

Bromsgrove District Council

Housing Strategy

2006 - 2011

Mid Term Review

Unlocking the door to
meeting housing needs
in Bromsgrove District



INTRODUCTION

Bromsgrove's Housing Strategy 2006–2011 was the first to be produced by the Council since it transferred its housing stock in March 2004. The document which was developed in 2006, following thorough review and consultation upon housing issues in the District, sets out a comprehensive strategy for the Council to focus on its strategic role to meet a broad range of housing objectives. The original document was set out in four parts:

PART 1 - Set out the background to the Strategy, details the local context of the District, explain how we learn and what we are doing to improve and develop our services and tracks how national, regional and local policy had influenced the development of our strategy and the role that partnership working and extensive consultation had taken in developing the Council's housing priorities.

PART 2 – Examined the three key components in the development of our strategy, the overview of housing needs and housing market forces operating at the time, the results of the then recent stock condition survey and the capital, revenue and land resources that were projected at the time.

PART 3 – Detailed the Housing Strategy and set out our four key Housing 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.
- **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.

PART 4 – Concluded with the Action Plans for all four priorities detailing the link with the resources available and the arrangements that are in place to monitor progress.

The full document can be found on the Bromsgrove District Council website at www.bromsgrove.gov.uk or by following the web link <http://bromsgrove.whub.org.uk/home/bdc-housing-strategic-housing-strategy-2>

HOUSING STRATEGY REVIEW AND REFRESH DECEMBER 2008

Since the original Housing Strategy Document was published in 2006 there has been a considerable amount of energy and commitment invested in implementing the strategy and in achieving over 83% of the actions in the accompanying action plan that were set at the time. In developing the five year strategy we recognised that we would need to take stock of progress and any changes in market forces and therefore set ourselves a target to carry out a mid term review and refresh.

This refresh document:

- Provides an overview of the main achievements since the strategy came into operation.
- Provides an update upon the key results of the 2008 Bromsgrove Housing Market Assessment for the District
- Examines the external constraints affecting our ability to succeed and the positive things that could help us achieve our strategic aspirations.
- Sets out a new set of actions for the remaining life of the strategy and beyond.

Consultation - This refresh document and action plan has been developed following the Mid Term Consultation Events with a broad range of partners, stakeholders and service users in November 2008. The purpose of the consultation events were to:

- Influence and inform the mid term review of the Housing Strategy.
- Review the targets and priorities.
- Re-set actions for the remaining life of the Strategy.
- Assist in developing a separate Private Sector Housing Strategy.

We asked for our consultees' views and suggestions based upon the following key questions:

- Are the Strategic Housing Priorities still relevant?
- Should they still be ranked in the same order of importance?
- Are there new additional priorities that we should now address?
- Having achieved many of the actions originally set, what new actions should we set up to 2011 and beyond?

OVERVIEW OF THE MAIN ACHIEVEMENTS SINCE THE STRATEGY CAME INTO OPERATION

The Housing Strategy is based upon bringing together partners and resources to maximise the benefit to the community. The vision that we have since developed; ***“Making best use of existing accommodation by improving the quality and accessibility and addressing the imbalance in the housing market through the provision of more affordable housing”***, has helped us to focus our efforts to achieve the greatest impact by making better use of existing stock across all tenures.

The achievements that have been made over the life of the strategy have been due to the strong partnership support and involvement from:

- Our RSL Preferred Partners - Bromsgrove District Housing Trust, West Mercia Housing Group, Bromford Housing and Servite Houses.
- Bromsgrove Youth Homelessness Forum.
- CAB And Other Homelessness Strategy Steering Group Members.
- Increased Council Member involvement and enthusiasm providing improved leadership and support.
- Close working between Planning and Strategic Housing officers.
- The North Worcestershire Home Improvement Agency and the involvement of Private Landlords.
- The Worcestershire Rural Housing Enabler.
- The strengthening North Worcestershire Housing Partnership.
- Local authority partners across the County and South Housing Market Area
- Supporting People
- Homelessness Specialist Advisers at Communities and Local Government

KEY ACHIEVEMENTS – AFFORDABLE HOUSING

DELIVERY FIGURES



AFFORDABLE HOUSING

Delivering Homes and Improving Environments



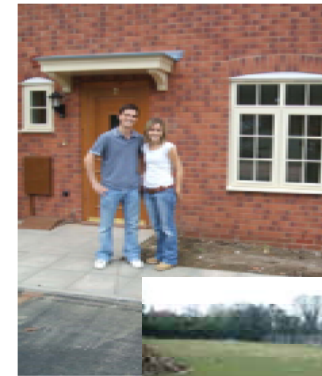
PREFERRED PARTNER ARRANGEMENTS

- Objective: to formalise development arrangements with RSLs
- Process: A formal tendering process with several RSLs
- Outcome: Three Preferred Partner's chosen to work within Bromsgrove District-
- BDHT/West Mercia (Principal)
- Servite
- Bromford



RURAL HOUSING

- 17 New Rural Affordable Homes at The Glebe in Belbroughton



KEY ACHIEVEMENTS - PRIVATE SECTOR HOUSING



SERVICES REVIEWED, IMPROVED AND DOCUMENTED

Home Repair Assistance

Landlord Grants

Disabled Facilities Grants

Energy Efficiency Grants

Improving Hard to Treat Housing - Your Guide to Key Resources

KEY ACHIEVEMENTS – HOMELESSNESS



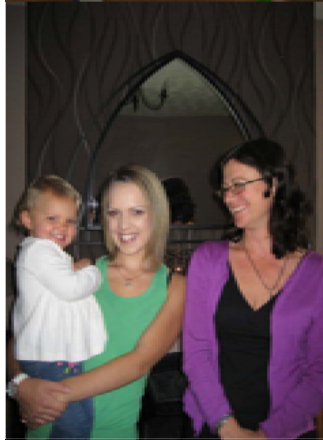
REVIEW OF HOMELESSNESS SERVICE HOUSING OPTIONS



CLOSED 3 TEMPORARY ACCOMMODATION HOSTELS



NO USE OF BED AND BREAKFAST



ADDITIONAL GOVERNMENT FUNDING AND AWARDED REGIONAL CENTRE OF EXCELLENCE FOR YOUTH HOMELESSNESS



REDUCTION IN TEMPORARY ACCOMMODATION

KEY ACHIEVEMENTS – ASSISTING VULNERABLE GROUPS TO LIVE INDEPENDENTLY

HOME CHOICE PLUS ORIGINAL

This Week's Homes in Bromsgrove

Rented Property advertised between Nov 18 2008 and Nov 24 2008

<p>Line Grove, Sidermoor, Bromsgrove, Worcs, B61 8LX</p> <p>Type: Flat Rent: £63.00 Weekly (48 weeks), Gas radiator, No garden, Bathroom with W/C, Off street parking, Landlord: Bromsgrove District Housing Trust</p> <p>Second floor flat suitable for 1-2 people. Close to local amenities, pets with permission.</p> <p>Property Ref: 3119</p>	<p>Forest Way, Hollywood, Birmingham, B47 5JS</p> <p>Type: Flat Rent: £52.54 Weekly (48 weeks), Gas radiator, Communal garden, Bathroom with W/C, On street parking, Landlord: Bromsgrove District Housing Trust</p> <p>First floor sheltered flat, preference will be given to applicants on the housing register. Pets with permission.</p> <p>Property Ref: 3522</p>
<p>The Innage, Hollywood, Birmingham, B47 5JA</p> <p>Type: Flat Rent: £76.83 Weekly (48 weeks), Gas radiator, No garden, Bathroom with W/C, On street parking, Landlord: Bromsgrove District Housing Trust</p> <p>Ground floor sheltered flat, preference will be given to applicants on the housing register. Pets with permission.</p> <p>Property Ref: 3528</p>	<p>Dennis Potter Court, Hadley Close, Wythall, Birmingham, B47 8LT</p> <p>Type: Flat Rent: £89.57 Weekly (52 weeks), Check heating on viewing, Communal garden, Check on viewing, Check parking on viewing, Landlord: Housing 21</p> <p>Studio flat in sheltered scheme. Over 60 or over 65 if on BSL Income supp. Life line support, Regular social events.</p> <p>Property Ref: 3535</p>

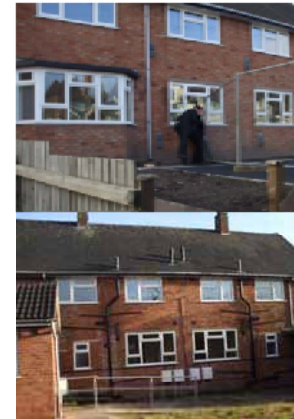


Learning Disabilities

Learning Disability Roadshow

Accommodation

Choice Based Lettings



Safe House for Victims of Domestic Violence

• 5 units of self contained accommodation supported by Stonham Housing

• Sanctuary Scheme

• Freedom Programme



Young People

Bromsgrove Youth Homeless Forum

• 'Drop In' Centre

• Private Tenancy Scheme

• Floating Support



PHYSICAL DISABILITIES

Improved Performance in processing Disabled Facilities Grants – helping people to remain at home and

Identifying alternative more suitable housing



EXTRA CARE HOUSING

- 27 Units of Accommodation for older people
- Individually tailored care/support packages
- Enhanced services

HEADLINES FROM THE 2008 BROMSGROVE HOUSING MARKET ASSESSMENT

MEETING THE PROBLEM OF AFFORDABILITY

- Only just over half of single income households are able to get into the housing market by buying a 2 bed flat.
- Only just over one third of joint income households are able to move on in the housing market by buying a 3 bed house.
- The remainder would require affordable housing.

• HOUSING NEED

- There is a need for about 70 new affordable homes per year for each of the next 10 years
- Two thirds of affordable housing needs to be social housing for rent and one third intermediate

Consultation with Younger People

- There is a need to develop more flexible 'housing pathways' that reflect younger people's incomes and aspirations – are many local young people being excluded from living in Bromsgrove?
- Young people need more information and more opportunities to review their housing options from school age onwards including a stronger focus on the role and identity of housing associations.

Consultation with Older People

- There is a need for:
 - more options for older people in large, family homes to downsize and release their property for younger households.
 - More aspirational, two-bedroom products aimed at older people, including equity release schemes.
 - The active promotion of shared ownership.
 - The development of extra-care housing and 'retirement villages', incorporating a range of options with tailored care and support.

THE HOUSING REQUIRED TO 2026

- 850 x 2 bed general needs properties
- 4,800 x 2 bed properties for people of retirement age
- 1,575 x properties/units with "extra care"
- 125 x 3 bed houses – or more if older people remain in family-sized homes.

PRIORITIES FOR INTERVENTION

- Substantial growth in the requirement for:
 - smaller homes for single/couple households.
 - smaller, more manageable but aspirational housing for older people – not "pokey" flats!
 - housing with care for older people.
 - affordable housing, especially for younger people and for families.

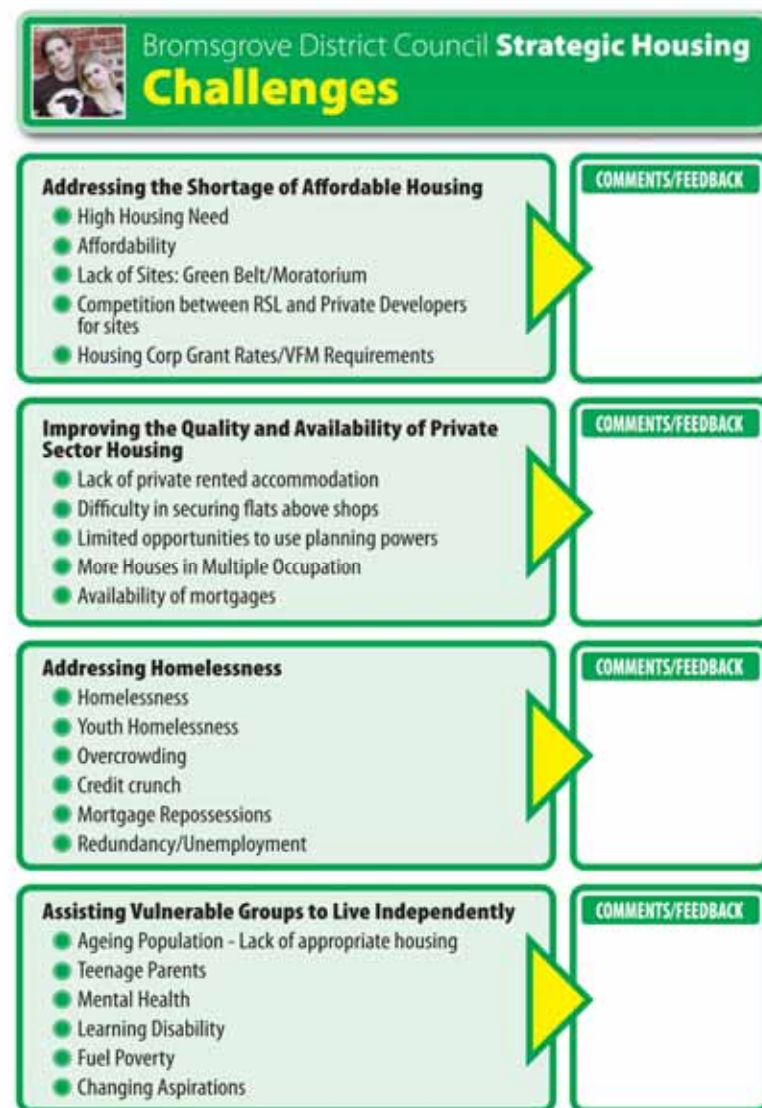
THE EXTERNAL CONSTRAINTS AFFECTING OUR ABILITY TO SUCCEED.

In reviewing and refreshing the Housing Strategy our consultees were made aware of the major challenges that the District Council and its partners continue to face when addressing the key strategic priorities.

These challenges were used as the basis in reviewing and re formulating strategic actions for the remaining life of the strategy and beyond.

Although constantly changing, at the time of the mid term review consultation in November 2008, the key challenges were as set out in the right hand column of this page.

Recent Housing Market Assessment information has raised awareness of the importance of planning and providing appropriate housing choices for an ageing population. The declining economic situation and 'credit crunch' has lead to the development of new actions to address mortgage repossessions and homelessness and to overcome the impact of the downturn in the building industry upon the provision of affordable housing.




THE POSITIVE THINGS THAT COULD HELP US ACHIEVE OUR STRATEGIC ASPIRATIONS.

Likewise, in reviewing the strategic priorities and the order of ranking, our consultation process involved the consideration of opportunities such as new Government policies and additional funding streams that are emerging to help address housing issues.

Making best use of existing resources through a wide range of new schemes including the introduction of Choice Based Lettings and the Kick Start equity release scheme are considered important in assisting in supplementing the ongoing shortage of affordable housing and the need to improve private sector housing conditions. Additional actions emerging from the mid term review consultation process include new schemes to tackle under occupation and encourage down sizing to maximise the impact of existing housing stock in meeting housing needs.

Government opportunities to bring unsold private dwellings into the affordable housing stock through the relaxation of the Homes and Communities Agency regulations and funding to assist home owners is being pursued through the refreshed action plan.



Bromsgrove District Council Strategic Housing Opportunities

<p>Addressing the Shortage of Affordable Housing</p> <ul style="list-style-type: none"> ● Increased Funding – Housing Corp – HCA – One conversation ● Choice Based Lettings – better use of accommodation ● RSS options – more development, more affordable housing ● Robust Housing Needs Assessment ● Monitoring use of public sector land for affordable housing ● Town Centre regeneration and Longbridge ● South Housing Market, Partnership Board ● Core Strategy 	<p style="text-align: center; background-color: #e0f0e0; border: 1px solid green; margin: 0;">COMMENTS/FEEDBACK</p>
<p>Improving the Quality and Availability of Private Sector Housing</p> <ul style="list-style-type: none"> ● Government Money for Mortgage Rescue Scheme ● Kick Start Scheme as additional option to grants ● Review of Home Improvement Agency ● Government Initiatives to tackle Fuel Poverty ● Countywide House Condition Survey ● Thermal flyover 	<p style="text-align: center; background-color: #e0f0e0; border: 1px solid green; margin: 0;">COMMENTS/FEEDBACK</p>
<p>Addressing Homelessness</p> <ul style="list-style-type: none"> ● Homelessness Strategy Steering Group – CLG Funding ● Regional Centre of Excellence for Youth Homelessness ● Private Tenancy Schemes ● Family Intervention Project ● Mediation ● Housing Options ● Education Initiative 	<p style="text-align: center; background-color: #e0f0e0; border: 1px solid green; margin: 0;">COMMENTS/FEEDBACK</p>
<p>Assisting Vulnerable Groups to Live Independently</p> <ul style="list-style-type: none"> ● Kick Start and DFG/HRA Grants ● BDHT Training Flat ● Funding for improvement of Gypsy and Traveller sites ● Foyer Scheme and NW Support for younger people ● Specialist supported accommodation ● Floating Support 	<p style="text-align: center; background-color: #e0f0e0; border: 1px solid green; margin: 0;">COMMENTS/FEEDBACK</p>

A NEW SET OF ACTIONS FOR THE REMAINING LIFE OF THE STRATEGY AND BEYOND

The following Housing Strategy Action Plan replaces the action plan originally set in 2006, from which 83% of the actions had been achieved by August 2008.

The new action plan includes a number of the original actions that are ongoing or not yet achieved (in black print) and a set of new actions that have been developed from the mid term review consultation process and input from the Homelessness Strategy Steering Group (mauve print).

During the mid term review consultation process we asked our partners, stakeholders and service users to identify any additional priorities that may have emerged since our original Housing Strategy was written. Whilst no additional priority was identified, the feedback we received identified that we need to focus our energies on meeting the needs and aspirations of our ageing population.

We held four workshop groups to consider each of the existing housing priorities and asked consultees to identify 3 actions to feedback to the whole group who were then asked to vote for those actions that they thought were most important. Where the voting identified that these actions should become a priority for the Council, they were ranked with a 'High' priority within the revised action plan.

We are delighted to have been recognised as a Regional Centre of Excellence for Youth Homelessness for 2008/09 in partnership with Bromsgrove Youth Homelessness Forum and Bromsgrove District Housing Trust for providing services that deliver targeted youth support via the Basement 'Drop In' centre, the private tenancy scheme for under 25's and specialist outreach floating support.




Officers from the Council, Bromsgrove Youth Homelessness Forum and Bromsgrove District Housing Trust attended the National Youth Homelessness Conference on the 8th December 2008 and we have incorporated learning from this event into the revised action plan.



HOUSING STRATEGY ACTION PLAN – REVIEW / REFRESH STAGE – DECEMBER 2008.

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 st January 2007	Revised Target for Completion
<p>KEY TARGET - 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.</p> <p>Performance in 05/06 = 75 additional affordable housing units, Performance for 06/07 outturn = 72 additional units Performance for 07/08 = 46. Performance for 08/09 = 135 up to 31st Dec 2008.</p> <p>PSA 5 – 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.				
<p>Adopt new Supplementary Planning Document for Affordable Housing relating to:</p> <ul style="list-style-type: none"> • Threshold levels • Percentage of affordable housing • Open space/play facilities • Location / size / type / tenure • Financial contributions 	<p>Dependent upon RSS resolution</p>		<p>The SPD will not be formally adopted until the Core strategy has been adopted, although whilst the moratorium is in place the Affordable housing SPD will not be used as we would resist any open market housing. Information contained in the SPD will be used to guide the allocation of new housing sites for long term development needs, it could also be used informally help RSLs provide for identified needs on 100% affordable housing schemes.</p>	
<p>HIGH</p>				
<p>Maximise use of planning policy to influence the delivery of housing to reflect the needs of an ageing population.</p> <p>MEDIUM</p>	<p>Ongoing</p> <p>AC</p>	<p>Adoption of Core Strategy July 2010</p>		
Proposed Outcome – Improved partnership working and preferred partnering arrangements				
<p>When land and or funding is available adopt a joint commissioning approach with RSLs when bidding to Housing Corp for funding.</p> <p>HIGH</p>	<p>Ongoing</p> <p>AC</p>	<p>Successful outcome re: Housing Corporation bid on Perryfields Spring 2009</p>		
<p>Report to Housing Choices for Older People Partnership Board upon:</p>	<p>March 2009</p>	<p>Convene a series of meetings of</p>		




<ul style="list-style-type: none"> • results of Housing Market Assessment • Countywide Housing Support Needs of Older Persons Survey • Models of Housing and Extra Care for Older People • Revenue Implications for Housing for Older People <p>to enable group to make decisions on type, size, tenure and location to address the identified shortfall of housing for older persons.</p> <p>HIGH</p>	AC BDHT	the Housing Choices for Older People Partnership Board Jan 2009		
<p>Investigate with RSL partners the potential to develop an innovative scheme whereby equity released by enabling older people to downsize could be utilised to subsidise housing opportunities for their offspring.</p> <p>HIGH</p>	March 2010 AC BDHT	Consideration of idea by Principal Preferred Partner RSL Liaison Group.		
Proposed Outcome – Increased choice of housing options and routes to owner occupancy.				
<p>Investigate intermediate rent models with option to purchase schemes.</p> <p>HIGH</p>	June 2009	Invite experienced RSL to County Enabling Officers Group meeting.		
Proposed Outcome – A balanced housing market – appropriate supply of affordable housing – reduced backlog of unmet need.				
<p>Carry out a review of the Council owned land stocks to re-explore any opportunities for releasing land for affordable housing.</p> <p>HIGH</p>	April 2009 JB	Access to Council land records JB		
<p>Continue to encourage HCA to adopt a more flexible approach to tenure when grant funding affordable housing schemes to allow flexibility to match peoples housing needs /levels of affordability with tenure of homes upon completion of development.</p> <p>HIGH</p>	Ongoing AC	Encourage County Rural Housing Enabling Group to make representation HCA		




<p>Continue to identify development options with BDHT through the Development Working Group and support submission to Housing Corporation Investment Clinic as appropriate.</p> <p>HIGH</p> <p>ONGOING</p>	<p>Continuous process.</p>	<p>Outcome of 06/08 bidding round.</p>	<p>Portfolio Holders for Planning and Strategic Housing, PS, DH and AC now meeting monthly with CEOs of BDHT and WM Housing Group and a representative of County Estates Department,</p> <p>This Strategic Housing and Principal RSL Partner Group continues to meet monthly and is well supported by all mentioned above. County Council owned sites are regularly reviewed and joint partnership working developed to maximise potential of land and property resources available.</p>	 Green
<p>Within the exploration of empty homes and affordable housing opportunities within the town centre identify properties particularly suitable for younger people with reference to access to employment, transport, shop and leisure facilities.</p> <p>HIGH</p>	<p>Ongoing</p> <p>JD</p>	<p>Completion of Survey of vacant accommodation over shops in Town Centre.</p>		
<p>Proposed Outcome – Provision of affordable rural housing to meet identified local needs.</p>				
<p>Support the Rural Housing Enabler to carry out further Parish Council Local Housing Need Surveys and bring forward further ‘Exception Sites’ at Tardebigge Bentley Bournheath</p> <p>MEDIUM</p>	<p>Continuous process</p>	<p>Survey carried out at Tardebigge by April 2009</p>	<p>Schedule of Local Housing Needs Surveys agreed with Rural Housing Enabler.</p>	
<p>Review long term development plans for affordable housing on ADR's, school sites and Town Centre Re-development within LDF process.</p> <p>HIGH</p>		<p>Re-appointment of Head of Local Plans.</p>	<p>Being considered as part of the LDF process – Further progress currently awaiting outcome of the RSS Review, following which capacity of brownfield urban sites will be addressed in advance of ADR and Green Belt land being put forward for housing.</p>	 Amber
<p>Create a register of all publicly owned land suitable for the development of affordable housing and contact organisations to investigate disposals.</p> <p>HIGH</p> <p>ONGOING</p>	<p>December 2007</p>	<p>Register complete by December 2006</p>	<p>Affordable Housing Member Group helping to feed in ideas. Priority for LAA given approval. Strategic Housing and Preferred RSL Partner Group meets monthly with representative of County Estates to review site availability and progress upon development for affordable housing purposes.</p>	 Green


<p>Incorporate affordable housing within proposed Town Centre re-development.</p> <p>HIGH</p>	<p>2008/09</p>	<p>Outcome of developer responses to brief and consultation.</p>	<p>Strategic Housing Initiatives Officer surveying Town Centre to develop strategy for flats over shops.</p>	 Green
<p>Review potential for Flats over Shops.</p> <p>HIGH</p>	<p>Dec 2006</p>		<p>Private leasing scheme fully researched and developed. Scheme for 6 flats reported to Executive Cabinet but not approved on VFM grounds.</p> <p>Ongoing work for Strategic Housing Initiatives Officer to bring back into use empty homes including units over shops by working with Town Centre officer to assess availability of accommodation over shops to feed into town centre plans.</p>	<p>Action archived but continuous process of identifying opportunities.</p>  Green
<p>Proposed Outcome – Empty homes brought back into use and private sector renting made more accessible.</p>				
<p>Review opportunities to utilise empty properties in view of the declining housing market</p> <p>HIGH</p>	<p>Ongoing</p> <p>JD</p>	<p>Review properties previously considered for purchase by an RSL in view of economic downturn.</p>		

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 st January 2007	Revised Target for Completion
<p>KEY TARGET - To increase housing energy efficiency by 30% from 1996 – 2010</p> <p>Performance to March 05 = 20.69%, to March 06 = 22.68%, to March 07 = 24.64% to March 08 = 25.94%</p> <p>KEY TARGET – To increase the proportion of vulnerable households achieving Decent Homes Standard to in excess of 70% by 2010.</p> <p>Performance March 04 = 76.1%, March 06 = 76.33, March 07 = 76.66%, March 08 = 77.30%</p> <p>KEY TARGET – To return a minimum of 3 private sector dwellings into occupation each year as a result of action by the Local Authority.</p> <p>Performance 06/07 = 8 units, 07/08 = 19 units 08/09 Target = 8 10/10 Target = 25</p>				
Proposed Outcome – Sustained long term ‘Decent’ housing conditions, improved quality of privately rented accommodation, higher standards for healthier and safer homes.				
Monitor performance target for achieving ongoing improvement in Decent Homes Standard HIGH	75% of vulnerable households decent by 2020	65% of vulnerable households decent by 2006. 70% by 2010	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 began 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. Performance to March 2008 = 77.30%.	 Green
Review Private Sector Renewal Strategy and Housing Assistance Policy 2004. HIGH	April 2006	Draft review by Feb 2006	Target not achieved due to staff resource issues. Policy reviewed – October 2007. Private Sector Strategy review recommended by Audit Commission at Re Inspection and actioned for completion by March 2009. Condition Survey update needed to inform the strategy but progress may hamper completion of this action.	April 2009 Green 
Introduce an Enforcement Policy and fee structure via Cabinet.	March 2006	March 2006 to Cabinet	Fee structure for HMO licensing agreed. Currently operating in accordance with Central Government	April 09 Green



MEDIUM			Guidance, Enforcement Concordat and Environment Services Enforcement Policy. Development of a Private Sector Housing Enforcement Policy being included within the review of the Private Sector Housing Strategy by April 09	
Review progress on commissioning countywide mapping of housing conditions surveys / BRE data by BRE/CPC. MEDIUM	November 2007		Reviewed and countywide approach to unified update of condition surveys agreed. Specification agreed and in process of being commissioned.	 Green
Promote services through the development of Bromsgrove District Council's website for specific clients groups, i.e. landlords, tenants and owner-occupiers to include info on running costs, maintenance and energy efficiency and provide articles for Together Bromsgrove and local press. HIGH	July 2009	Write up information for publication June 2009		
Investigate the cost / benefits of commissioning a thermal imaging survey of the District to identify the focus for energy efficiency investment. MEDIUM	March 2008		Costs identified to be in region of £11,000 – subject to budget submission in 09/10. Would benefit investment targeting but WEEAC home energy efficiency questionnaires currently providing an indication. Now being commissioned countywide.	 Green
Proposed Outcome – Improved energy efficiency of homes.				
Work in partnership with Act on Energy to investigate efficient home scheme in conjunction with renewable energy scheme MEDIUM	April 2009	Arrange meeting with WEEAC to discuss possibilities Feb 09		
Work in partnership with Act on Energy to investigate training parish councillors on energy efficiency. MEDIUM	April 2009	Arrange meeting with WEEAC to discuss possibilities Feb 09		
Formulate proposal to introduce a grant scheme to improve energy efficiency for mobile homes, and submit bid for 10/11 financial year. MEDIUM	April 2010	Submit report to Council Sep 09		
Work with Redditch and Wyre Forest to review the contribution toward renewables to	July 2009	Completion of thermal imaging		




improve take up of grant		Feb 09		
MEDIUM				
Investigate grant criteria for households in fuel poverty	July 2009	Arrange meeting with WEEAC to discuss possibilities Feb 09		
HIGH				
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, March 08 = 25.94). Updated annually following HECA report.	 Green
Proposed Outcome – Better support and assistance to older and vulnerable people in making home improvements and adaptations, Healthier and Safer homes.				
Make a minimum of three presentations per year to Parish Council's upon the role of the NW Care & Repair Service and Bromsgrove Lifeline in supporting older and vulnerable residents.	February 2007	2 completed by October 2006	Parish Road shows completed at Romsley and Bentley Pauncefoot during Summer 07 – Blackwell and Lickey and Tutnal and Cobley planned for autumn 08.	Action ongoing  Green
MEDIUM				
Introduce new procurement procedures for DFG and Disc grant implementation.	January 2008	Specification for tender process by August 2007	Advertisement of framework contract and PQQ carried out and contractors shortlisted – Final stage invitation to tender in process.	 Amber
HIGH				
Implement Multi Agency Meetings for OT referrals that require structural alteration or extension to a home to ensure all alternative options are fully appraised.	On going KSF	PCT BDHT Social Services Private Sector Team Jan 2009	Process has commenced WEF 14.01.09	
HIGH				
Proposed Outcome – Increased access to private rented accommodation for the homeless, increased choice and increased support and assistance to landlords.				
Investigate opportunities to develop a bridging loan to cover the period between tenancies.	April 2010	Consider implications of scheme and funding requirements by Aug 09 for Oct bidding round.		
MEDIUM				
Develop a data base of private landlord portfolios.	June 2009	Write questionnaire,	Currently in process of being compiled.	



MEDIUM		compile list of landlords June 2009		
Investigate Best Practice Accreditation Schemes and review whether practical and viable.	July 2009	Review examples of best practice July 2009		
LOW				
Continue to deliver Private Landlords Forum meetings and training events.	Continuous process of annual meetings.	Development of LL's Handbook.	Forum delivered in Nov 06 and again in January 08 – extremely well attended – with outcome of private tenancies being made available. Private Landlords Focus Group also developed – first meeting on 26 th Feb 07 but not so well attended. Signed up to National Landlords Association which includes access to guidance and management standards for private renting.	Continuing annual meetings  Green
HIGH				


ACTION PLAN PRIORITY 3 – ADDRESSING HOMELESSNESS

Action and Priority	Target Completion Date	Milestone	Progress upon implementation of action as at 31 st January 2007	Revised Target for Completion
<p>KEY TARGET – To maintain zero usage of B&B for households which include dependent children or a pregnant woman and in an emergency not exceed occupation of 6 weeks. 07/08 Performance maintained.</p> <p>KEY TARGET – Reduce the use of temporary accommodation by 50% by 2010 Performance 31.12.06 = 23.15% reduction against 05/06 average, Oct 07 = 50 people in temp accom March 2008 – Government target achieved 2 years in advance – down to 16 in temp accom (Dec 2008 = 10)</p> <p>KEY TARGET – Maintain levels of rough sleeping in the zero - <10 category Performance at 31.03.08 maintained at zero</p> <p>KEY TARGET – Reduce homelessness and repeat homelessness through preventative action Performance 31.04.07 = 76 cases prevented from becoming homeless with 6 cases of repeat homelessness being received 31.03.08 = 147 cases prevented during 07/08</p>				
<p>Proposed Outcome – A well co-ordinated homelessness service matched to identified needs.</p>				
Implement Mortgage Rescue Scheme in line with government guidance to support owner occupiers	Feb 09	Meeting with key partners in Jan 09		
HIGH				
Consider the implications of Section 17, Crime and Disorder Act 1998	On going	Consideration given to Section 17 for all homelessness initiatives.	JD Risk assessed Spend to Save and Rent Deposit in accordance with Community Safety Guidance. BDHT assessed new Homelessness Support and Visiting officer schemes. Police assessed Sanctuary Scheme	 Green
HIGH				
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.	On going	Consider the needs of older people in any new developments	- Extra Care Housing Scheme is to provide move on for rent and shared ownership (to free up lower priced private houses to become available) 8 new two bed bungalows at Morris Walk and Gilbert Rd & 4 planned for Houseman CI to be more attractive option.	Continuous process  Green

HIGH			Under occupation given priority status in new Choice Based Lettings Policy. Joint working underway with BDHT to identify extent of under occupation and develop incentive scheme.	
Proposed Outcome – Improved assistance to the homeless, reduced homeless applications, more people prevented from becoming homeless.				
Consider expansion of the Relate Mediation with a Counsellor service to 13,14 and 15 year olds	Mar 09	Discuss existing provision for this age group with Simon Rushall		
Introduce mentoring/befriending service for young homeless people MEDIUM	Nov 2006	Help young people integrate into their communities and sustain their tenancies.	BYHF have received Big Lottery Funding which includes researching and developing a peer mentoring scheme. After Care have recently recruited 3 mentors who will be supporting care leavers.	 Amber
Encourage the take up of 'Care to Learn' courses for teenage parents LOW	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 th 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.	Ongoing  Red
Explore the possibilities of working with HB & Black Pear credit union for clients with low level debt and clients accessing Step Up. MEDIUM	Feb 09	Meeting with Revenues and Black Pear Credit Union to discuss opportunities Feb 09		
Review Step up scheme to pay deposits rather than offering bond to encourage more private landlord onto the scheme. MEDIUM	April 2009	Research implications and identify funding requirements March 09		
Continue to improve links with private landlords & develop mechanism for advertising on CBL MEDIUM	April 09	KSF and LJ to develop inspection aid for properties to be promoted on CBL March 09		
Work with BDHT and Aftercare to provide a training flat for under 21's HIGH	Mar 09	Joint funding to be identified from partners. Bid to be submitted to Homelessness Strategy Steering Group Jan 09.		
Work with Redditch and Bromsgrove PCT to develop health professionals awareness of	Jan 2006	Better health provision for	Centrepont have now made contact with PCT and are training their contact to raise awareness with GP's and other health professionals.	April 08


homelessness and means of referral HIGH		homeless people or people at risk of homelessness.	The County Homelessness Officers Group have developed a Hospital Discharge protocol. Approval anticipated by March 07.	 Amber
Proposed Outcome – Increased supply, choice of affordable housing for homeless households.				
Develop allocations panels for new developments to maximise the benefit of move on from existing stock. HIGH	On going	First panel to be arranged for School Drive phase 2 scheme Apr 2009		
Engage with St Basils through Supporting People Steering Group for North Worcestershire Younger Persons Scheme. HIGH	Ongoing	Agree Council Officer representative on Steering Group		
Review the need for supported accommodation for clients with more chaotic life styles. HIGH	April 2010	Work with BDHT to review requirement for this client group. April 2010		
Proposed Outcome – A more accessible, customer focused homelessness service available to all people experiencing homelessness.				
Improve and develop the Council's relationship with Private Landlords, explore landlord accreditation scheme and develop landlord handbook.	On going	Landlords Handbook to be produced by April 2006	Relationship with private sector is very good, maintained through regular mail shots, landlord forums and letting agents liaison meetings. Has been improved with the high take up of Step Up Private Tenancy Scheme. Development of handbook has been considered. Decided to use resource developed by NLA which offers thorough, current and in-depth information for landlords. BDC joined NLA in Feb 08. Private Landlord guide has been developed to make landlords aware of their legal responsibilities when letting out properties.	December 2007  Green
Research needs for an outreach worker for people with mental health difficulties HIGH	April 2006	Mental Health manager to attend Homelessness Steering Group meeting by Jan 2006	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	July 2008  Amber
Improved mapping and signposting of homelessness services. HIGH	Dec 2009	Homelessness Strategy Steering Group to identify task and finish group to carry out this work. April 09		
Raise awareness of early intervention debt advice at CAB.	On going	Provide information for		



HIGH		article in Parish Newsletters March 09		
Raise awareness of employment and volunteering opportunities by developing relationships with Job Centre and voluntary sector and considering opportunities for work placements with BDC.	April 2009	Make contact with Job Centre April 2009.		
HIGH				
Encourage HB Manager to review the decision that HB verifiers must be Council staff.	Feb 2009	Meeting with new head of HB in Jan 2009		
MEDIUM				
Research health needs of homeless households and their ability to access health services	June 2006	An assessment of the issues by April 2006	Research into accessibility of health service not achieved. Menu cards have been developed to promote healthy eating through Health and Wellbeing Group.	 Red
Proposed Outcome – A continually improving homelessness service that is based on good practice.				
Continue to review the provision for Teenage Parents	On going	Attend County Teenage Paternity and Pregnancy Group	New monitoring form and questionnaire developed for data collection. BDHT gathering data to substantiate need – liaison will then take place with Supporting People.	 Amber
MEDIUM				
Carry out a review of Good Start packages available for new tenants.	July 2009	Meeting with partners by March 09		
MEDIUM				
Attend tenancy training event at Kettering and consider whether it is appropriate for Bromsgrove	April 09	BDHT/BYHF to attend training Jan 09 and report back to Homelessness Strategy Steering Group		
MEDIUM				
Carry out satisfaction surveys and focus groups to review and improve services.	April 09	Satisfaction surveys to be issued by Feb 09. Focus groups to be held by March 09.		
HIGH				
Consider housing advice outreach service in rural areas.	April 2010	To be considered as part of the SLA review June 2009		
MEDIUM				




Develop a range of homelessness policies and procedures to ensure consistency and facilitate the delivery of these services. MEDIUM	June 2009 JB	Policies to be written by SLA review June 2009.		
Consider initiatives to help strengthen and support families in order to prevent homelessness.	On going	Arrange to meet with Wyre Forest Family Intervention Project and discuss how the service might be expanded to include Bromsgrove District. April 09		
Continue to work with the Countywide Homelessness Strategy Group to support and take responsibility for the actions in the Countywide Action Plan. MEDIUM	Ongoing	Attend quarterly meetings.		
Investigate Homelessness Education Package in partnership with BDHT and BYHF LOW	December 2007		Programme agreed and currently submitting project proposal for part funding through 'Extended Schools'	 Green
Review need to consider grant funding / purchase of ESD's for young people and single people. HIGH	July 2010	Review in 2010 to assess demand on existing ESD temp accom and need to provide dispersed units to complement Foyer Scheme		
Review development of work placements for vulnerable people including young and care leavers in consultation with St Basils. MEDIUM	April 2010	Implementation and establishment of the St Basils NW Support Service for younger people.		
Review need to re-commence inspection of B&B properties. MEDIUM	October 2009	Dependent upon homelessness demand and need to potentially use B&B		

		establishments.		
Review need to develop cluster model providing peer support for young people. MEDIUM	December 2009	Dependent upon unmet needs following implementation of Foyer		
Develop local provision of the Countywide Family Intervention Project. MEDIUM	December 2009			

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 st January 2007	Revised Target for Completion
<p>KEY TARGET - Provision of 92 units of Extra Care Housing during lifetime of the Strategy.</p> <p>Performance October 07 – Started on site December 08 – Scheme completed.</p> <p>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,</p>				
<p>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>				
<p>Support and encourage inclusion of 'Lifetime Home Standards' in all new affordable housing developments.</p> <p>MEDIUM</p>	<p>Ongoing</p>		<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>Consult directly with specific client groups to identify needs and aspirations i.e. learning disabilities, mental health etc</p> <p>HIGH</p>	<p>Consultation methods and funding requirement identified Oct 2009.</p>	<p>Meet with Adult Services to discuss appropriate consultation methods. Sept 2009</p>		
<p>Raise awareness of how assistive technology might help individuals to continue to live independently particularly in respect of Dementia.</p> <p>HIGH</p>	<p>Report to RSL Liaison Group by Sept 2009</p>	<p>Arrange visit to Mendip House, Redditch to understand the benefits of assistive technology May 2009</p>		
<p>Tackle reluctance of private landlords to offer accommodation to higher risk clients such as ex offenders/substance misusers through linking with employment services/training opportunities.</p> <p>HIGH</p>	<p>Sept 2009</p>	<p>Review opportunities to link with employment services Sept 2009</p>		
<p>Develop more community cluster 'key ring'</p>	<p>Dec 2009</p>	<p>Work with Adult</p>		

style schemes for a range of client groups i.e. mental health. HIGH		Services and Supporting People to identify opportunities and funding requirements.		
Consider the need for a leaving care project with on site support LOW	March 2010	Review the need for this client specific accommodation in partnership with Aftercare Mar 2010		
Make use of Both Ways initiative to provide a matching service for young people to share accommodation. HIGH	Scheme extended to Bromsgrove April 2009	Meet with Both Ways Jan 09		
Continue to work with the County Supporting People Partnership to: <ul style="list-style-type: none"> Deliver services that improve independence and quality of life, prevent homelessness and make communities safer. Review and commission schemes to ensure strategically planned, good quality and cost effective services prevail. HIGH	Ongoing	Approval of Supporting People 5 Year Strategy	Supporting People 5 Year Strategy approved by Executive Cabinet February 2006. Strategic Housing Manager now member of SP Commissioning Group. Strategic Housing staff involved in SP Strategic Reviews.	Continuous process  Green
Gypsy and Traveller site review of options for Houndsfield Lane Site. MEDIUM	December 2007		Discussion have taken place with Stoneham HA and Rooftop HA with regard to re-modelling of Transit Site pitches to provide amenity blocks an caravan access ramps for older and disabled G&T occupants. Expression of interest made to CLG for funding Options report made to Cabinet in June 2008.	ongoing  Green
Work CHOG members, Adult & Communities and PCT to identify the housing needs and address homelessness and move on issues for disabled and persons with sensory impairment.	April 2010	Set up CHOG.A&C Services /PCT working Group by July 2009		
Proposed outcome – Improved independence, health & wellbeing – improved home safety and security – reduced admissions and reduced delay in leaving hospital.				
Review of the implementation of a county wide under occupation scheme to ensure that we make best use of existing accommodation HIGH	Sept 2009	Consider whether there is a need to extend current criteria of Home Move Grant to include social		

		housing July 2009		
Continue to work with County Teenage Pregnancy and Parenting Manager to provide data regarding housing allocations and floating support for this client group and review the requirement for specialist accommodation with on site support. MEDIUM	On going	BDC to continue to co-ordinate the quarterly gathering of data from partner local authorities across the County.		
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. MEDIUM	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. Cabinet to consider adoption of County Telecare Strategy in October 08.	 Green
Proposed Outcome – Reduced occurrence in domestic violence, safer environment and increased choice.				
Continue to provide funding for Sanctuary schemes	On going	Funding made available through Spend to Save budget.		
Proposed outcome – More choice, more sustainable rural communities.				
Meet local rural housing needs for older people by incorporating appropriate dwellings in new build. MEDIUM	Ongoing	Housing needs survey results. Housing Corp Grant. Planning permission.	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. Bromsgrove Housing Market Assessment and Older persons Housing Needs Survey will inform the process.	Progressing  Green
Proposed outcome – Better use of existing housing stock by freeing up family accommodation – More choice of appropriate housing solutions for older people.				
Consider 2 bedroom bungalow accommodation and Shared ownership options for older people in RSL development to promote early move on. HIGH	Ongoing		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

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