design policies that set out the quality of development that will be expected in the local area and use the planning system to ensure that delivery against this meets high standards</p>		<p>Planning Policy Statement 3: Housing (CLG, 2006)</p> <p>http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement3</p>

Activities or functions	Key legislative powers	Relevant guidance
Plan and commission housing support services which link homes and housing support services		
<p>Ensuring adequate support services are provided</p> <p>Introducing measures to plan and commission adequate housing support services</p> <p>Funding voluntary agencies to provide advice/support/advocacy</p>	<p>Housing Act 1985, s11A (Provision of welfare services) and s12 (Provision of shops, recreation grounds etc)</p> <p>http://www.uk-legislation.hmso.gov.uk/RevisedStatutes/Acts/ukpga/1985/cukpga_19850068_en_3#pt2-pb1-l1g12</p>	
<p>Addressing the housing and housing related needs of vulnerable people and minority groups (e.g. disabled persons, gypsies, travellers)</p>	<p>Chronically Sick & Disabled Persons Act 1970, s3 (Duties of housing authorities)</p> <p>http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1970/cukpga_19700044_en_1#pb1-l1g3</p> <p>Housing Act 2004, s225 (Provision for needs of travellers, gypsies)</p> <p>http://www.opsi.gov.uk/acts/acts2004/ukpga_20040034_en_20#pt6-ch5-pb6-l1g225</p>	<p>Planning Policy Statement 3: Housing (CLG, 2006)</p> <p>http://www.communities.gov.uk/documents/planningandbuilding/pdf/planningpolicystatement3</p>
<p>Planning necessary support services in the Supporting People Strategy</p>		<p>Supporting People Strategy http://www.spkweb.org.uk</p> <p>Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society (CLG 2008)</p> <p>http://www.communities.gov.uk/publications/housing/lifetimehomesneighbourhoods</p>

Activities or functions	Key legislative powers	Relevant guidance
Plan and commission housing support services which link homes and housing support services		
<p>Promoting equality of access to housing</p> <p>Promoting awareness of discrimination and respect for human rights</p>	<p>Race Relations Act 1976 as amended by the Race Relations (Amendment) Act 2000 http://www.uk-legislation.hmso.gov.uk/acts/acts2000/ukpga_20000034_en_1</p> <p>Equality Act 2006 http://www.opsi.gov.uk/acts/acts2006/ukpga_20060003_en_1</p> <p>Disability Discrimination Act 1995 and Disability Discrimination Act 2005 http://www.opsi.gov.uk/acts/acts1995/ukpga_19950050_en_1 and http://www.opsi.gov.uk/acts/acts2005/ukpga_20050013_en_1</p> <p>Human Rights Act 1998 http://www.opsi.gov.uk/acts/acts1998/ukpga_19980042_en_1</p> <p>European Convention on Human Rights http://www.opsi.gov.uk/acts/acts1998/19980042.htm</p> <p>Statutory Code of Practice on Racial Equality in Housing http://www.equalityhumanrights.com/Documents/Race/Services/Code%20of%20practice%20on%20racial%20equality%20in%20housing%20England.pdf</p>	

Activities or functions	Key legislative powers	Relevant guidance
Ensure effective housing and neighbourhood management through partnership working		
Providing a vision for housing that identifies clear roles for partners	Housing Act 1996, s34 (Corporation's powers – including setting standards for housing) http://www.opsi.gov.uk/acts/acts1996/96052--g.htm#34	Sustainable Communities: Homes for All (ODPM, 2005) http://www.communities.gov.uk/documents/corporate/pdf/homes-for-all
Supporting the continuous improvement of services, through tenant involvement		Tenant involvement in housing management: guidance http://www.communities.gov.uk/publications/housing/tenantinvolvement2
Working with the Tenant Services Authority to place tenants and their needs at the heart of regulation	Housing and Regeneration Act 2008, section 114(Registration of local authorities) http://www.opsi.gov.uk/acts/acts2008/ukpga_20080017_en_1	
Introducing measures to bring partners together to help deliver the place shaping vision Making best use of resources across agencies and partnerships through the Local Strategic Partnerships	Local Government Act 2000, s4 (Strategies for promoting well-being) http://www.opsi.gov.uk/acts/acts2000/20000022.htm	Strong and Prosperous Communities: The Local Government White Paper (CLG 2006) http://www.communities.gov.uk/publications/localgovernment/strongprosperous Creating Strong, Safe and Prosperous Communities Statutory Guidance (CLG 2008) http://www.communities.gov.uk/publications/localgovernment/strongsafeprosperous

Activities or functions	Key legislative powers	Relevant guidance
Ensure effective housing and neighbourhood management through partnership working		
<p>Community engagement – Promoting the interests of residents and local communities</p> <p>Consulting local tenants and the wider community on neighbourhood management issues</p>	<p>Housing Act 1985, 27BA (Consultation with tenants with respect to management)</p> <p>http://www.uk-legislation.hmso.gov.uk/RevisedStatutes/Acts/ukpga/1985/cukpga_19850068_en_4#pt2-pb5-l1g33</p>	<p>Communities in control: real people, real power, CLG (July 2008)</p> <p>http://www.communities.gov.uk/publications/communities/communitiesincontrol</p>
<p>Promoting quality and best practice in the design, provision and management of housing in the area</p> <p>Identifying housing design and management needs of client groups (eg disabled people)</p> <p>Promoting design and access standards through planning system</p>	<p>Housing Act 2004, s3</p> <p>http://www.opsi.gov.uk/acts/acts2004/40034--h.htm#79</p>	<p>Code for Sustainable Homes (CLG 2008)</p> <p>http://www.communities.gov.uk/publications/planningandbuilding/codesustainabilitystandards</p>
<p>Working with private landlords to improve standards through landlord accreditation schemes</p>		<p>Landlords accreditation guidance (ODPM 2002)</p> <p>http://www.communities.gov.uk/documents/housing/pdf/138325</p>

Activities or functions	Key legislative powers	Relevant guidance
Ensure effective housing and neighbourhood management through partnership working		
Administering and enforcing mandatory and additional HMO licensing schemes	Housing Act 2004, Part 2 http://www.opsi.gov.uk/acts/acts2004/40034--g.htm#55	
Implementing the Tenancy Deposit Protection scheme to ensure good practice in deposit handling	Housing Act 2004, Part 6 Ch 4 (Tenancy Deposit Schemes) http://www.opsi.gov.uk/acts/acts2004/40034--q.htm#212	
Managing anti-social behaviour on housing estates	Housing Act 1996, Part 5 http://www.opsi.gov.uk/acts/acts1996/ukpga_19960052_en_11#pt5 Anti-social Behaviour Act 2003 http://www.opsi.gov.uk/acts/acts2003/20030038.htm	Respect Standard for Housing Management – A guide to the public (CLG August 2006) http://www.communities.gov.uk/publications/housing/respectstandard3 Respect Standard for Housing Management – A guide to Landlords (CLG August 2006) http://www.communities.gov.uk/publications/housing/respectstandard2
Ensuring adequate housing management standards in the neighbourhood by administering and enforcing Selective Licensing where necessary	Housing Act 2004, Part 3 http://www.opsi.gov.uk/acts/acts2004/40034--h.htm#79	

Activities or functions	Key legislative powers	Relevant guidance
Ensure effective housing and neighbourhood management through partnership working		
<p>Promoting energy efficient homes including administering grants for energy efficiency</p>	<p>Home Energy and Conservation Act 1995 http://www.opsi.gov.uk/acts/acts1995/Ukpga_19950010_en_1.htm</p> <p>Home Energy Efficiency Scheme (England) Regulations 2005 (SI 2005/1530) http://www.opsi.gov.uk/si/si2005/20051530.htm</p> <p>Local Government Planning and Land Act 1980, s 152 (Fire Precautions and Home Insulation) http://www.uk-legislation.hmso.gov.uk/RevisedStatutes/Acts/ukpga/1980/cukpga_19800065_en_20#pt16-pb6-l1g135</p>	
<p>Administering and awarding grants for house renovation, repair etc</p> <p>Administering grants for aids and adaptations to local people</p>	<p>Housing Act 1996, Part I, Chapter 3 (Grants and other financial matters) http://www.opsi.gov.uk/acts/acts1996/96052--d.htm#18</p>	

Other activities or functions relevant to the strategic housing role

- Maximise the use of existing stock in the social and private rented sectors
- Estate transformation and creating mixed communities in both new and existing communities
- Joining up services to support sustainable communities (eg schools, PCTs and social services etc)
- Developing policies to link social tenants to employment and skills

ISBN 978-1-4098-0534-2

ISBN 978-1-4098-0534-2



9 781409 805342 >