

NORTH LINCOLNSHIRE COUNCIL

HOUSING AND STRATEGIC PLANNING CABINET MEMBER

HOUSING STRATEGY ACTION PLAN UPDATE 2007/2008

1. OBJECT AND KEY POINTS IN THIS REPORT

To update the Cabinet Member on progress during 2007/2008 towards achieving the priorities of the North and North East Lincolnshire Joint Housing Strategy 2007 – 2010.

2. BACKGROUND INFORMATION

- 2.1 The North and North East Lincolnshire Joint Housing Strategy was adopted in April 2007 and was deemed to be 'Fit For Purpose' in an assessment carried out by Government Office.
- 2.2 The strategy outlines priorities for housing in the area for the next three years across all tenures and for all client groups. The strategy has four key inter related priorities:
 - Creating quality homes;
 - Securing affordability and choice;
 - Reaching out to everyone in housing need; and
 - Creating safe and strong communities.
- 2.3 Although the strategy has been written in partnership with North East Lincolnshire Council, each council has an individual action plan to guide and monitor delivery of the priorities.
- 2.4 The action plan is updated on a quarterly basis and progress is reported to the North Lincolnshire Housing Investment Board.

3. OPTIONS FOR CONSIDERATION

- 3.1 Attached is a summary report of the Housing Strategy Action Plan outlining progress for 2007 / 2008.
- 3.2 Key areas of achievement include:
 - 116 private sector properties made decent, mainly through home repair grants;
 - 311 properties with SAP ratings below 30 were improved;

- An update of the Housing Needs and Market Assessment was completed, improving the evidence base for negotiating affordable housing;
- Funding for rural housing schemes at West Butterwick, Hibaldstow, Crowle and Wroot was secured by partner Housing Associations from the Housing Corporation;
- Delivery on track for rural housing schemes at Epworth, Kirton in Lindsey and Ulceby;
- Over 1000 referrals made to SHEEP and Warm Front for energy efficiency measures;
- 325 households were prevented from becoming homeless;
- Homeless acceptances reduced by 70% since 2004/2005;
- Gypsy and Traveller Accommodation Assessment undertaken within agreed timescales;
- Housing related support service established for black and minority ethnic communities; and
- 85 empty homes returned to use.

3.3 There were some areas where progress towards the targets was made but the target was not achieved. In some cases this was because the target stretches past the first year of the plan, perhaps to be achieved by 2009/2010/2011. In other cases work did not progress as quickly as anticipated during 2007/2008. This included:

- 6.45% of energy efficiency assistance was given to the private rented sector. Target to achieve 10% of assistance going to the private rented sector by 2010;
- 34 units of affordable housing complete. Target is to be delivering 75 units per year by 2010;
- Nine units secured as intermediate affordable housing. Target was for 20 units to be provided however we have actively kept this to a minimum following evidence that these were not affordable and were proving difficult to sell. Further work on a more appropriate product for the area continues;
- Work to develop temporary accommodation for homeless people and people fleeing domestic violence, through Regional Housing Board funding has been slow to get off the ground;
- Development of supported housing for teenage parents has not progressed as expected due to lack of capacity to work up the project partnership;
- Bid for Gypsy and Traveller Site Grant for the refurbishment of Manifold Road Caravan Site underway, outcome of bid to be known November 2008; and
- 26 obsolete properties in the Advance Crosby area demolished. Work continues to achieve the goal of transformational change.

3.4 There were also some areas of the action plan where no or very little progress was made. This was largely due to the fact that during 2007/2008 there were a number of posts within the teams which remained vacant for some time. On the whole this has been resolved,

although it has been difficult to recruit to some of the posts. The areas where progress is below the targets includes:

- Four private landlords were accredited during 2007 / 2008, the target was for 10 new landlords to be accredited;
- Work to revise the private sector renewal strategy should have begun in early 2008. This has been delayed but the stock condition survey has now been commissioned and is underway;
- The cost of providing bed and breakfast accommodation has not been reduced, largely due to delays in accessing accommodation. Work through the homelessness strategy will address this;
- The development of rehabilitative accommodation for people with physical disabilities has not begun due to lack of capacity and a failure of the original housing association partnership;
- Similarly, the development of additional supported accommodation for people with learning disabilities has not progressed due to a lack of capacity; and
- Work to improve the management standards in the private sector has not been taken forward.

4. ANALYSIS OF OPTIONS

- 4.1 Much of the work on the development of the Joint Housing Strategy and the action plan was carried out during 2006. Since this time both the policy and working environment has changed considerably in this field.
- 4.2 Looking forward to 2008 /2009, in order to ensure that this action plan remains up to date and relevant a review will be carried out and the plan will be revised in accordance with the findings. This will include building in the newly implemented National Indicator set.
- 4.3 The areas of work in which little or no progress has been made will be considered in detail, and action to address this under performance will be taken.
- 4.4 The Joint Housing Strategy is scheduled to be reviewed in 2010. However, as a result of major national policy shifts, such as the Sub National Review of Economic Development discussions are now ongoing with Government Office and Regional and Sub-Regional partners to determine the best way forward for local housing strategies.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

- 5.1 The Housing Strategy Action Plan outlines the resources required to deliver each individual priority and objective. This was agreed at the time the strategy was assessed by Government Office. Through the process of updating the action plan this will be subject to review to ensure the action plan remains deliverable.

- 5.2 The Housing Division is about to start a 'smarter working' pilot that aims to improve the effectiveness of staff whilst working both in the field and in the office. Better telephone call handling, document processing and access to systems on site are to be provided. When implemented these changes should help to alleviate some of the staff resource issues that have slowed progress in some areas of work.
- 5.3 The achievement of the targets for reducing homelessness under the Local Public Sector Agreement have produced a reward of £350,000 for the council.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)

- 6.1 North Lincolnshire Council has a statutory duty to prepare, monitor and deliver a Housing Strategy.
- 6.2 The successful delivery of the Joint Housing Strategy will enhance the environment of North Lincolnshire and improve the life chances of local people.

As part of the work to develop the strategy the diverse needs of our population have been considered. In particular this is covered under priority three of the strategy: Reaching out to everyone in housing need.

The new National Indicator set has a number of housing related National Indicators, such as NI 155, NI187, NI154, NI136, NI141, NI142 e.t.c and the achievement of the targets set within these indicators will be monitored through the housing strategy action plan.

7. OUTCOMES OF CONSULTATION

- 7.1 During the development of the strategy two consultation events were held, as a result of the consultation events the four themes of the strategy emerged.

8. RECOMMENDATIONS

- 8.1 That the Cabinet Member notes the content of the report and receives regular updates on progress in achieving the outcomes of the strategy.
- 8.2 That the Cabinet Member receives update reports on how local housing/sub regional housing and/or integrated strategies will be progressed in the future.





HEAD OF STRATEGIC REGENERATION HOUSING AND DEVELOPMENT AND
SERVICE DIRECTOR NEIGHBOURHOOD AND ENVIRONMENT










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Background Papers used in the preparation of this report





Housing and Leisure Services Cabinet Member report 2nd February 2007
North and North East Lincolnshire Joint Housing Strategy

Housing Strategy Action Plan update 1st April 2007 to 31st March 2008






Priority One: Creating Quality Homes		
Our Outcomes	How are we doing?	Comments on progress to 31st March 2008
Decent Homes		
Improve 100 private sector properties per year to Decent Homes Standard		116 properties made decent, mainly through home repair grants
Accredit 10 private landlords per year to the landlord accreditation scheme		4 landlords accredited to date, 17 in total. Vacant post has delayed progress
North Lincolnshire Homes to deliver their five year improvement programme from the point of transfer		NLH reported good progress so far, hoping to complete 12 months work within the 8 months remaining post transfer. 3 key partners on board to deliver the works.
All social housing to meet the Decent Homes Standards by 2010		No measurable target set for first year. NLH given 5-6 years to deliver business plan, so 2010 deadline effectively extended.
Develop a Private Sector Strategy		New Home Improvement Policy approved in May. This included energy efficiency grants, 17 have been completed to date. Strategy development deferred pending the findings of a house condition survey in 2008.

Priority One: Creating Quality Homes		
Our Outcomes	How are we doing?	Comments on progress to 31st March 2008
A warm home		
Decrease the number of private sector homes with Standard Assessment Process (SAP) ratings below 30 by 100 per year		311 properties with SAP ratings below 30 were improved
Develop more effective links with Primary Care Trust to ensure better referral of vulnerable groups		Attendance at flu jab clinics and Health Fayres. 198 energy efficiency grants given.
Achieve 9.1% improvement in home energy efficiency by 2011 in line with the Home Energy Conservation Act (HECA) target Struggling to tackle private landlords		Total 22.7% achieved out of 30% target that must be reached by 2011.
Increase the uptake of energy efficiency measures in Private Rented properties to 10% of total assistance per year by 2010		Achieved 6.45% during 2007/2008
Excellence in design		
Deliver quality housing design in North Lincolnshire		Work ongoing on Local Development Framework-timescale put back to Sept 09
Provide quality architectural support through a housing design panel		Design panel now up and running – assessing strategically important sites
Develop a high quality housing design demonstration project		This will be a key part of the Lincolnshire Lakes Project for which an Area Action Plan will be developed
Homes that last		
Continue to provide handyman services and advice on home maintenance		Budget for 2008/2009 confirmed.
Social housing remodelling to make homes more sustainable		Investigating options with Department of Health funding





Priority One: Creating Quality Homes		
Our Outcomes	How are we doing?	Comments on progress to 31st March 2008
		Department of Health funding for remodelling sheltered housing to Extra Care schemes. Work on Older Persons Housing Strategy to begin late 2008

Priority 2: Securing Affordability and Choice		
Our Outcomes	How are we doing?	Comments on progress to 31st March 2008
Provide more affordable homes		
Secure the development of at least 75 affordable homes through the planning system each year (by 2010) <i>Planning permission secured for 239 units of affordable accommodation. Target for units delivered was 35, would have achieved above target but due to summer floods and other site related problems, delays were experienced.</i>		34 units complete during 2007/2008.
Secure and develop at least 25 new affordable homes through Housing Corporation funding each year (by 2010) <i>Funding secured for 41 units in first phase of bids for 2008-2011 Housing Corporation Programme</i>		12 units complete.
Develop a rolling programme to review and update the assessment of all types of housing need and affordable housing provision <i>Analysis of the North Lincs Housing Register now complete for all larger settlements.</i>		HNMA assessment update due to be complete April 2008. Investigating methods for updating all housing needs evidence in house. <i>Housing needs and market update just being finalised.</i>
Improve the range of tenure and choice in housing		
Improve information on all tenure options in North Lincolnshire <i>Report on all Housing Association stock in North Lincolnshire almost complete, will be published on website in April 2008</i>		Housing pages of NLC website now improved work still to be

Priority 2: Securing Affordability and Choice

Our Outcomes	How are we doing?	Comments on progress to 31 st March 2008
		now improved, work still to be done
Improve local awareness of intermediate housing options		Work ongoing with RSL's and the Housing Corporation to ensure shared ownership scheme is meeting needs. Information will not be updated until this work is complete.
20 affordable homes per year to be secured as shared ownership		7 units secured as shared ownership, plus 2 as discounted sale. No additional shared ownership properties to be created until work with Housing Corporation is complete
Explore alternative tenure options e.g. open market Homebuy		Work to focus on improving current scheme
Implement Choice Based Lettings by 2010		Sub Regional funding secured from CLG. Partnership for the project up and running, Project Manager in post.
Provide choice in rural areas		
Maintain up to date understanding of rural housing need During 2008 think about the most appropriate methods for gathering rural housing needs evidence.		Roxby, and New Holland Housing Needs Survey complete. RHE steering group to consider and monitor need and location of future surveys. Survey of Keadby underway.






Priority 2: Securing Affordability and Choice

Our Outcomes	How are we doing?	Comments on progress to 31 st March 2008
<p>Ensure a minimum of 2 Rural Housing Enabler schemes are brought forward each year Funding secured for Crowle, Wroot and West Butterwick submitted through Rural Enabler Partnership, funding for development of rural garage sites submitted to HC by North Lincs Homes. Also working on Manor Gardens</p>		<p>Enabling work now taking priority, schemes for Wroot and Crowle being worked up by South Yorkshire Housing Association. Additional work with North Lincolnshire Homes to bring forward Rural Housing Development underway.</p>
<p>Deliver Housing Corporation funded schemes to agreed timescales</p>		<p>1 scheme complete, Kirton, Ulceby, and Epworth underway.</p>
<p>Maximise bids to Housing Corporation for Rural Schemes</p>		<p>Bids submitted by the deadline, further projects to be worked up for in year bid rounds.</p>
<p>Maximise household income</p>		
<p>Provide help and information to aid a reduction in fuel bills. Achieve 500 referrals in 07/08.</p>		<p>Energy efficiency officer promoted energy efficiency, renewables and the grants available from NLC to provide heating, cavity wall and loft insulation at a variety of events including local Health Fayres, Healthy Living Projects and Electric Blanket testing sessions. This lead to 675 SHEEP referral and 971 Warm Front referrals – which was</p>






Priority 2: Securing Affordability and Choice

Our Outcomes	How are we doing?	Comments on progress to 31 st March 2008
		above expected output.







Priority Three: Reaching out to everyone in housing need



Our Outcomes	How are we doing?	Comments on progress to 31 st March 2008
Improved transition into sustainable accommodation		
Prevent 175 households per year becoming homeless		325 households prevented from becoming homeless
Develop temporary accommodation		Funding secured from Regional Housing Board – currently working on details of the scheme with North Lincs Homes
Reduce cost of bed and breakfast accommodation use by 25% each year		Delays in accessing accommodation for homeless people have resulted in continuing dependence on Bed and Breakfast
Reduce homeless acceptances to 30% of position at Dec 2004 2004/2005 figure 601. Target is 180 per year by 2010		177 acceptance for 2007/2008
Increase housing provision for people fleeing domestic violence		Basis of scheme established with North Lincs Homes. Project Group currently working



Priority Three: Reaching out to everyone in housing need





Our Outcomes	How are we doing?	Comments on progress to 31 st March 2008
		through the detail. New support provider in place.
<p>Improve mental health housing provision</p> <p>Currently working with Mental Health liaison group to develop a needs assessment to better understand housing requirement of this client group. Still working with Stonham to bring about development at Old Crosby- but this has been delayed due to personnel issues at Stonham.</p>		<p>Bid for Housing Corporation funding was unsuccessful. Review of Supporting People Service has found more effective ways to deliver support services</p>
Enable independent living		
Continue to improve our partnership approach to the provision of Disabled Facilities Grants		Procurement exercise has been delayed due to lack of capacity. Work still on going.
<p>Develop a range of supported accommodation for older people</p> <p>Investigating feasibility of phase two Ashby Link</p>		<p>Ashby Link Extra Care Housing scheme now underway and on site. Due to complete October 2009. Further work into remodelling of unsuitable sheltered stock underway.</p>
Develop rehabilitative short term accommodation for people with physical disabilities		<p>Partnership with Stonham proved unsuccessful due to value for money – lack of capacity currently to progress this work.</p>
Develop extended housing provision for teenage parents		<p>Project to be linked in with review of Supporting People services for young</p>

Priority Three: Reaching out to everyone in housing need

Our Outcomes	How are we doing?	Comments on progress to 31 st March 2008
<p>Develop a rolling programme of Build Your Future <small>Work continues to secure planning permission on all 4 development sites</small></p>		<p>people. 3 sites now have planning permission. First phase to be complete in September 08. Plans being worked up for final site. Work ongoing to develop future plan for the project</p>
<p>Develop young peoples accommodation <small>Experience on the pilot project has been positive so far. Some capital funding remains to offer further units if the support arrangements are available.</small></p>		<p>7 units of furnished, supported, temporary accommodation for young people have been created. Scheme to be expanded.</p>
<p>Extend provision of supported accommodation for people with a learning disability <small>Supported Housing for people with Learning Disabilities will be incorporated into supported living centre project as part of the Regional Investment Strategy.</small></p>		<p>Need to establish project steering group.</p>
<p>Improve access to the private rented sector for vulnerable people</p>		<p>Work with landlords not yet begun however newly appointed LD Housing Co-ordinator will be in post during July.</p>
<p>Meeting the needs and preferences of everyone within our communities</p>		
<p>Complete housing needs assessment of Gypsy and Travellers following latest guidance</p>		<p>Draft report received, to be finalised in May 08. Work to find funding to improve Manifold Rd Showman's site underway</p>
<p>Deliver provision to meet the identified within the Gypsy and Traveller Accommodation Assessment</p>		<p>Working on bid for Gypsy and Traveller site grant for</p>

Priority Three: Reaching out to everyone in housing need		
Our Outcomes	How are we doing?	Comments on progress to 31st March 2008
		Manifold Road underway. GTAA implementation plan to be drawn up.
Establish an effective housing related support service for black and minority ethnic communities		Housing related supported service for BME communities established provided by York Housing Association
Address gaps in knowledge including: <ul style="list-style-type: none"> - Migrant workers - People with mental health problems - Drug users - Offenders 		Review of all Supporting People contracts has covered drug users and offenders. Work on Migrant Workers underway in sub region and mental health to be carried out during early 2009.

Priority Four: Safe and strong neighbourhoods		
Our Outcomes	How are we doing?	Comments on progress to September 2007
Reduce the number of empty and neglected properties		
Return at least 75 empty properties to use each year		Target exceeded 85 empty homes returned to use
Encourage a balanced housing market		
Deliver Advance Crosby Transformational Project <i>Work ongoing to tie this project into the Urban Renaissance Town Centre master planning.</i>		26 obsolete properties acquired and demolished. Master plan complete. Due to current state of the

Priority Four: Safe and strong neighbourhoods		
Our Outcomes	How are we doing?	Comments on progress to September 2007
		market focus will continue to be on acquisition rather than redevelopment.
Develop specific area based regeneration initiatives		Re-engaged Spawforths to complete master planning work for Westcliff Precinct
Improve management standards in the Private Rented Sector		Further work required around selective licensing with both Government Office and Crosby Neighbourhood Management Pathfinder
Create neighbourhoods that are clean and safe		
North Lincolnshire Homes to consider the development of anti social behaviour team		Anti social behaviour co-ordinator appointed, in process of recruiting other team members.
Help people to get involved with their communities		
Community engagement is at the heart of all activity		Residents involved in Youthbuild project through Working Together Group. Advance Crosby Outlook Group folded, however residents will be heavily involved with master plan.