

Housing Strategy Action Plan post The Cabinet 5 Oct 2020 (Review and progress as at 1 September 2020)

Vision: A District of sustainable communities offering more people the opportunity to live in good quality housing of their choice.



Council Plan

South Warwickshire Community Safety Partnership Plan

Stratford-on-Avon District Council

Core Strategy

Social Inclusion Statement



Aim 1

To support communities including increasing the supply and choice of good quality affordable homes for local people.

- ◆ Delivery of Housing Strategy
- ◆ Housing research
- ◆ Informing the Local Plan.
- ◆ New affordable homes including homes for older people, people with dementia, mental health difficulties, sensory impairment, and learning disabilities
- ◆ Rural development
- ◆ Commuted sums
- ◆ Housing related support
- ◆ Management and facilities on Gypsy & Traveller sites
- ◆ Local Housing Company

Aim 2

To improve existing housing and help people to live as independently as possible.

- ◆ Warm homes
- ◆ Fuel poverty
- ◆ Adaptations for people with disabilities
- ◆ Serious disrepair
- ◆ Assistive technology / dementia
- ◆ Housing standards
- ◆ Educating tenants and landlords
- ◆ Enforcement action
- ◆ Houses in Multiple Occupation
- ◆ Proactive inspections
- ◆ Empty homes

Aim 3

To prevent homelessness and reduce the harm caused by it.

- ◆ Housing waiting list
- ◆ Housing options, preventing homelessness, homelessness service review, Homelessness Reduction Act and new duties
- ◆ Tenancy Strategy
- ◆ Temporary accommodation
- ◆ Hospital discharge
- ◆ Housing benefit and Discretionary Housing Payments
- ◆ Single homeless people and rough sleeping
- ◆ Homeless young people
- ◆ Promoting shared ownership

Housing Strategy 2015 - 2021 Action Plan

Notes on reading the Action Plan

- SDC = Stratford-on-Avon District Council.
- The actions are strategic actions (that is, they are not detailed operational plans).
- The resources column has a list of main contributors (not necessarily headed by the 'lead' agency) but also includes key materials and some funding sources. The list relates to the action not the milestones / targets.
- **'Report'** means the production of a formal written report or information sheet to be considered by the appropriate committee or meeting or persons.
- **'Agree'** means agreement at the appropriate level (e.g. portfolio holder, committee or group), with a written record of the decision (e.g. minutes of a meeting making a clear reference to the document agreed).
- **'Review'** can mean anything from a focused discussion through to research and consultation leading to a formal report. The scale of the review should be appropriate to the action, but all reviews must have a recorded outcome (what considered, findings, recommendations or decisions, who involved, date) to allow for transparency, auditing and progress monitoring.
- **'Annual' or 'financial year' refers to the period from the beginning of April to the end of March the following year.**

Aim 1

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Action		Resources	Milestones or targets	Progress
1.	Monitor the success and impact of the Housing Strategy.	SDC, District Housing Forum, Housing Partnership Meeting.	<ol style="list-style-type: none"> 1. Report (twice yearly) on the progress made against each action in this Strategy including risks to implementation. 2. Review the action plan (at least annually) to take account of changing circumstances. 3. Work with partners to review (by January 2021) the Housing Strategy. 4. Agree (by March 2021) a new Housing Strategy (includes Homelessness Review & Strategy; Private Sector Housing Strategy). 	<p>Green 2020/21</p> <p>Green 2020/21</p>
2.	Maintain an up to date understanding of local housing circumstances to support the delivery of this Housing Strategy.	SDC, District Housing Forum Housing Partnership Meeting, external data & information sources.	<ol style="list-style-type: none"> 1. Review (by May 2016 and then annually) all research and other evidence required to enable the continual development of services, advice to customers and new homes. 	Achieved 2020
3.	Ensure Local Plan (including the Core Strategy) provides the appropriate level, type, distribution and specification of market and affordable housing across the District to help achieve balanced housing markets.	Housing market evidence. SDC, Housing Partnership Meeting, District Housing Forum.	<ol style="list-style-type: none"> 1. Apply (through drafting of each document) the relevant learning from housing market assessments and other research. 	Achieved but ongoing

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4.	Seek to deliver the optimum amount and type of affordable homes on relevant development sites.	<p>Planning policies and need analyses.</p> <p>SDC, partner housing associations, Homes England.</p>	<ol style="list-style-type: none"> 1. Report (by December 2020 and then annually) on the number, tenure, type, size, and funding of affordable homes completed in the previous financial year; include feedback. 2. Report (twice a year) on the future delivery of affordable homes and any significant emerging issues. 3. Review & agree the affordable housing delivery plan (at least quarterly) with housing associations & Homes England. 4. <i>Add training for members new action?</i> 	<p>Green</p> <p>Green</p>
5.	Continue to build the right affordable homes and ensure that they are available to all households who cannot afford or access suitable market housing.	<p>SDC / Affordable Housing Working Group, partner housing associations.</p> <p>Community Led Housing Fund.</p>	<ol style="list-style-type: none"> 1. Review (by March 2020) the delivery of affordable homes because of changes to national policy and the operating environment. 2. Review (by March 2021) the tenure, type and sizes of affordable homes required in light of ongoing changes to national housing and planning policy. 3. Determine (by July 2019) the scope and feasibility for community led housing. 	<p>Achieved</p> <p>Achieved but ongoing</p>
6.	Make best use of commuted sums to deliver affordable homes.	<p><i>SDC Housing Investment Panel</i>, partner housing associations, Homes England.</p>	<ol style="list-style-type: none"> 1. Review (by October 2016 and then annually) the use of commuted sums. 2. Review (by March 2021 and then at least annually) the use of commuted sums. 	<p>Achieved 2020</p>

Aim 1

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Action		Resources	Milestones or targets	Progress
7.	Continue to encourage and enable rural communities to meet their local housing needs.	<p>Planning policies and housing needs surveys.</p> <p>Rural Housing Enabler, SDC, parish councils, local communities.</p>	<ol style="list-style-type: none"> 1. Facilitate at least 10 community engagement programmes (local housing needs surveys and or site-canvassing exercises) each year. 2. Report (by November 2020) and then annually on progress on rural housing enabling. 3. Facilitate (by June 2017) a rural housing enabling event involving parish councils to promote rural housing. <ul style="list-style-type: none"> • <i>Last member training 4 July 2019.</i> 	<p>Achieved 2019/20</p> <p>Green 2020/21</p> <p>Achieved but ongoing</p>
8.	Establish and deliver an on-going rural development programme.	<p>SDC's Affordable Housing Investment Programme, National Affordable Homes Programme and other funding.</p> <p>Housing associations, SDC, Homes England.</p>	<ol style="list-style-type: none"> 1. Continue to deliver (in line with the Rural Housing Programme Grant Agreement) a rural affordable housing development programme. 2. Review (by March 2020) delivery of local needs / local choice rural housing schemes. 3. Review (by June 2021) delivery of local needs / local choice rural housing schemes. 	<p>Green 2020/21</p> <p>Achieved</p>
9.	Facilitate a reconfigured range of housing related support services.	<p>Local and voluntary community sector. Housing providers. Countywide Housing Related Support Partnership Working Group, Warwickshire County Council.</p>	<ol style="list-style-type: none"> 1. Examine feasibility (by June 2019) of providing additional supported housing to reduce the use of bed and breakfast accommodation. 2. Work in partnership to deliver (by March 2021) a community facility that includes accommodation and support for people who sleep rough and people with high and complex needs who are homeless or at risk of homelessness. 	<p>Achieved but ongoing</p> <p>Green</p>

Aim 1

To support communities including increasing the supply and choice of good quality affordable homes for local people.

Action		Resources	Milestones or targets	Progress
10.	Promote the development of further specialized housing with care schemes including housing with care suitable for adults with dementia and or mental health difficulties to widen housing and care options for older people.	SDC, Warwickshire County Council, Homes England, specialist development and management partners.	<ol style="list-style-type: none"> 1. At least five Extra Care schemes (by March 2020) incorporating a high proportion of affordable dwellings completed and or newly committed in the District. 2. Assess (by March 2021) the need for additional independent living specialised housing with care. 	Achieved
11.	Promote the development of specialised housing with care for adults with physical disabilities and sensory impairment, and or mental health difficulties and or learning disabilities.	SDC, Warwickshire County Council, Homes England, specialist development and management partners.	<ol style="list-style-type: none"> 1. At least four specialised housing with care schemes (by March 2020) incorporating a high proportion of affordable dwellings completed and or newly committed in the District. 2. Assess (by March 2021) the need for independent living additional specialised housing for people with disabilities including mental ill health, and or sensory impairment. 	Achieved
12.	Ensure all authorised Gypsy and Traveller caravan sites are well run by promoting good management and appropriate facilities.	SDC, Gypsies and Travellers, Warwickshire County Council.	<ol style="list-style-type: none"> 1. Adopt (in line with the Local Development Scheme timetable) a Gypsy and Traveller Local Plan that includes policies on management and facilities. <ul style="list-style-type: none"> • <i>Gypsy & Traveller Accommodation Assessment completed in 2019.</i> • <i>Gypsy & Traveller and Travelling Showpeople SPD Consultation Draft Nov. 2020</i> 	Green

13.	Examine the feasibility of setting up a Council owned Local Housing Company to provide market and affordable housing.	Housing Company Option Working Group	Two milestones achieved by December 2018. Delete	
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Aim 2

To improve existing housing and help people live as independently as possible.

	Action	Resources	Milestones or targets	Progress
14.	Support a programme to help people stay warm in their homes.	<p>Various sources of subsidies and grants to individuals, home works grants.</p> <p>SDC, Act on Energy, Warm and Well in Warwickshire Partnership.</p>	<ol style="list-style-type: none"> 1. Complete (by March 2020) at least one project that benefits residents in all tenures by working with partners and local communities. 2. Complete (by March 2020) ten Warm and Well community events that benefit residents in all tenures. 3. Promote (by March 2021) Government and other grants to at least ten communities to help them keep warm and well. 	<p>Achieved</p> <p>Achieved</p>
15.	Participate in effective programmes of assistance to keep people in their own homes.	<p>Better Care / Disabled Facilities Grant funding, learning and funding from other sources.</p> <p>SDC, Warwick DC, HEART Partnership, Warwickshire County Council, NHS, Age UK.</p>	<ol style="list-style-type: none"> 1. Provide (by March 2020) tailor made advice to improve awareness of independent living adaptations to at least 20 households. 2. Provide (by March 2021) tailor made advice to improve awareness of independent living adaptations to at least 20 households. 	<p>Achieved</p>

Aim 2

To improve existing housing and help people live as independently as possible.

	Action	Resources	Milestones or targets	Progress
16.	Work with partners to improve standards of accommodation across the District.	Enforcement powers, Landlord Forum and training, National Landlords Association.	<ol style="list-style-type: none"> 1. Report (by June 2016 and then annually) on educational work with tenants on their rights and responsibilities, work with landlords to ensure they are fully informed of legal requirements and accreditation schemes; report on any enforcement action undertaken. 2. Review (by May 2018 and then annually) the licensable and non-licensable database of houses in multiple occupation. 3. Identify (by March 2020) an additional 20 Houses in Multiple Occupation and take appropriate action. 4. Identify (by March 2021) an additional 20 Houses in Multiple Occupation and take appropriate action. 5. Inspect (by July 2020) 20 of the least energy efficient known rented properties i.e. with an Energy Property Certificate rating of F or G, and take appropriate action. 6. Provide advice (by July 2021) to landlords of 20 of the least energy efficient rented properties i.e. with an Energy Property Certificate rating of F or G, and take appropriate action. 	<p>Achieved 2020</p> <p>Achieved 2020</p> <p>Achieved</p> <p>Achieved</p>
17.	Deliver a programme of interventions to bring empty homes back into use.	SDC, Empty Dwelling Management Orders.	<ol style="list-style-type: none"> 1. Identify (by April 2017 and then annually) all empty properties. 2. Identify (by April 2018 and then every two years) empty property hotspots. 3. Bring (by March 2020) an additional 25 empty properties back into use. 4. Bring (by March 2021) an additional 20 empty properties back into use. 	<p>Achieved 2020</p> <p>Achieved 2020</p> <p>Achieved</p>

Aim 3: To prevent homelessness and reduce the harm caused by it.

	Action	Resources	Milestones or targets	Progress
18.	Maintain commitment to the Home Choice Plus (housing waiting list) partnership and keep the operation and impact of the Allocations Policy under review to identify any necessary improvements.	SDC, Home Choice Plus Partnership, Housing Partnership Meeting, District Housing Forum	1. Review (by June 2020) the operation of Home Choice Plus following changes to policy and the withdrawal of some partners. <i>Post-Cabinet update:</i> Review paused while resources redeployed to 'Everyone in' directive	Unknown.
19.	Continue to deliver a successful housing options service to prevent homelessness for all types of households.	SDC, District Housing Forum, housing associations, NHS.	1. Provide (by January 2020) an annual report outlining the impact of the Homelessness Reduction Act. 2. Introduce and launch (by February 2020) the Tenancy Access Scheme. <i>Post-Cabinet update:</i> 1. Achieved with report to Management Team February 2020 2. Completed	Unknown Unknown
20.	Ensure that the temporary accommodation and service for homeless households provides value for money, and is suitable and of good quality.	SDC, Coventry Cyrenians, Salvation Army Housing Association and other housing associations and partners.	Five milestones completed by October 2019. <i>Post-Cabinet update:</i> Completed	
21.	Maintain good performance for dealing with housing benefit claims (until full rollout of Universal Credit) and	SDC, housing associations, private landlords.	1. Meet annual performance targets for time taken to process new claims for housing benefit and changes to claims: 2020/21 target is 17 days.	Green

applications for Discretionary Housing Payments.		2. Spend at least 80% of the Discretionary Housing Payment budget each financial year.	Green
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Aim 3: To prevent homelessness and reduce the harm caused by it.

Action	Resources	Milestones or targets	Progress
22. Improve accommodation and support options (including emergency access provision) for single homeless people and people who sleep rough.	SDC, providers, District Housing Forum, Warwickshire County Council, Housing First.	1. Agree (by June 2020) a Rough Sleeper Strategy. <i>Post-Cabinet update:</i> Strategy paused while resources are deployed to 'Everyone in' directive	Unknown.
23. Improve emergency access and longer-term accommodation and support for homeless young people including vulnerable 16 or 17 year olds and care leavers aged 16-24 years.	Doorway, Warwickshire County Council People group, Orbit Heart of England Housing Association, potential providers, SDC, District Housing Forum.	Three milestones achieved by January 2018. <i>Post-Cabinet update:</i> Completed	
24. Promote shared ownership to make more people aware of it as a housing option.	SDC, housing associations, District Housing Forum, local employers.	1. Agree and implement (by May 2018) an action plan with partners to raise awareness of shared ownership.	Achieved but ongoing