

BROMSGROVE DISTRICT COUNCIL

PERFORMANCE MANAGEMENT BOARD

16th September 2008

**BROMSGROVE DISTRICT COUNCIL - HOUSING STRATEGY 2006 -2011 –
‘Unlocking the Door To Meeting Housing Needs in The District’ –
PROGRESS REPORT**

Responsible Portfolio Holder	Cllr Peter Whittaker
Responsible Head of Service	David Hammond

1. SUMMARY

- 1.1 In March 2006, the Council received a ‘Fit For Purpose’ accreditation from the Government Office for it’s new Housing Strategy Document covering the 5 year period 2006 – 2011.
- 1.2 Two and a half years into the life of the strategy, this report is a third update upon the progress that has been made against the action plan that accompanies the Housing Strategy document.
- 1.3 Attached at Appendix I to this report is the Housing Strategy Action Plan updated as at 1st August 2008. The update upon progress against each action is detailed in the final two columns.
- 1.4 In accordance with members previous recommendations the action plan now includes a ranking of High, Medium and Low.

2. RECOMMENDATION

- 2.1 That Members consider the progress report.

3. BACKGROUND

- 3.1 This report is one of the three performance reports that relate to Strategic Housing. This report provides members with a half yearly update on the progress being made against the action plan set out in the Council’s Housing Strategy document.

For clarification purposes, the other two Strategic Housing performance reports are:

- The Strategic Housing Inspection Action Plan (the action plan developed to address the recommendations made by the Audit Commission when they inspected Strategic Housing Services in 2006). This has been consistently reported to Government Monitoring Board. Since the Re Inspection of Strategic Housing Services by the Audit Commission earlier this year a replacement Re-Inspection Action Plan has been developed and was reported to the August 2008 meeting of PMB.
- The annual report made upon BDHT's performance against transfer promises made to tenants, their performance in services provided to the Council and the support given to our housing strategy. This is reported annually to PMB and accompanies this report to the September 2008 meeting.

3.2 Local authorities are required to produce a Housing Strategy Statement as an over-arching document that reviews housing-related issues in the local authority's area, setting out housing objectives, establishing priorities for action both by the local authority and by other service providers and stakeholders, and providing a clear Action Plan in agreement with the Council's local partners.

3.3 The current Housing Strategy 2006 -2011 – 'Unlocking The Door To Meeting Housing Needs In The District' is now 30 months old and accordingly this report brings forward for members consideration, the progress that has been made against the Housing Strategy Action Plan.

3.4 The Strategy sets out the housing needs of the District and identifies 4 key priorities:

- **PRIORITY 1 – ADDRESSING THE SHORTAGE OF AFFORDABLE HOUSING**
 - Focusing on achieving a well balanced Housing Market and a consistent and appropriate supply of affordable housing to meet urban and rural needs, making best use of planning powers and the resources available
- **PRIORITY 2 – IMPROVING THE QUALITY AND AVAILABILITY OF PRIVATE SECTOR HOUSING**
 - To achieve sustained decent housing conditions, a strong, well managed private rented sector, improved energy efficiency of domestic homes and increased availability and accessibility of privately rented accommodation offering people more choice.
- **PRIORITY 3 – ADDRESSING HOMELESSNESS**
 - Promoting a continued co-ordinated approach to the ongoing provision of early intervention preventative and support services for the homeless and an improved supply of permanent accommodation to reduce the use of temporary accommodation. Increased access to privately rented housing for the homeless is targeted to help achieve this and to maintain our minimal use of Bed & Breakfast accommodation. The strategy also focuses upon providing an improved standard and type of temporary accommodation where it has to be used, offering dispersed self contained housing.

- **PRIORITY 4 - ASSISTING VULNERABLE GROUPS TO LIVE INDEPENDENTLY**
 - Aimed at enabling people who are vulnerable through age, disability or life experience to live independently, within the community. Promotion of healthy, safe and independent living through improved housing conditions, home safety & security checks and by creating the right environment through improvements and adaptations and linked action to enable older people to be discharged from hospital more rapidly through more efficient home adaptation.

3.5 The Housing Strategy Action Plan sets out key performance targets and provides a series of actions for each of the four priority areas. The version of the action plan that is set out at Appendix I of this report provides a progress update against each action and key performance targets as at the 1st August 2008.

3.6 A Housing Strategy Action Planning day was held on the 21st June 2007 involving the Strategic Housing Team, the Head of Planning and Environment, The Corporate Director (Services) and Councillor Peter Whittaker – Portfolio Holder For Strategic Housing. Progress upon the actions was reviewed and new additional actions developed to further improve the Strategic Housing Service and housing options available to customers.

3.7 Members will note that the additional new actions developed in June 2007 are listed at the end of the existing Action Plan.

3.8 A half term review of the Housing Strategy is scheduled to be carried out during the coming autumn/winter period and consultation will take place regarding progress, outcomes and any new actions that need to be developed before they are formally amalgamated into the existing action plan. The results of Bromsgrove Housing Market Assessment which is currently being undertaken will inform and support the consultation and subsequent review of the strategy later this year.

5. KEY STRATEGIC HOUSING PERFORMANCE INDICATORS

5.1 The following Key Performance Indicators summarise the progress being made by Strategic Housing Services up to the end of June 2008.

KEY STRATEGIC HOUSING PIs	ACTUAL 2004/05	ACTUAL 2005/06	ACTUAL 2006/07	ACTUAL 2007/08	To end of June 2008
Achieve delivery of 400 additional units of affordable housing over period 2006–2011 (= 80pa)	26	75	72	46	50 new units delivered 1.4.08 – 30.06.08

Reduce the use of temporary accommodation by 50% from 2004 – 2010. (2004 baseline figure = 68 therefore target =34)			63 clients in temp accom	16 clients in temp accom (Gov't target achieved two years ahead of schedule)	13 clients in temp accom
To increase housing energy efficiency by 30% from 1996 - 2010	20.69%	22.68%	24.64%	Awaiting annual update from the HECA report due in Nov 08.	Collated annually
BV 064 - Number of private sector vacant dwellings returned into occupation or demolished during the year.	2 (Target 3)	3 (Target 3)	8 (Target 4)	19 (Target 4)	5
BV 202 - Number of people sleeping rough on a single night within the area.	0 (Target <10)	0 (Target <10)	0 (Target <10)	0 (Target <10)	0 (Target <10)
Reduce Homelessness through preventative action		52 cases prevented	76 cases prevented	147 cases prevented	38 cases prevented

6. APPENDICES

Appendix 1 - Housing Strategy Action Plan - Progress Report – Progress against actions and targets as at 1st August 2008.

7. BACKGROUND PAPERS

Bromsgrove District Council – Housing Strategy 2006 – 2011.

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