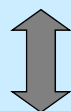


Housing Strategy April 2015 – March 2020 Action Plan

Review and progress November 2015

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



Corporate Strategy

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

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 and review of homelessness service
- ◆ 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 - 2020 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

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

| 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. Housing Partnership Meeting and District Housing Forum to each review annually the impact of the Housing Strategy. | <p>Green</p> <p>Green</p> <p>Green</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. | Green |
| 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. | <p>Housing market evidence.</p> <p>SDC, Housing Partnership Meeting, District Housing Forum.</p> | <ol style="list-style-type: none"> 1. Apply (through drafting of each document) the relevant learning from housing market assessments and other research. | Green |

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 |
|--------|--|--|--|-----------------|
| 4. | Seek to deliver the optimum amount and type of affordable homes on relevant development sites. | Planning policies and need analyses. SDC, partner housing associations, Homes and Communities Agency. | 1. Report (by September 2015 and then annually) on the number, tenure, type, size, and funding of affordable homes completed in the previous financial year; include feedback. | Achieved (2015) |
| | | | 2. Report (twice a year) on the future delivery of affordable homes and any significant emerging issues. | Green |
| | | | 3. Review and agree the affordable housing delivery plan (at least quarterly) with partner housing associations and the Homes and Communities Agency. | Green |
| | | | 4.1 Provide training (by July 2016) for members. | Achieved |
| | | | 4.2 Provide further training (by November 2016) for members. | |
| 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. | SDC, partner housing associations. | 1. Agree (by May 2016) the affordable homes required on any new settlement and if appropriate on other sites, and how people can access them. | Green |
| | | | 2. Review (by December 2016) the affordability of housing. | Green |
| | | | 3. Review again (by April 2017) the type and size of affordable homes required in the light of welfare reform. | Green |
| 6. | Make best use of commuted sums to deliver affordable homes. | SDC, partner housing associations, Homes and Communities Agency. | 1. Review (by October 2016 and then annually) the use of commuted sums. | Green |

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 |
|----|---|---|--|--|
| 7. | Continue to encourage and enable rural communities to meet their local housing needs. | Planning policies and housing needs surveys. Rural Housing Enabler, SDC, parish councils, local communities. | <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 September 2015) and then annually on progress on rural housing enabling. 3. Provide training (by December 2015) for members and others about the role of the Rural Housing Enabler and the sustainability of new housing. 4. Review (by July 2016) the Rural Housing Enabling role to make best use of it. 5. Facilitate (by June 2017) a rural housing enabling event involving parish councils to promote rural housing. | Green Achieved (2015) Achieved Green Green |
| 8. | Establish and deliver an on-going rural development programme. | SDC's Affordable Housing Investment Programme, National Affordable Homes Programme and other funding. Housing associations, SDC, Homes and Communities Agency. | <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 progressing (by October 2017) a further rural housing development programme. | Green Green |

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 |
|--------|--|---|---|--------------------|
| 9. | Facilitate a reconfigured range of housing related support services. | Countywide Housing Related Support Partnership Working Group, Warwickshire County Council, housing related support providers. | 1. Jointly commission (by March 2018) a revised range of housing related support services. | Green |
| 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 and Communities Agency, specialist development and management partners. | 1. At least seven Extra Care schemes (by March 2020) incorporating a high proportion of affordable dwellings completed and or newly committed in the District. 2. Review (by March 2017) the above milestone. | Green Green |
| 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 and Communities Agency, specialist development and management partners. | 1. At least six specialised housing with care schemes (by March 2020) incorporating a high proportion of affordable dwellings completed and or newly committed in the District. 2. Review (by March 2017) the above milestone. | Green Green |

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 |
|-----|---|---|---|----------|
| 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. | 1. Adopt (in line with the Local Development Scheme timetable) a Gypsy and Traveller Local Plan that includes polices on management and facilities. | Green |

Aim 2

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

| Action | | Resources | Milestones or targets | Progress |
|--------|--|--|---|----------------------|
| 13. | Support a programme to help people stay warm in their homes. | Various sources of subsidies and grants to individuals, home works grants. SDC, Act on Energy, Warm and Well in Warwickshire Partnership. | 1. Report (by August 2015) on actions taken by the Council to combat excess heat and cold, and to address fuel poverty. | Achieved (Oct. 2015) |
| | | | 2. Evaluate (by January 2019) options to improve the situation of residents not on the main gas network. | Green |
| | | | 3. Complete (by March 2020) at least one project that benefits residents in all tenures by working with partners and local communities. | Green |
| 14. | Participate in effective programmes of assistance to keep people in their own homes. | Better Care / Disabled Facilities Grant funding, learning and funding from other sources. SDC, Warwick DC, South Home Improvement Agency, North Warwickshire Housing Adaptations Service, Warwickshire County Council, NHS, Age UK. | 1. Agree (by May 2016) the best service design for delivering a streamlined adaptations service. | Green |
| | | | 2. Evaluate (by December 2016) the best mechanism for delivering Discretionary Grants to help people keep their homes warm and free from serious disrepair. | Green |
| | | | 3. Align (by January 2017) work on assistive technology with health and social care including supporting people with dementia. | Green |

Aim 2

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

| | Action | Resources | Milestones or targets | Progress |
|-----|---|--|---|---|
| 15. | 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. Identify (by December 2017) licensable and non-licensable houses in multiple occupation. 3. Identify (by April 2018) priorities for proactive inspections. 4. Use (by April 2019) proactive inspections to improve housing standards. | <p>Green</p> <p>Green</p> <p>Green</p> <p>Green</p> |
| 16. | 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 2016 and then annually) all empty properties and highlight empty property hotspots. 2. Bring (by March 2019) 100 empty properties back into use by providing encouragement, support and information. | <p>Green</p> <p>Green</p> |

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

| | Action | Resources | Milestones or targets | Progress |
|-----|---|--|--|-----------------------------------|
| 17. | 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, District Housing Forum. | 1. Assess (by December 2016) the impact of recent changes to the Home Choice Plus Allocation Policy and determine if any further action is required. | Green |
| 18. | Continue to deliver a successful housing options service to prevent homelessness for all types of households. | SDC, District Housing Forum, housing associations, NHS. | 1. Report (by December 2015 and then annually) on the success of homelessness prevention activities. 2. Review (by November 2016 and then biennially) the range of homelessness prevention activities and identify any necessary changes. 3. Review (by January 2017) the Tenancy Strategy. 4. Develop with health (by February 2017) a hospital discharge protocol to enable planned moves for people with mental ill health who may be homeless on discharge. 5. Complete (by June 2017) a review of local homelessness services that takes account of housing related support, and agree any necessary changes. | Green Green Green - - |

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

| | Action | Resources | Milestones or targets | Progress |
|-----|---|--|---|---|
| 19. | Ensure that the temporary accommodation and service for homeless households provides value for money, and is suitable and of good quality. | SDC, Christian Alliance Housing Association (Chapter 1) and other housing associations and partners. | <ol style="list-style-type: none"> 1. Ensure (by May 2016) that the management of temporary accommodation is appropriately resourced. 2. Determine (by February 2017) a preferred model for future delivery and management of temporary accommodation. 3. Implement (by February 2018) the preferred model of temporary accommodation. | <p>(Revised target)</p> <p>Green</p> <p>Green</p> |
| 20. | Maintain good performance for dealing with housing benefit claims (until full rollout of Universal Credit) and applications for Discretionary Housing Payments. | SDC, housing associations, private landlords. | <ol style="list-style-type: none"> 1. Meet annual performance targets for time taken to process new claims for housing benefit and changes to claims 2015-2016 target is 17 days. 2. Spend at least 80% of the Discretionary Housing Payment budget each financial year. <i>(2015/16: 90% to date.)</i> | <p>Green</p> <p>Achieved (2015/16)</p> |
| 21. | 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. | <ol style="list-style-type: none"> 1. Agree (by September 2015) a new outreach service for people who sleep rough. 2. Introduce (by October 2015) a pilot Housing First programme to help people into accommodation. 3. Subject to a positive evaluation of the Housing First pilot, work with partners to identify (by May 2016) funding to continue the service. | <p>Achieved</p> <p>Achieved</p> <p>-</p> |

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

| Action | Resources | Milestones or targets | Progress |
|--------|---|---|------------------------------------|
| 21. | Continued – see above. | 4. Agree (by April 2016) a protocol for assisting people who sleep rough in line with the principles of a “no second night out” approach. | Green |
| 22. | 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. 1. Deliver (by June 2016) crash pad accommodation for young people. 2. Review (by July 2017) the Warwickshire Protocol for Assessing and Managing the Housing Needs of Homeless Young People Homeless Protocol. 3. Review (by January 2018) the effectiveness of work for young people and agree a way forward. | Achieved Green Green |
| 23. | 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. | Green |