
















# HOUSING STRATEGY ACTION PLAN - PROGRESS REPORT – Progress against actions and targets as at 1<sup>st</sup> November 2007.







## ACTION PLAN - PRIORITY 1. - ADDRESSING THE SHORTAGE OF AFFORDABLE HOUSING







Action and Priority	Target Completion Date	Milestone	Progress upon implementation of action as at 31 <sup>st</sup> January 2007	Revised Target for Completion
<p><b>KEY TARGET</b> - With the support of BDHT and other partner RSLs', achieve delivery of 400 additional units of affordable housing over the 5 year period of the Strategy. (This target will be subject to review following consultation upon the SPD – Affordable Housing and the outcome of the Government's Review of the Regional Spatial Strategy)) (Performance in 05/06 = 75 additional affordable housing units, Performance for 06/07 outturn = 72 additional units delivered and an additional 46 units under construction).</p> <p><b>PSA 5</b> – To achieve a better balance between housing availability and the demand for housing, whilst protecting the countryside and Green Belt.</p>				
<p><b>Proposed Outcome - Increased delivery of affordable housing through Planning Gain.</b></p>				
<p><b>Develop Supplementary Planning Document for Affordable Housing relating to:</b></p> <ul style="list-style-type: none"> <li>• Threshold levels</li> <li>• Percentage of affordable housing</li> <li>• Open space/play facilities</li> <li>• Location / size / type / tenure</li> <li>• Financial contributions</li> </ul> <p><b>HIGH</b></p>	<p><b>Draft document December 2005</b></p>	<p><b>Completion of LDF consultation by June 06</b></p>	<p>"The publication of the Affordable Housing and Managing Housing policies has been put on hold due to the phased revision of the Regional Spatial Strategy (RSS). The current RSS review will allocate district targets for housing provision between 2001 - 2026, until the outcome of this process is known the District is unclear as to the required level of provision. Upon completion the planning policy section will develop new strategies to deliver the required amount of housing with a substantial element of new Affordable housing."</p> <p>The Strategic Housing Manager is meeting with neighbouring authorities of the SHMA on the 13<sup>th</sup> November 07 specifically to develop cross boundary consensus upon appropriate elements of an Affordable Housing SPD.</p>	<p>July 2008</p>  <p>Red</p>
<p><b>Consult on development of Supplementary Planning Document for Affordable Housing.</b></p> <p><b>HIGH</b></p>	<p><b>June 2006</b></p>	<p><b>Completion of LDF consultation by June 06</b></p>	<p>As above</p>	<p>July 2008</p>  <p>Red</p>
<p><b>Adopt new Supplementary Planning Document for Affordable Housing.</b></p>	<p><b>July 2006</b></p>	<p><b>Completion of LDF consultation by June 06</b></p>	<p>As above</p>	<p>July 2008</p>




<b>HIGH</b>				 Red
<b>Supplementary Planning Document – Managing Housing.</b>	<b>July 2006</b>	<b>Consultation completed by May 2006</b>	As above	July 2008  Red
<b>Develop a procedure within Supplementary Planning Guidance to clarify the information developers will be required to submit within Sect 106 negotiations.</b>	<b>June 2006</b>		As above	July 2008  Red
<b>Working with the County Housing Enabling Officers Group, jointly develop a common template for Sect 106 agreements and develop good practice from outside the County.</b> <b>HIGH</b>	<b>March 2007</b>	<b>Enabling Group Research by June 06. Consultation with Legal Feb 07</b>	Enabling Group has considered a Draft Sect 106, formulated comments and is reporting to Chief Housing Officers Group recommending it for Countywide adoption as base document.	 Green
<b>Carry out District and Parish Council Member training 'Understanding and raising the profile of Affordable Housing.</b>		<b>Complete DC Member Training by June 2006</b>	Initial training completed in March 2006 and in addition the following training has been ongoing: <ul style="list-style-type: none"> <li>• Presentation on affordable housing progress and scheme delivery made to Scrutiny Steering Board on 31.10.06.</li> <li>• Presentation on affordable housing and scheme delivery made to Affordable Housing Advisory Group on 7.11.06</li> <li>• Good practice visits for the Affordable Housing Group took place at Wychavon DC on 2<sup>nd</sup> February 07 Good practise BME visit to Elgar Housing. took place 24 November 2006 with portfolio Holder.</li> <li>• Members Affordable Housing Tour of District and the opening of 12 units of affordable housing took place on 30<sup>th</sup> November and brick laying ceremony for first rural housing scheme at Belbroughton scheduled for 28<sup>th</sup> Feb.</li> <li>• Portfolio Holder for Strategic Housing and Portfolio Holder for Planning attended briefing and good practice on Choice Based Lettings by Wychavon on 5<sup>th</sup> Dec.</li> <li>• DH/PS – Arranging visit for Portfolio Holder to Solihull to discuss Green Belt / affordable housing issues.</li> </ul>	DC training Achieved. PC awareness on rolling programme  Green

			<ul style="list-style-type: none"> <li>Romsley PC – Strategic Housing Roadshow took place on 9.07.07.</li> <li>Bentley PC – Strategic Housing Roadshow took place on 12.09.07.</li> <li>Lickey &amp; Blackwell PC – Strategic Housing Roadshow took place on 24.10.07.</li> </ul>	
<b>HIGH</b>				
<b>Proposed Outcome – Improved partnership working and preferred partnering arrangements</b>				
<b>Review Partnership Arrangements with RSLs' and a Preferred Partners Charter.</b>	<b>December 2006</b>	<b>Good Practice model agreed by County Enabling Group Sept 06</b>	<p>Report recommending a procedure for review of RSL partners reported and approved Executive Cabinet February 2007.</p> <p>Review process completed and Preferred RSL Partnership selected and appointed by Member / Officer working Group.</p>	<p>June 2007</p>  <p>Green</p>
<b>COMPLETED</b>				
<b>Formalise mechanism for assessing RSL Preferred Partners performance.</b>	<b>April 2007</b>	<b>Enabling Officers Group work plan to develop Best Practice Dec 06</b>	Awaiting outcome of County Enabling Group recommendations.	<p>Achieved</p>  <p>Green</p>
<b>COMPLETED</b>				
<b>Strengthened representation of Strategic Housing and BDHT representation on Local Strategic Partnership.</b>	<b>Achieved</b>	<b>Attendance on Health &amp; Wellbeing and Chairmanship of Consider Your Environment Theme Groups.</b>	<p>Achieved with Strategic Housing officers attendance at following Theme Groups:</p> <p>Health and Well Being – Amanda Glennie</p> <p>Better Environment Group – Katie Sharp Fisher</p> <p>Children and Young Persons – Jennifer Delorenzo</p> <p>Older People – Jayne Burton/Andy Coel</p> <p>Affordable Housing – Andy Coel</p> <p>BDHT CEO has become LSP partnership member.</p>	<p>Achieved</p>  <p>Green</p>
<b>COMPLETED</b>				
<b>Proposed Outcome – Increased choice of housing options and routes to owner occupancy.</b>				
<b>Review demand and take up of Homebuy Scheme and re-promote / consider LA funding.</b>	<b>April 2006</b>		<p>Take up of government funding under scheme is being monitored and assistance provided in promoting the scheme to BDC list applicants.</p> <p>Possible use of single pot government grant to be used to fund additional units if demand determines (Cabinet approval) . Mailshot to everyone on the councils waiting list who has expressed an interest in</p>	<p>Completed as far as currently possible.</p>

<b>COMPLETED</b>			low cost/shared ownership housing Feb 07	 Green
<b>COMPLETED</b>	<b>September 2006</b>		Action to consider has been achieved and Executive Cabinet approval and capital funding allocated. Revenue funding pending budget approval.  Government funding bid successful to implement SHMAS wide scheme. Implementation planned for 07/08.  Implementation progressing through County Officer Group.	Action Achieved  Green
<b>LOW</b>	<b>September 2007</b>	<b>Clarification with regard to Hsg Corp Funding being available for schemes</b>		 Green
<b>LOW</b>	<b>Being kept under review for appropriate new products.</b>	<b>Consider suitability in event of moratoria being relaxed. Review of schemes by Enabling Officers</b>	Redrow Homes (Rugby) scheme visited.  Redditch systems build projects to be visited and good practice shared.  Focus remains upon strict definition of affordable housing only as this product is open market housing.	 Green
<b>Proposed Outcome – A balanced housing market – appropriate supply of affordable housing – reduced backlog of unmet need.</b>				
<b>COMPLETED</b>	<b>Annual updating will continue.</b>	<b>Initial work to inform the review of the Regional Spatial Strategy by Apr 06.</b>	Completed.  Draft report on Housing Market Assessment for SHMA delivered January 07.  Ongoing requirement to keep survey up to date and deliver additional assessment of Gypsy and Traveller needs.	Completed  Green Annual updating will be supported
	<b>Continuous process in preparation for future bidding rounds.</b>	<b>Progress being made on planning approvals. Awaiting</b>	Completed for both bidding rounds to Housing Corporation in 2006.  Work underway to prepare and support bids for the 2008/2011 bidding round.	£7.4m of housing corporation approved in 06/08 period

<b>COMPLETED</b>		<b>announcement of Hsg Corp funding</b>		 Green
<b>HIGH</b>	<b>Continuous process.</b>	<b>Outcome of 06/08 bidding round.</b>	During 2006, £7,584,098 Housing Corporation Grant was successfully secured to deliver affordable housing schemes in Bromsgrove District through RSLs', of £4,319,000 allocated to BDHT/West Mercia schemes.  Officer Working Group continuing to assist and support BDHT currently focussing on Hostel remodelling and Extra Care Scheme development.  PS, DH and AC now meeting monthly with CEO's of BDHT and WM Housing Group and County Estates Department,	 Green
<b>HIGH</b>	<b>March 2008</b>	<b>6 monthly RSL Liaison Group feedback</b>		 Green
<b>Proposed Outcome – Provision of affordable rural housing to meet identified local needs.</b>				
<b>MEDIUM</b>	<b>April 2006</b>	<b>Alvechurch and Stoke completed.  Clent &amp; Beoley outstanding.</b>	Consultation events held at Alvechurch, Clent and Beoley including questionnaire analysis on potential sites. Site identification still in process at Beoley. Consultation will re-commence when site plans developed.	 Partially completed Amber
<b>MEDIUM</b>	<b>September 2006</b>	<b>Government resolution of 100% stair casing and Perpetuity issues.</b>	Allvechurch – site identification & funding bid submitted Stoke Prior – planning submission imminent, funding approved Clent – submission imminent Beoley – site identification ongoing.	 Amber
	<b>Continuous process</b>	<b>Re – appointment of a County Rural Housing Enabler.</b>	RHE now re-appointed. Schedule of Local Housing Needs Surveys agreed with Rural Housing Enabler – Romsley, Bournheath, Hopwood, Burcot, Dodford and Tardebigge areas.  Joint Strategic Housing Roadshows and Rural Enabling Presentations	 Continuous process

<b>MEDIUM</b>			carried out at Romsley (July 07), Bentley (Sept 07) and Licky & Blackwell (Oct 07)	Amber
<b>Review Right to Buy/Acquire exemption options for rural areas.</b>	<b>June 2006</b>		Investigated by Enabling Sub Group – Government policy now changed to protect rural housing schemes in perpetuity by 80% capping on acquisition.	Completed  Green
<b>COMPLETED</b>				
<b>Review long term development plans for affordable housing on ADR's, school sites and Town Centre Re-development within LDF process.</b>		<b>Re-appointment of Head of Local Plans.</b>	Delayed pending appointment of Strategic Planning Manager.	 Amber
<b>HIGH</b>				
<b>Review the need for a Key Worker Scheme</b>	<b>September 2007</b>		Housing needs survey information currently indicates no special needs identified. Identified within individual rural needs surveys.	 Green
<b>LOW</b>				
<b>Create a register of all publicly owned land suitable for the development of affordable housing and contact organisations to investigate disposals.</b>	<b>December 2007</b>	<b>Register complete by December 2006</b>	Affordable Housing Member Group helping to feed in ideas. Priority for LAA given approval.	 Green
<b>HIGH</b>				
<b>Review progress on joint commissioning Extra Care Housing at Gilbert Court.</b>	<b>April 2006</b>	<b>Outcome of Funding Bid to Hsg Corp (03/06)</b>  <b>Next DOH Bidding Round (07/06)</b>	Bid to Housing Corporation successful therefore joint commissioning funds available. Planning permission granted.  Scheme started on site September 2007.	Action achieved  Green
<b>COMPLETED</b>				
<b>Incorporate affordable housing within proposed Town Centre re-development.</b>	<b>2008/09</b>	<b>Outcome of developer responses to brief and consultation.</b>		 Green
<b>HIGH</b>				
<b>Review potential for Flats over Shops.</b>	<b>Dec 2006</b>		Private leasing scheme fully researched and developed. Scheme for 6 flats reported to Executive Cabinet but not approved on VFM grounds.  Ongoing work for Housing Initiatives Officer to bring back into use	Action archived but continuous process of identifying opportunities.







			empty homes including units over shops.	 Green
<b>HIGH</b>				
<b>Proposed Outcome – Empty homes brought back into use and private sector renting made more accessible.</b>				
<b>Integrate private sector housing staff into Strategic Housing Team to encourage a joined up approach to maximising the contribution of private sector housing and empty homes.</b>	<b>May 2006</b>	<b>Appointment of two new posts April 06</b>	Fully achieved and Housing Initiatives Officer and Private Sector Regulatory Officer appointed.	Achieved  Green
<b>Promote countywide consideration of joint funding of a Private Lettings Scheme.</b>	<b>July 2006</b>	<b>Outcome of bid for Homelessness Innovation grant</b>	Bid for Government funding developed and lead by BDC – Funding bid unsuccessful. Countywide support therefore not given. Private Leasing Scheme developed for BDC but not approved on VFM basis.	Action completed.  Green
<b>COMPLETED</b>				
<b>COMPLETED</b>				

### **ACTION PLAN PRIORITY 2 – IMPROVING THE QUALITY AND AVAILABILITY OF PRIVATE SECTOR HOUSING**







Action and Priority	Target Completion Date	Milestone	Progress upon implementation of action as at 31 <sup>st</sup> January 2007	Revised Target for Completion
<b>KEY TARGET - To increase housing energy efficiency by 30% from 1996 – 2010 (Performance to March 05 = 20.69%, to March 06 = 22.68%, to March 07 = 24.64 )</b>				
<b>KEY TARGET – To increase the proportion of vulnerable households achieving Decent Homes Standard to in excess of 70% by 2010. (Performance at March 04 = 76.1%, March 06 = 76.33, March 07 = 76.66%, October 07 = 77.13% )</b>				
<b>KEY TARGET – To return a minimum of 3 private sector dwellings into occupation each year as a result of action by the Local Authority. (Performance for 06/07 = 8 units)</b>				







**PSA 7 – For vulnerable households in the private sector, including families with children, increase the proportion that live in homes that are in a decent condition. (Performance = 80.3% 04/05)**







**Proposed Outcome – Sustained long term 'Decent' housing conditions, improved quality of privately rented accommodation, higher standards for healthier and safer homes.**



<p><b>Monitor performance target for achieving ongoing improvement in Decent Homes Standard</b></p> <p><b>HIGH</b></p>	<p><b>75% of vulnerable households decent by 2020</b></p>	<p><b>65% of vulnerable households decent by 2006. 70% by 2010</b></p>	<p>The 2004 Bromsgrove District Private Sector Housing Survey advised that 76.1% of vulnerable households already lived in Decent Homes. Full monitoring and updating of this baseline data will begin in 2007/08 with the introduction of new Decent Homes forms for inspecting officers and our SLA partners whom also inspect properties. Performance is updated based upon home repair grants allocated.</p>	 Green
<p><b>Review target of spending 85% of Housing Renewal Grant funds on achieving Decent Homes Standards.</b></p> <p><b>MEDIUM</b></p>	<p><b>85% targeted at vulnerable private sector occupying non-decent homes</b></p>	<p><b>Set up returns data by May 2006</b></p>	<p>Milestone not met - New target completion date for review of spending of 85% of Discretionary Housing Assistance Budget will be June 2007 (see intro)</p>	 Amber
<p><b>Implement new Housing, Health and Safety Rating System for all inspections.</b></p> <p><b>COMPLETED</b></p>	<p><b>April 2006</b></p>	<p><b>All training of officers complete by February 2006</b></p>	<p>Completed and in place</p>	<p>Achieved</p>  Green
<p><b>Introduce Statutory Licensing registration of HMO's</b></p> <p><b>COMPLETED</b></p>	<p><b>April 2006</b></p>	<p><b>Scheme and fee structure in place by Mar 2006</b></p>	<p>Introduction complete and processes in place. Licensing of three HMO imminent.</p>	<p>Achieved</p>  Green
<p><b>Carry out a minimum of 4 Caravan Site inspections PA.</b></p> <p><b>MEDIUM</b></p>	<p><b>Dec 2006</b></p>		<p>Process in place from March 07 to carry out 2 inspections per month,</p>	 Green
<p><b>Submit revenue bid to maintain ongoing updating of Housing Condition survey information</b></p> <p><b>MEDIUM</b></p>	<p><b>Next survey 2009</b></p>	<p><b>Tender document ready for Sep 2008</b></p> <p><b>Consideration of joint survey</b></p>	<p>Bid submitted</p>	 Green



		working within the SHMA		
Review bid for funding to carry out joint condition survey work across the SHMA  <b>COMPLETED</b>	Jan 2006	Regional Housing Funding.  Cross boundary agreement.	Countywide decision that the joint LA stock survey will not proceed but that in future all councils use BRE research for further analysis. GOWM has been asked to pay BRE to recalculate figures for all LA's using the HHSRS calculation, anticipated at £2-3K per LA. Growth bid submitted.	Achieved  Green
Update Caravan Sites Survey Forms to include new provisions under Housing Act 2004  <b>MEDIUM</b>	Jan 2006	Information gathered by Dec 2005	Not achieved due to staff resource issues.	June 2007  Amber
Review Private Sector Renewal Strategy and Housing Assistance Policy 2004.  <b>MEDIUM</b>	April 2006	Draft review by Feb 2006	Target not achieved due to staff resource issues.  Policy review taking place – October 2007.	Sept 08  Amber
Investigate alternative sources of funding Housing Renewal other than grants – Equity Release/ Loans etc  <b>COMPLETED</b>	Dec 2006	Pilot Scheme for the council	Countywide Scheme investigated for LAA priority and reported to Executive Cabinet. Not approved for LAA priority. Awaiting further development of the Birmingham Kick Start Scheme and an indication of availability of Regional Housing Board funding to support a Worcestershire wide scheme.	Action achieved.  Green
Introduce an Enforcement Policy and fee structure via Cabinet.  <b>MEDIUM</b>	March 2006	March 2006 to Cabinet	Not achieved	July 2007  Red
<b>Proposed Outcome – Improved energy efficiency of homes.</b>				
Target 2% annual home energy saving PA	Target 30% by 2010	26% by Sep 2008	On target for 30% home energy savings by 2010. Year 04/05 20.69%, Year 05/06 22.68% (reaching target of 2% p.a., highest annual % increase in Worcestershire 05/06, March 07 = 24.64)	 Green

<p><b>Review Affordable Warmth Strategy and develop an Energy Efficiency Strategy.</b></p> <p><b>HIGH</b></p>	<p><b>March 2007</b></p>		<p>Completion date will be delayed as Worcestershire Affordable Warmth Strategy due for review and subsequently will affect the development of the Energy Efficiency Strategy.</p> <p>Reviewed with WEEAC Sept 07 – Grant Scheme bids submitted. Corporate Energy Efficiency Working Group being formulated.</p>	<p>August 2007</p>  <p>Amber</p>
<p><b>Develop Home introduction packs 'How to run your home energy efficiently' and publicise energy efficiency advice centres.</b></p> <p><b>MEDIUM</b></p>	<p><b>March 2008</b></p>			 <p>Green</p>
<p><b>Proposed Outcome – Better support and assistance to older and vulnerable people in making home improvements and adaptations, Healthier and Safer homes.</b></p>				
<p><b>Develop consultation process with Parish Councils to identify potentially vulnerable clients in rural areas.</b></p> <p><b>MEDIUM</b></p>	<p><b>February 2007</b></p>	<p><b>In house consultation completed by December 2006</b></p>	<p>Presentation delivered to DC councillors Jan 07. New completion target for parishes Dec 07. Parish Roadshows completed at Romsley and Bentley Pouncefoot during Sunner 07 – Blackwell and Lickey planned for Nov/Dec 07.</p>	<p>December 07</p>  <p>Green</p>
<p><b>Make a minimum of three presentations per year to Parish Council's upon the role of the NW Care &amp; Repair Service and Bromsgrove Lifeline in supporting older and vulnerable residents.</b></p> <p><b>MEDIUM</b></p>	<p><b>February 2007</b></p>	<p><b>2 completed by October 2006</b></p>	<p>Parish Roadshows completed at Romsley and Bentley Pouncefoot during Sunner 07 – Blackwell and Lickey planned for Nov/Dec 07.</p>	<p>May 07</p>  <p>Amber</p>
<p><b>Collate statistics from Home Security Checks procedure when home visits carried out by NW Care &amp; Repair Agency.</b></p> <p><b>LOW</b></p>	<p><b>Mar 2006</b></p>	<p><b>Set up collection procedure from Care and Repair</b></p>		<p>May 07</p>  <p>Amber</p>
<p><b>Identify potential sources of emergency heating for development of a scheme to assist older and vulnerable people.</b></p> <p><b>MEDIUM</b></p>	<p><b>Dec 2006</b></p>	<p><b>Liaison with the various interested agencies by Nov 2006</b></p>	<p>Countywide scheme being considered for development that would enhance VFM of scheme.</p>	<p>April 07</p>  <p>Amber</p>
<p><b>Introduce prioritisation of disabled facilities enquiries with County Council Social Services.</b></p>	<p><b>June 2006</b></p>	<p><b>Finalise draft Code of Practice by April 2006</b></p>	<p>Code of practice approved by Executive Cabinet and adopted by BDC – implementation awaiting adoption by Social Services and PCT.</p>	<p>Achieved</p>

<b>COMPLETED</b>				 Green
<b>HIGH</b> Review Council's Contractors List in line with procurement strategy.	July 2006		Currently working with Procurement officer and Redditch BC to introduce a Contractor Framework.	Apr 08  Amber
<b>MEDIUM</b> Review and improve awareness of NW Care and Repair Service.	September 2006		Awareness improved. Full review after changes to current customer satisfaction form undertaken.	September 07  Amber
<b>Proposed Outcome – Increased access to private rented accommodation for the homeless, increased choice and increased support and assistance to landlords.</b>				
<b>COMPLETED</b> Consider development of a private leasing scheme.	April 2006	<b>Decision from ODPM on Countywide bid on Homelessness Innovation Bid</b>	Completed – scheme developed for BDC following countywide bid for funding being unsuccessful – not implemented on grounds of VFM.	Completed  Green
<b>COMPLETED</b> Encourage the availability of privately rented accommodation and bring empty homes back into use through an officer co-ordinated provision of a rent deposit scheme and discretionary empty homes grants.	April 06 onwards	<b>Appointment of Private Sector Housing Innovations Officer</b>	Achieved – Housing Initiative Officer in post – 8 dwellings currently assisted back into use – Pilot Rent Deposit and Spend To Save Scheme in place and running.	Achieved  Green
<b>COMPLETED</b> Review potential for flats over shops.	Dec 2006		Completed	Completed  Green

Investigate income/benefit implications of older people letting their home when entering nursing / residential homes.  LOW	March 2008			 Green
Continue to deliver Private Landlords Forum meetings and training events.  HIGH	Continuous process of annual meetings.	Development of LL's Handbook.	Forum delivered again in Nov 06 – extremely well attend – outcome of private tenancies being made available. Private Landlords Focus Group also developed – first meeting on 26 <sup>th</sup> Feb 07. Private LL's handbook to go out for consultation at Focus Group.	Continuing annual meetings  Green





### **ACTION PLAN PRIORITY 3 – ADDRESSING HOMELESSNESS**





Action and Priority	Target Completion Date	Milestone	Progress upon implementation of action as at 31 <sup>st</sup> January 2007	Revised Target for Completion
<p><b>KEY TARGET – To maintain zero usage of B&amp;B for households which include dependent children or a pregnant woman and in an emergency not exceed occupation of 6 weeks. (Performance maintained with the exception of one case of a family with an 18 year old dependent in full time education who fell within definition)</b></p> <p><b>KEY TARGET – Reduce the use of temporary accommodation by 50% by 2010 (Performance at 31.12.06 = 23.15% reduction against 05/06 average, Oct 07 = 50 people in temp accom – continuing to reduce),</b></p>				







**KEY TARGET – Maintain levels of rough sleeping in the zero - <10 category (Performance at 31.03.07 maintained at zero)**







**KEY TARGET – Reduce homelessness and repeat homelessness through preventative action (Performance at 31.04.07 = 76 cases prevented from becoming homeless with 6 cases of repeat homelessness being received)**

**Proposed Outcome – A well co-ordinated homelessness service matched to identified needs.**







<p><b>Encourage greater involvement from all related agencies</b></p> <p><b>COMPLETED</b></p>	<p>Ongoing</p>	<p><b>Social Services and Probation Services actively involved in the Homelessness Steering Group</b></p>	<p>Homelessness Strategy Steering Group is now more representative. Some Adult Services and Probation actively involved. Improvements will be pursued through the Countywide Homelessness Strategy Review Group</p>	<p>Achieved but continuous process.</p>  <p>Green</p>
<p><b>Ensure links between relevant strategies</b></p> <p><b>HIGH</b></p>	<p>Ongoing</p>	<p><b>Corporate Plan, Community Safety Strategy, County Teenage Pregnancy and Paternity Strategy, Every Child Matters, Health</b></p>	<p>There is a need to review local actions after approval of the County Homelessness Strategy to ensure that BDC Homelessness Strategy reflects the objectives of other relating Strategies at a County and local level. A task and finish sub group of the Homelessness Strategy Steering Group has been identified to review the Council's Homelessness Strategy in line with Government guidance to ensure that strategic priorities of related strategies are taken into account.</p>	<p>Continuing to monitor</p>  <p>Green</p>
<p><b>Monitor and review progress of the Homelessness Service Improvement Group Action Plan – in improving accessibility and quality of services to the homeless.</b></p> <p><b>COMPLETED</b></p>	<p>Ongoing</p>	<p><b>Further review following AC Inspection.</b></p>	<p>Completed and action now amalgamated into Homelessness Strategic Housing Action Plan. Housing Service Liaison Meetings resurrected to consider ongoing service improvements.</p>	<p>Completed</p>  <p>Green</p>
<p><b>Review Quota Arrangements with Mental Health, Learning Disabilities, NCH Aftercare, Fry Trust and Bromford Housing Group.</b></p> <p><b>COMPLETED</b></p>	<p>January 2006</p>	<p><b>New Quota Arrangements in place by January 2006</b></p>	<p>Quota arrangements discussed and requirement for more units identified. This now needs to be formalised so that unused quota allocations can be offered over to other agencies. Needs adjusting to meet needs. Lack of take up from learning disabilities – scope to transfer allocs to another group if BDHT are agreeable. Learning Disabilities Manager is working with BDHT to identify shared housing for those with learning disabilities.</p> <p>Those moving out of supported accommodation are given priority under the new Choice Based Lettings policy.</p>	<p>Action to review completed but further progress re implementation of revised quotas remains a continuing objective.</p>  <p>Green</p>
<p><b>Consider the introduction of a contingency</b></p>	<p>March 2007</p>	<p><b>Results of</b></p>	<p>Consideration has taken place but progress not actioned as the</p>	<p>Consideration carried</p>







<p>plan for emergencies – i.e. mortgage rescue scheme/ buy backs on a shared ownership basis.</p> <p><b>MEDIUM</b></p>		<p><b>Worcestershire Enabling Officers Research</b></p>	<p>perceived need has not materialised. However with rising interest rates it remains a long term objective to develop a scheme.</p> <p>Private schemes have been investigated in partnership with Redditch but dismissed by both authorities as not in the interest of clients.</p> <p>County Enabling Group is reviewing opportunities through RSL's.</p>	<p>out within target date set, but action needs to be ongoing in order to meet changing needs and demand.</p>  <p>Green</p>
<p>Consider the implications of Section 17, Crime and Disorder Act 1998</p> <p><b>HIGH</b></p>	<p>On going</p>	<p><b>Consideration given to Section 17 for all homelessness initiatives.</b></p>	<p>JD to Risk assess Spend to Save and Rent Deposit in accordance with Community Safety Guidance.</p> <p>BDHT to assess new Homelessness Support and Visiting officer schemes.</p> <p>Police to assess Sanctuary Scheme</p>	 <p>Green</p>
<p>Identify opportunities for multi agency working/multi funded projects</p> <p><b>HIGH</b></p>	<p>On going</p>	<p><b>Tap into resources of organisations who can offer quality services and value for money</b></p>	<p>New rent deposit scheme for substance misusers in place from Dec 06 (County)</p> <p>New home visiting prevention officer joint funded by BDHT from March 07.</p> <p>Working with Local private funder to identify suitable project for young homeless for them to invest in – Have taken to visit Foyer schemes at Hereford and Ross.</p>	<p>Continuous process</p>  <p>Green</p>
<p>Encourage older people who are under-occupying properties to move into alternative accommodation that will better meet their needs as they become more frail and in need of support.</p> <p><b>HIGH</b></p>	<p>On going</p>	<p><b>Consider the needs of older people in any new developments</b></p>	<p>- Extra Care Housing Scheme is to provide move on for rent and shared ownership (to free up lower priced private houses to become available)</p> <p>8 new two bed bungalows at Morris Walk and Gilbert Rd &amp; 4 planned for Houseman CI to be more attractive option.</p> <p>Feasibility Study into loft conversion and proposal for joint consultation with BDHT (starting March 07) to assess what provision would encourage people to down size.</p> <p>BDHT to where possible to give some priority for bungalows to under occupied tenants of houses.</p> <p>Underoccupation given priority status in new Choice Based Lettings Policy</p>	<p>Continuous process</p>  <p>Green</p>






<p><b>Explore the potential of the Private Sector providing solutions to homelessness through a Private Sector Leasing Scheme</b></p> <p><b>MEDIUM</b></p>	Dec 2006	<b>Scheme to be in place by Dec 2006</b>	Private Sector Leasing Scheme explored and fully developed. Report submitted to Cabinet Nov 06 and rejected.	<p>Completed</p>  <p>Green</p>
<p><b>Introduce home visits for homelessness as a prevention tool</b></p> <p><b>COMPLETED</b></p>	Dec 2006	<b>Allocate more resources towards prevention work.</b>	Approval for joint funding of home visiting post by BDC/BDHT achieved – new service role commenced April 2007	<p>Completed</p>  <p>Green</p>
<p><b>Develop a referral protocol between BDHT and CAB for homeless applicants.</b></p> <p><b>COMPLETED</b></p>	Apr 2006	<b>Improved working relationship and customer service.</b>	Referral protocol developed Feb 07	<p>Completed</p>  <p>Green</p>
<p><b>Work with agencies to carry out a count of Rough Sleepers in the District</b></p> <p><b>COMPLETED</b></p>	April 2006	<b>Rough sleeper count carried out by March 2006</b>	As we do not have a problem with rough sleeping DCLG advised a hot spot count. We asked for partners to notify us of hot spots. None were identified. Hot spot count deemed not necessary but will be reviewed annually.	<p>Completed</p>  <p>Green</p>
<p><b>Consider the introduction of a Spend to Save Scheme</b></p> <p><b>COMPLETED</b></p>	April 2006	<b>Opportunities for more innovative approach to prevent homelessness</b>	Bid for revenue funding rejected January 2006. Alternative funding source identified for pilot Jan – Mar 2007 Scheme detail and policy approved by Cabinet Full scheme approval given for 07/08.	<p>Completed</p>  <p>Green</p>
<b>Proposed Outcome – Improved assistance to the homeless, reduced homeless applications, more people prevented from becoming homeless.</b>				
<p><b>Introduce mediation service for young homeless</b></p> <p><b>COMPLETED</b></p>	April 2006	<b>Mediation service available by Apr 2005</b>	Countywide pilot mediation service was introduced 1 <sup>st</sup> November 2005 with BDC committing funding towards the service. However only 5 people benefited during the six month pilot and concerns about accessibility, value for money and conflicting priorities led to the Council discontinuing its support for the service. Two BYHF staff were trained to carry out mediation. One has now moved to BDHT. BDHT therefore investigating possibility of developing mediation within their service. CLG funding now approved for new scheme with Relate to commence from 1 <sup>st</sup> September 2007.	<p>Achieved</p>  <p>Green</p>







<p>Consider potential to develop a floating support/preventative service to compliment existing services.</p> <p><b>COMPLETED</b></p>	Sept 2006	Scheme proposals to Supporting People by Apr 2006	New Support and Preventative service running from Jan 07 joint funded BDC/BDHT/SP	<p>Completed</p>  <p>Green</p>
<p>Develop a better working relationship with Housing Benefit Departments to 'Fast Track' urgent housing benefit claims</p> <p><b>COMPLETED</b></p>	Nov 2005	Training of BDHT/BYHF staff to enable fast tracking of claims where arrears pose a threat to tenancy sustainment.	<p>Improved working relationship between Housing Benefit and agencies has been achieved. Improvements in processing housing benefit claims achieved.</p> <p>Training of BYHF and BDHT staff 21<sup>st</sup> Oct 2005</p> <ul style="list-style-type: none"> <li>• BDHT regular meetings with Housing Benefit</li> <li>• HB Welfare Officer appointed for new claims</li> <li>• Fast Tracking for Hostel Apps.</li> </ul>	<p>Completed</p>  <p>Green</p>
<p>Introduce mentoring/befriending service for young homeless people</p> <p><b>MEDIUM</b></p>	Nov 2006	Help young people integrate into their communities and sustain their tenancies.	Not achieved but is high on BYHF agenda	 <p>Red</p>
<p>Encourage the take up of 'Care to Learn' courses for teenage parents</p> <p><b>LOW</b></p>	On going	More teenage parents continuing with their education and able to stay with parents	Strategic Housing Officer attended the County Homelessness Officers Group on 27 <sup>th</sup> July to raise awareness of Care to Learn Scheme. Charford Multi Agency Resource Centre offer access to education / training and child care which could explain lack of take up for the District.	<p>Ongoing</p>  <p>Red</p>
<p>Work with Redditch and Bromsgrove PCT to develop health professionals awareness of homelessness and means of referral</p> <p><b>HIGH</b></p>	Jan 2006	Better health provision for homeless people or people at risk of homelessness.	<p>Centrepont have now made contact with PCT and are training their contact to raise awareness with GP's and other health professionals.</p> <p>The County Homelessness Officers Group have developed a Hospital Discharge protocol. Approval anticipated by March 07.</p>	<p>April 08</p>  <p>Amber</p>
<p>Co-ordinate health professional contact with Homelessness Service through the development of a protocol for liaison and referral between health professionals and homelessness services</p> <p><b>COMPLETED</b></p>	Feb 2006	Improved awareness of homelessness services and referrals made to appropriate agency.	Protocol developed.	<p>Completed</p>  <p>Green</p>











Hold theatre and workshop events to raise awareness of homeless issues and dispel the myths of housing availability.  <b>COMPLETED</b>	Sept 2005	Improved awareness of homelessness issues of young people.	Achieved	Completed  Green
<b>Proposed Outcome – Increased supply, choice of affordable housing for homeless households.</b>				
Carry out a review of BDHT sheltered housing to establish whether it still meets the needs of the elderly – if not, consider change of use to temporary accommodation for homeless.  <b>COMPLETED</b>	Dec 2006	More homelessness units available.	BDHT have carried out a review of sheltered housing but have been unable to identify any major potential for conversion to Temp Accom.	Completed  Green
Research models of good practice for the provision of a rent deposit scheme for people over 25years.  <b>COMPLETED</b>	Dec 2006	Increased number of units of accommodation available for homeless people.	Research carried out by Housing Initiatives Officer.  'Step Up 'Private tenancy scheme for over 25's available from 1 <sup>st</sup> Jan 07	Completed  Green
Continue to support and develop the existing Private Tenancy Scheme run by BYHF  <b>COMPLETED</b>	On going	Increased number of landlords offering more units for young homeless people.	Additional funding from CLG secured to increase officer time from part time to full time.  Future years funding will depend on the availability of Homelessness Grant	Continuing  Green
Review Hostel Washing and Cooking Facilities  <b>Recommend Removal of this action due to Hostel Decommissioning</b>	April 2006	Consultation Event November 2005	Washer/tumble dryers provided in all hostels. Other work on hold due to phased Hostel decommissioning strategy. Wythall Hostel decommissioned Sept 06	Completed  Green
Consider improving standard of facilities in hostels to one of three standards. 1. Wash hand basins in all rooms. 2. What hand basin and private WC in each room. 3. Full ensuite facilities for rooms  <b>Recommend Removal of this action due to Hostel Decommissioning</b>	April 2006	Progress on de-commissioning hostels.	Work on hold due to phased Hostel decommissioning strategy. Wythall Hostel decommissioned Sept 06	Action superseded by de-commissioning.  Green

<p><b>Continue Programme of providing more self contained independent temporary accommodation for homeless with a view to decommissioning some/all hostels.</b></p> <p><b>HIGH</b></p>	<p><b>March 2008</b></p>	<p><b>Consultation Event Nov 2005.</b></p>	<p>BDC grant funding made available for the purchase of 4 Buy Backs 05/06.COMPLETED. Funding for another buy back scheme (3 units 06/07) made available 06/07 – BDHT to match.</p>	<p>On target</p>  <p>Green</p>
<p><b>Review the lack of specialist accommodation for young people only with a view to providing more intensive support, on site support and training</b></p> <p><b>COMPLETED</b></p>	<p><b>May 2006</b></p>	<p><b>Consideration by Hostel De-commissioning Group.</b></p>	<p>Liaison taken place with Wyre Forest Community Housing and Supporting People in identifying needs with a view to developing a North Worcestershire Foyer Scheme. Working Group being set up to take project forward.</p>	<p>Action completed and developing into plans to deliver scheme.</p>  <p>Green</p>
<p><b>Identify the needs of people with learning disabilities by working with Adult Services</b></p> <p><b>COMPLETED</b></p>	<p><b>Aug 2006</b></p>	<p><b>More housing options and suitable accommodation available for this client group.</b></p>	<p>Strategic Housing attend the Learning Disabilities Housing Sub Group and proactively working with Shane Lennon to identify opportunities. A Learning Disabilities Roadshow was held in April 07 to encourage more private and RSL landlords to work with client group and also to raise awareness of housing options for those with learning disabilities and their families.</p>	 <p>Green</p>
<p><b>Identify empty properties and liaise with owners to bring back into use.</b></p> <p><b>COMPLETED</b></p>	<p><b>April 2006</b></p>	<p><b>Recruitment of Housing Initiatives Officer by April 2006</b></p>	<p>New Housing Initiatives Officer in post from June 06. Performance improving. Have identified all empty properties in the district by using Council Tax records. Have contributed towards 8 properties being brought back into use.</p>	<p>Continuous process</p>  <p>Green</p>
<p><b>BDHT to continue to work in partnership with BDC to increase the number of properties available as temporary accommodation for homeless families</b></p> <p><b>Recommend Removal of this action due to new CLG target to reduce the use of temporary accommodation by 50% by 2010</b></p>	<p><b>On going</b></p>	<p><b>Reduced reliance on hostel accommodation and reduction in time spent in a hostel.</b></p>	<p>This is no longer a desirable target as we are striving to reduce the use of Temp Accom by 50% by 2010.</p> <p>Increased through Buy backs with BDHT but ceasing project as aim is to reduce use of TA.</p>	<p>Achieved</p>  <p>Green</p>
<p><b>Proposed Outcome – A more accessible, customer focused homelessness service available to all people experiencing homelessness.</b></p>				
<p><b>Improve and develop the Council's relationship with Private Landlords, explore landlord accreditation scheme and develop landlord handbook.</b></p>	<p><b>On going</b></p>	<p><b>Landlords Handbook to be produced by April 2006</b></p>	<p>Housing Initiatives Officer in post from June 06. Housing Standards Officer considering the need for accreditation scheme in light of choice based lettings being implemented by March 08. Private Landlords Meeting set up for February 26<sup>th</sup> to discuss partnership working and encourage involvement in Private Tenancy Schemes. Landlord's</p>	<p>December 2007</p> 

			handbook will be distributed at this meeting for consultation. Relationships are improving with landlords with the introduction of the Private Tenancy Scheme.	Amber
Produce a leaflet specifically for young people leaving home, setting out housing issues that they need to be aware of.  <b>COMPLETED</b>	April 2006	Leaflet to be produced by April 2006 so that young people can make informed choices about their housing options.	Leaflet designed and distributed to partner agencies.	Completed  Green
Only use B&B accommodation in emergencies or where hostel placement inappropriate  <b>COMPLETED</b>	On going	Improved performance in BVPI 183a	Increased dispersed self contained units of TA made available. Increased prevention activity from Jan 2007 with new floating support and home visiting services.  BDHT have successfully avoided the use of B&B so far this year.	Continuous objective  Green
BYHF/BDHT to become verifiers for Housing Benefit  Recommend removal of this action as the recruitment of a specialist housing benefit welfare officer has negated the need for this.	April 2007	Meeting with Housing Benefit Manager during October 2005 to progress.	Fully explored with Housing Benefits manager. No longer appropriate due to the recruitment of a HB welfare officer who will carry out home visits.	Achieved  Green
Consider the use of text messaging for keeping young homeless people informed of progress on their application.  <b>COMPLETED</b>	April 2006	Improved communication between BDHT and young homeless people	BDHT are now able use text messaging to contact young people.	Achieved  Green
Produce Hostel advice packs with local info i.e.: doctors, schools, post office, and bus service. In liaison with BYHF who already produce some information  <b>COMPLETED</b>	April 2006	Improved service and customer satisfaction.	Achieved Jan 2006	Achieved  Green






<p><b>Research needs for an outreach worker for people with mental health difficulties</b></p> <p><b>HIGH</b></p>	<p><b>April 2006</b></p>	<p><b>Mental Health manager to attend Homelessness Steering Group meeting by Jan 2006</b></p>	<p>Not yet achieved. A housing strategy for those with mental health issues that was being developed by the Mental Health Manager, Adult Services but is still in draft form. Strategic Housing Team are working with Supporting People and Mental Health Teams to identify needs</p>	<p>July 2008</p>  <p>Amber</p>
<p><b>Research health needs of homeless households and their ability to access health services</b></p> <p><b>HIGH</b></p>	<p><b>June 2006</b></p>	<p><b>An assessment of the issues by April 2006</b></p>	<p>Research into accessibility of health service not achieved.</p> <p>Menu cards have been developed to promote healthy eating through Health and Wellbeing Group.</p>	 <p>Red</p>
<p><b>Consider introducing a Sanctuary Scheme for those suffering from Domestic Violence so that they can choose to stay at home.</b></p> <p><b>COMPLETED</b></p>	<p><b>April 2006</b></p>	<p><b>Review options by Dec 2005</b></p>	<p>Funding for scheme in 06/07 turned down. Pilot scheme developed through CLG grant and match funding from RSL's.</p> <p>First Sanctuary Scheme adaptation completed Feb 07. Commended by Police. CLG Homelessness grant made available to fund the scheme.</p>	<p>Completed</p>  <p>Green</p>
<p><b>Proposed Outcome – A continually improving homelessness service that is based on good practice.</b></p>				
<p><b>Monitor and Review the service provided by CAB/BDHT</b></p> <p><b>COMPLETED</b></p>	<p><b>Quarterly Outcomes report</b> <b>Quality sample testing on CAB</b></p>	<p><b>Monitoring and customer satisfaction data.</b></p>	<p>Enhanced monthly and quarterly performance reporting now in place from CAB and BDHT.</p> <p>Customer Satisfaction surveys being formulated following SNAP training by Strategic Housing Staff.</p> <p>CAB service reviewed and re-structured to deliver a more targeted specialist service within the Housing Advice remit. SLA being reviewed to reflect change.</p> <p>BDHT SLA to be reviewed 6 months following the implementation of CBL.</p> <p>16/17 joint protocol reviewed and approved Nov 06</p>	<p>Achieved</p>  <p>Green</p>
<p><b>Monitor and review the 16/17 joint protocol</b></p> <p><b>COMPLETED</b></p>	<p><b>Annually</b></p>		<p>16/17 joint protocol reviewed and approved Nov 06</p>	<p>Completed</p>  <p>Green</p>
<p><b>Monitor BDHT's performance in processing Homelessness applications</b></p> <p><b>COMPLETED</b></p>	<p><b>Quarterly monitoring and quality testing</b></p>	<p><b>Ensure that at least 97% of applications are processed within 33 days</b></p>	<p>Quarterly monitoring in place.</p>	<p>Achieved</p> 






<p><b>Monitor Homelessness Prevention</b></p> <p><b>COMPLETED</b></p>	<p><b>Quarterly Outcomes reports.</b></p>	<p><b>Reduced homelessness</b></p>	<p>CAB report on number of customers accessing the housing advice and debt prevention service. New prevention services have been recently introduced and more mechanisms for monitoring outcomes are to be developed. Funding for the purchase of a Homelessness software module has been identified and module, which will be used to log and monitor preventions as well as homeless applications and temporary accommodation, should be in place by Jan 08.</p>	<p>Green</p> <p>Continuous process</p>  <p>Green</p>
<p><b>Monitor levels and reasons for homelessness reported by CAB and BDHT</b></p> <p><b>COMPLETED</b></p>	<p><b>Quarterly</b></p>	<p><b>Better understanding of Homelessness</b></p>	<p>Quarterly reports supplied by CAB and BDHT</p>	<p>Continuous process</p>  <p>Green</p>
<p><b>Monitor user feedback and review service provision as appropriate</b></p> <p><b>COMPLETED</b></p>	<p><b>Quarterly</b></p>	<p><b>Improved service</b></p>	<p>In place since April 06</p>	<p>Completed</p>  <p>Green</p>
<p><b>Continue Ethnic Monitoring</b></p> <p><b>COMPLETED</b></p>	<p><b>Quarterly</b></p>	<p><b>Identify use of the service and whether it is reflective of Bromsgrove Districts' community profile.</b></p>	<p>Undertaken Since April 06</p>	<p>Completed</p>  <p>Green</p>
<p><b>Annual report to Cabinet on Action Plan progress</b></p> <p><b>COMPLETED</b></p>	<p><b>Annually</b></p>	<p><b>Raising awareness of homelessness issues/successes with Members</b></p>	<p>Reports to be made to PMB First report April 2007</p>	<p>Continuous action</p>  <p>Green</p>
<p><b>Benchmarking of homelessness services – Cost and quality.</b></p> <p><b>COMPLETED</b></p>	<p><b>On going</b></p>	<p><b>Benchmarking with Worcestershire authorities.</b></p>	<p>Benchmarking carried out Aug 06 – Compatibility of data is questionable – further work required.</p>	 <p>Green</p>

<b>Review the success of parenting courses</b>  <b>COMPLETED</b>	<b>April 2006</b>	<b>Review parenting course and whether we want them to continue.</b>	Charford Multi Agency Resource Centre found that it was difficult to find staff with the appropriate expertise to run the course and decided not to bid for funding in 2006/7..	 Green
<b>Continue to review the provision for Teenage Parents</b>  <b>MEDIUM</b>	<b>On going</b>	<b>Attend County Teenage Paternity and Pregnancy Group</b>	New monitoring form and questionnaire developed for data collection. BDHT gathering data to substantiate need – liaison will then take place with Supporting People.	 Amber



#### **ACTION PLAN PRIORITY 4 – ASSISTING VULNERABLE GROUPS TO LIVE INDEPENDENTLY**

Action and Priority	Target Completion Date	Milestone	Progress upon implementation of action as at 31 <sup>st</sup> January 2007	Revised Target for Completion
<b>KEY TARGET - Provision of 92 units of Extra Care Housing during lifetime of the Strategy. (October 07 – Started on site)</b>				
<b>KEY TARGET – To contribute to other organisations strategies including reducing domestic violence, reducing hospital admissions due to falls, assisting to speed up hospital discharge and reduce crime and disorder,</b>				

Proposed Outcome – Improved independence and health & wellbeing of the community through the provision of more appropriate supported housing solutions for people with particular needs.				
<p><b>Jointly commission an Extra Care Housing Scheme including Respite and Intermediate care facilities. (27 new units and remodelling of 65 existing dwellings)</b></p> <p><b>HIGH</b></p>	April 2008	<p><b>Approval of Government funding. Approval of Hsg Corp funding.</b></p>	<p>Housing Corporation bid for funding approved (£1.9m) County Council Revenue commitment confirmed. Preferred developer appointed by BDHT. Design Working Group set up and meeting</p> <p>Scheme started on site October 2007.</p>	<p>April 2009</p>  <p>Green</p>
<p><b>Support and encourage inclusion of 'Lifetime Home Standards' in all new affordable housing development.</b></p> <p><b>MEDIUM</b></p>	Ongoing		<p>Delivered in all new build AH schemes funded Hsg Corp.</p> <p>To be considered within developing SPD for affordable housing.</p>	<p>Continuous objective.</p>  <p>Green</p>
<p><b>Work in partnership to develop a method of assessing and addressing the needs of migrant and traveller communities.</b></p> <p><b>HIGH</b></p>	Dec 2006	<p><b>SHMA Housing Needs Survey / consultancy results.</b></p>	<p>Gypsy &amp; Traveller housing needs assessment being carried out as extension of SHMA housing market assessment work during 07/08. Funding contribution budget approved by BDC.</p> <p>Survey under way and on target to be completed by January 2008</p>	<p>Action achieved</p>  <p>Green</p>
<p><b>Carry out an options assessment upon the Travellers Caravan Site and consider proposals for housing of older migrant and Travellers communities.</b></p> <p><b>MEDIUM</b></p>	July 2006	<p><b>Availability of Housing Corporation grant for new provision.</b></p>	<p>Discussion have taken place with Stoneham HA and Rooftop HA with regard to re-modelling of Transit Site pitches to provide amenity blocks and caravan access ramps for older and disabled G&amp;T occupants. Expression of interest made to CLG for funding – awaiting outcome of discussions to enable options report being formulated for Executive Cabinet to consider.</p>	<p>December 2007</p>  <p>Amber</p>
<p><b>Continue to work with the County Supporting People Partnership to:</b></p> <ul style="list-style-type: none"> <li>• Deliver services that improve independence and quality of life, prevent homelessness and make communities safer.</li> <li>• Review and commission schemes to ensure strategically planned, good quality and cost effective services prevail.</li> </ul> <p><b>HIGH</b></p>	Ongoing	<p><b>Approval of Supporting People 5 Year Strategy</b></p>	<p>Supporting People 5 Year Strategy approved by Executive Cabinet February 2006.</p> <p>Strategic Housing Manager now member of SP Commissioning Group.</p> <p>Strategic Housing staff involved in SP Strategic Reviews.</p>	<p>Continuous process</p>  <p>Green</p>
Proposed outcome – Improved independence, health & wellbeing – improved home safety and security – reduced admissions and reduced delay in leaving hospital.				
<p><b>Support North Worcestershire Care &amp; Repair</b></p>	April 2007		<ul style="list-style-type: none"> <li>• Home Security Surveys adopted and in place.</li> </ul>	<ul style="list-style-type: none"> <li>• Achieved</li> </ul>

<p>Service to develop a wider range of low level support services including:</p> <ul style="list-style-type: none"> <li>• Home Security Survey for clients.</li> <li>• Hospital Discharge Scheme.</li> <li>• Emergency heating facility for vulnerable people</li> </ul> <p><b>MEDIUM</b></p>			<ul style="list-style-type: none"> <li>• Hospital Discharge Scheme under development – delayed to encompass existing schemes in operation by Age Concern etc.</li> <li>• Locally proposed idea for a scheme has been taken up by Private Sector Housing Officers Group for formulation of a Countywide Scheme that will prove more cost effective.</li> </ul>	 Green <ul style="list-style-type: none"> <li>• December 2007</li> </ul>  Amber Amber <ul style="list-style-type: none"> <li>• April 08</li> </ul> 
<p>Work with Bromsgrove Lifeline and the Worcestershire Telecare Group to promote the alarm service and develop schemes to help people remain independent in their home.</p> <p><b>MEDIUM</b></p>	Ongoing	Success of Countywide bid for Government funding.	Ongoing promotion of Lifeline to housing providers where opportunities arise. Included in Strategic Housing Roadshow presentations to PCs.	 Green
<p><b>Proposed Outcome – Reduced occurrence in domestic violence, safer environment and increased choice.</b></p>				
<p>Develop proposals for a Sanctuary Scheme for Domestic Violence.</p> <p><b>MEDIUM</b></p>	April 2006	Council approval.	Budget request denied for 06/07. Budget submitted for 07/08 and awaiting member consideration. Limited scheme enabled using slippage in homelessness prevention funding and match funding offered by BDHT – First installation completed Feb 07. Success commended by Police.	<p>Action to develop scheme achieved but limited implementation ability due to financial constraints.</p>  Green
<p><b>Proposed outcome – More choice, more sustainable rural communities.</b></p>				
<p>Meet local rural housing needs for older people by incorporating appropriate dwellings in new build.</p>	Ongoing	Housing needs survey results. Housing Corp	Needs of older people identified in 2 out of 5 rural housing needs surveys (Alvechurch and Beoley). Negotiations for site acquisition reflect the need for partial provision for older people.	Progressing






<b>MEDIUM</b>		<b>Grant. Planning permission.</b>		 Amber
<b>Proposed outcome – Better use of existing housing stock by freeing up family accommodation – More choice of appropriate housing solutions for older people.</b>				
<b>Consider 2 bedroom bungalow accommodation and Shared ownership options for older people in RSL development to promote early move on.</b>  <b>HIGH</b>	<b>Ongoing</b>		8 two bedroom bungalows currently constructed 06/07 and a further 4 are planned on land to be conveyed to BDHT by the Council.  Older peoples consultation group being formulated (from March 07) by BDHT to consider aspirations of under occupying tenants to encourage move on to free up family homes. Consideration being given to loft conversions / conservatory extensions etc to enhance suitability of existing older people's bungalows in BDHT stock.	Continuous inclusion where appropriate.   Green





### Performance 20 months into the 5 year Strategy

<b>Red</b>	9	7.7%
<b>Amber</b>	19	16.3%
<b>Green</b>	38	32.5%
<b>Green &amp; Completed</b>	51	43.5%
<b>TOTAL</b>	117	100%



## ADDITIONAL STRATEGIC ACTIONS DEVELOPED IN JUNE 2007.





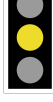
### ACTION PLAN - PRIORITY 1. - ADDRESSING THE SHORTAGE OF AFFORDABLE HOUSING

Action and Priority	Target Completion Date	Milestone	Progress on additional actions developed in June 2007	Cross Ref with BVPI
<p><b>KEY TARGET</b> - With the support of BDHT and other partner RSLs', achieve delivery of 400 additional units of affordable housing over the 5 year period of the Strategy. (This target will be subject to review following consultation upon the SPD – Affordable Housing and the outcome of the Government's Review of the Regional Spatial Strategy)) (Performance in 05/06 = 75 additional affordable housing units, Performance for 06/07 is projected to be a minimum of 70 additional units delivered and an additional 41 units under construction).</p> <p><b>PSA 5</b> – To achieve a better balance between housing availability and the demand for housing, whilst protecting the countryside and Green Belt.</p>				
Proposed Outcome - Increased delivery of affordable housing through Planning Gain.				
Proposed Outcome – A balanced housing market – appropriate supply of affordable housing – reduced backlog of unmet need.				
Proposed Outcome – Empty homes brought back into use and private sector renting made more accessible.				
<p>Develop clear written guidance to support the planning function on type, quality and standard of affordable and other social housing being developed in the district.</p> <p><b>HIGH</b></p>	December 2007	Housing Strategy Steering Group developing guidance in advance of LDF process.	 Meeting with neighbouring districts in SHMA on 13 <sup>th</sup> November to develop uniformity of approach where possible.	Local Target to achieve 80 additional units pa.
<p>Submit bid to Council for revenue support funding for CBL from 2008 / 9 onwards</p> <p><b>COMPLETED</b></p>	October 2007		 <b>COMPLETED</b>	Gov't target for implementation of CBL by 2010
<p>Enable a Foyer / Younger persons scheme for N.Worcestershire</p> <p><b>HIGH</b></p>	March 2010	Establish an Officer / Member steering group for North Worcestershire by October 2007	 Steering group formulated and WM Housing Group appointed as RSL developer. FAP submission to Hsg Corp for New Rd Site.	183a, 183b, 202,203, 213, 214.  Local Target to achieve 80 additional units pa.

<p>Develop a pilot Nightstop Scheme under the existing Spend To save Budget.</p> <p><b>COMPLETED</b></p>	November 2007		 <p>COMPLETED</p>	183a, 183b, 202,203, 213, 214.
<p>Investigate Countywide proposals for a YMCA Younger Persons Scheme.</p> <p><b>MEDIUM</b></p>	December 2007	Visit Mendip Scheme		183a, 183b, 202,203, 213, 214.
<p>Review possibilities for providing Private Sector Leasing Scheme with RSL / Flats over shops.</p> <p><b>MEDIUM</b></p>	December 2007		 <p>Introduced BDHT to private landlord and proerty with potential – awaiting outcome of appriasal.</p>	183a, 183b, 202,203, 213, 214, 64.
<p>Review outcome benefits of Year 1 of Relate Mediation Service</p> <p><b>HIGH</b></p>	September 2008	Training of officers upon referral process by Oct 07		213 and 214
<p>Develop formalisation of joint monitoring arrangements of Homelessness temp accom move on scheme with BDHT.</p> <p><b>HIGH</b></p>	October 2007			
<p>Submit a revenue bid for funding to support an Under Occupation Officer to address best use of Private and RSL stock and promote move on.</p> <p><b>HIGH</b></p>	November 2007		 <p>Submitted.</p>	

## ACTION PLAN PRIORITY 2 – IMPROVING THE QUALITY AND AVAILABILITY OF PRIVATE SECTOR HOUSING

Action and Priority	Target Completion Date	Milestone	Progress additional actions developed in June 2007	Cross Ref with BVPI
<p><b>KEY TARGET - To increase housing energy efficiency by 30% from 1996 – 2010 (Performance = 04/05 – 20.69%, 05/06 – 22.68%)</b></p> <p><b>KEY TARGET – To increase the proportion of vulnerable households achieving Decent Homes Standard to in excess of 70% by 2010. (Performance = 80.3% 04/05)</b></p> <p><b>KEY TARGET – To return a minimum of 3 private sector dwellings into occupation each year as a result of action by the Local Authority. (Performance for 06/07 currently 8 units)</b></p> <p><b>PSA 7 – For vulnerable households in the private sector, including families with children, increase the proportion that live in homes that are in a decent condition. (Performance = 80.3% 04/05)</b></p>				
<p><b>Proposed Outcome – Sustained long term 'Decent' housing conditions, improved quality of privately rented accommodation, higher standards for healthier and safer homes.</b></p>				
<p>Review Empty Homes Strategy and refer to LSP for consultation.</p> <p><b>HIGH</b></p>	December 2007		 <p>Currently being reviewed as an addendum to Housing Strategy Document.</p>	
<p>Review progress on commissioning countywide mapping of housing conditions surveys / BRE data by BRE/CPC.</p> <p><b>MEDIUM</b></p>	November 2007			
<p>Agree date for future countywide coordinated survey of housing conditions.</p> <p><b>HIGH</b></p>	March 2008			
<p>Investigate the cost / benefits of commissioning a thermal imaging survey of the District to identify the focus for energy efficiency investment.</p> <p><b>MEDIUM</b></p>	March 2008			

Develop Private Sector leasing / Flats over shops with RSL  <b>MEDIUM</b>	December 2007		 Introduced BDHT to private landlord and proerty with potential – awaiting outcome of appriasal.	BV 64
Develop flats over shops opportunities by reviewing conditions relating to Disc Empty Homes Grant to be free of nomination requirements – use of grant without nomination rights  <b>MEDIUM</b>	April 2008	Cabinet consideration December 2007		
Re – advertise Legal requirement Re licensing of HMO's - Amnesty  <b>HIGH</b>	November 2007			
<b>Proposed Outcome – Better support and assistance to older and vulnerable people in making home improvements and adaptations, Healthier and Safer homes.</b>				
Introduce new procurement procedures for DFG and Disc grant implementation.  <b>HIGH</b>	January 2008	Specification for tender process by August 2007	 Report to Cabine for December meeting.	
Train BDC and BDHT housing staff upon the PCT Affordable Warmth Scheme.  <b>MEDIUM</b>	October 2007		 Delayed due to staff vacancy.	
Review progress against introduction of Model Standards in Licence for Caravan Sites and present report to Executive Cabinet.  <b>LOW</b>	Decenber 2007	Consultation with owners by Nov 07	 Delayed due to staff vacancy.	

### **ACTION PLAN PRIORITY 3 – ADDRESSING HOMELESSNESS**

Action and Priority	Target Completion Date	Milestone	Progress additional actions developed in June 2007	Cross Ref with BVPI
<b>KEY TARGET – To maintain zero usage of B&amp;B for households which include dependent children or a pregnant woman and in an emergency not exceed occupation of 6 weeks. (Performance maintained with the exception of one case of a family with an 18 year old dependent in full time education who fell</b>				

*within definition)*

**KEY TARGET – Reduce the use of temporary accommodation by 50% by 2010 (Performance at 31.12.06 = 23.15% reduction against 05/06 average),**

**KEY TARGET – Maintain levels of rough sleeping in the zero - <10 category (Performance at 31.12.06 maintained at zero)**




**KEY TARGET – Reduce homelessness and repeat homelessness through preventative action (Performance at 31.12.06 = 52 cases prevented from becoming homeless with 4 cases of repeat homelessness being received)**





Proposed Outcome – A well co-ordinated homelessness service matched to identified needs.

Proposed Outcome – Improved assistance to the homeless, reduced homeless applications, more people prevented from becoming homeless.

Proposed Outcome – Increased supply, choice of affordable housing for homeless households.

Proposed Outcome – A more accessible, customer focused homelessness service available to all people experiencing homelessness.

<p>Submit revenue bid for consultancy to carry out review Housing of Agency Agreement following implementation of CBL. Review to commence by October 2008.</p> <p><b>MEDIUM</b></p>	<p>November 2007</p>		 Bid submitted but ranked as Low.	
<p>Investigate Homelessness Education Package in partnership with BDHT and BYHF</p> <p><b>LOW</b></p>	<p>December 2007</p>			
<p>Achieve ongoing reduction in temp accom through monitoring of BDHT units used for temp accom and those reviewed / made permanent.</p> <p><b>HIGH</b></p>	<p>Ongoing Quarterly review.</p>		 Trend is showing a reduction in clients occupying temp accom to 50 as at October 2007. Target is 34 max by 2010.	
<p>Submit budget bids for:</p> <p>Baseline Service</p> <p>Sanctuary Scheme development</p> <p><b>COMPLETED</b></p>	<p>November 2007</p>		 <b>COMPLETED</b> Baseline not necessary as succesful with Lottery Bid. Sanctuary Scheme bid submitted but ranked low.	

<p>Achieve 10 buy backs – provision of temp self contained housing by BDHT.</p> <p><b>HIGH</b></p>	<p>March 2008.</p>		 <p>6 dwellings completed as at October 2007</p>	
<p>Implement annual Independent audit of incidents of homelessness prevented by services carried out by CAB, BDHT and Baseline.</p> <p><b>COMPLETED</b></p>	<p>October 2007</p>		<p>Audit completed during October 2007 by Guy Wardle – Independent Homelessness Consultant.</p>  <p><b>COMPLETED</b></p>	<p><b>BV 213</b></p>
<p>Develop procedures and processes for homelessness related activities outsources to BDHT.</p> <p><b>HIGH</b></p>	<p>December 2007</p>	<p>Procedure relating to the review of homelessness decisions following appeal.</p> <p>Procedure for the review of the offer of permanent accommodation following appeal.</p> <p>Procedure documenting the full assessment and referral process from homelessness application through to offer of temporary accommodation.</p>	 <p><b>COMPLETED</b></p>  <p><b>COMPLETED</b></p> <p>Pending meeting set with BDHT and CAB on 8<sup>th</sup> November 2007.</p>	<p><b>BV 202, BV 203, BV 213 and BV 214.</b></p>

**ACTION PLAN PRIORITY 4 – ASSISTING VULNERABLE GROUPS TO LIVE INDEPENDENTLY**

Action and Priority	Target Completion Date	Milestone	Progress additional actions developed in June 2007	Cross Ref with BVPI
<b>KEY TARGET - Provision of 92 units of Extra Care Housing during lifetime of the Strategy.</b>				
<b>KEY TARGET – To contribute to other organisations strategies including reducing domestic violence, reducing hospital admissions due to falls, assisting to speed up hospital discharge and reduce crime and disorder,</b>				
Proposed Outcome – Improved independence and health & wellbeing of the community through the provision of more appropriate supported housing solutions for people with particular needs.				
Proposed outcome – Improved independence, health & wellbeing – improved home safety and security – reduced admissions and reduced delay in leaving hospital.				
Proposed outcome – Better use of existing housing stock by freeing up family accommodation – More choice of appropriate housing solutions for older people.				
Gypsy and Traveller site review of options for Houndsfield Lane Site.  <b>MEDIUM</b>	December 2007			
Consider outcome of Gypsy and Traveller review of needs in District.  <b>HIGH</b>	March 2008			
Develop a policy to address the accessibility and support needs of vulnerable client groups accessing CBL.  <b>HIGH</b>	January 2008	Project Group set up by October 2007		
Deliver a minimum of two disabled access temporary accommodation units within Hostel Remodelling Scheme.  <b>HIGH</b>	December 2008			