















# HOUSING STRATEGY ACTION PLAN 2006 - 2011 – MID TERM REVIEW / REFRESH STAGE – DECEMBER 2008 (Updated April 2010).



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

Action and Priority	Target Completion Date	Milestone	Progress upon implementation of action as at 1 <sup>st</sup> April 2010	Revised Target for Completion
<p><b>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 (80pa).</b></p> <p><b>Performance in 05/06 = 75 additional affordable housing units,</b>  <b>Performance for 06/07 outturn = 72 additional units</b>  <b>Performance for 07/08 = 46.</b>  <b>Performance for 08/09 = 145</b>  <b>Performance for 09/10 = 88</b></p> <p><b>PSA 5 – To achieve a better balance between housing availability and the demand for housing, whilst protecting the countryside and Green Belt.</b></p>				
<p><b>Proposed Outcome - Increased delivery of affordable housing through Planning Gain.</b></p>				
<p><b>1. Adopt new Supplementary Planning Document for Affordable Housing relating to:</b></p> <ul style="list-style-type: none"> <li>• <b>Threshold levels</b></li> <li>• <b>Percentage of affordable housing</b></li> <li>• <b>Open space/play facilities</b></li> <li>• <b>Location / size / type / tenure</b></li> <li>• <b>Financial contributions</b></li> </ul> <p><b>HIGH</b></p>	<p><b>Dependent upon RSS resolution</b></p>		<p>The SPD was not scheduled for formal adoption 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>The Draft SPD was approved by Executive Cabinet in December 2009 upon which consultation has taken place since.</p> <p>Report is going to LDF Working Party on 15<sup>th</sup> April 2010 recommending that in response to consultation and guidance received from GOWM, Members recognise that the SPD cannot be progressed in its current form and that the evidence collected be used in negotiations with residential developers pending the inclusion of the detailed policy in an Affordable Housing Development Plan Document (DPD) in the Core Strategy.</p>	 <p>Action completed in that Draft SPD developed and approved by Members in Dec 2009. No further action to take place in adopting an SPD with recommendation to Members that an Affordable Housing DPD be developed</p>


				within the Core Strategy.
<p><b>2. Maximise use of planning policy to influence the delivery of housing to reflect the needs of an ageing population.</b></p> <p><b>MEDIUM</b></p>	<p>Ongoing</p> <p>AC</p>	<p><b>Adoption of Core Strategy July 2010</b></p>	<p>Reflected in Draft Core Strategy and liaison through partnership working with BDHT upon the 'Choices for Older People Partnership Group that has developed a 'vision' for older peoples housing in the central growth area. Bungalow provision within revised Perryfields plan.</p>	
<p><b>Proposed Outcome – Improved partnership working and preferred partnering arrangements</b></p>				
<p><b>3. When land and or funding is available adopt a joint commissioning approach with RSLs when bidding to Housing Corp (HCA) for funding.</b></p> <p><b>HIGH</b></p>	<p>Ongoing</p> <p>AC</p>	<p><b>Successful outcome re: Housing Corporation bid on Perryfields Spring 2009</b></p>	<p>Successful in achieving Homes and Community Agency funding since 1.1.09 for:          Wythall Hostel Site (£95k)          Lyttleton Avenue (£629k)          Broad Street (£705k)          Fininstall Scheme (£480k)          School Drive (£902k)          June 2009 – HCA advises that 2008 -11 allocation fully taken up for SHMA with exception of Rural Scheme bidding.          Perryfields (158 units) £8,495,517 HCA grant approved March 2010.</p>	<p>Ongoing but LA contribution limited by lack of capital budget in 2010/11.</p> 
<p><b>4. Report to Housing Choices for Older People Partnership Board upon:</b></p> <ul style="list-style-type: none"> <li>• results of Housing Market Assessment</li> <li>• Countywide Housing Support Needs of Older Persons Survey</li> <li>• Models of Housing and Extra Care for Older People</li> <li>• Revenue Implications for Housing for Older People</li> </ul> <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><b>HIGH</b></p>	<p>March 2009</p> <p>AC BDHT</p>	<p><b>Convene a series of meetings of the Housing Choices for Older People Partnership Board Jan 2009</b></p>	<p>Models for Extra Care considered and sites reviewed and short listed. Vision for housing for older people within central growth area developed.</p> <p>5 meetings held, next meeting Jan 10. Completed as far as possible pending County Council, Social Services funding becoming available.</p>	 <p>Completed</p>
<p><b>5. 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.</b></p> <p><b>HIGH</b></p>	<p>March 2010</p> <p>AC BDHT</p>	<p><b>Consideration of idea by Principal Preferred Partner RSL Liaison Group.</b></p>	<p>Currently considered to be unworkable but kept under review pending completion of Under Occupancy questionnaire and survey that is currently being carried out.</p>	






Proposed Outcome – Increased choice of housing options and routes to owner occupancy.				
6. Investigate intermediate rent models with option to purchase schemes.  HIGH	June 2009	Invite experienced RSL to County Enabling Officers Group meeting.	Enabling Group received presentation from Festival Housing May 09 – developing Sect 106 agreement and letting policy for countywide implementation. Intermediate units provided in School Drive Scheme and being incorporated within definition of Intermediate housing within Sect 106 agreements.	 Completed
Proposed Outcome – A balanced housing market – appropriate supply of affordable housing – reduced backlog of unmet need.				
7. Carry out a review of the Council owned land stocks to re-explore any opportunities for releasing land for affordable housing.  HIGH	April 2009 JB	Access to Council land records JB	Council landholdings reviewed for potential sites for affordable housing schemes. Remaining sites with potential being brought forward.	 Completed
8. 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.  HIGH	Ongoing AC	Encourage County Rural Housing Enabling Group to make representation HCA	Continuing to make known to HCA through their Development Manager.	 Ongoing
9. Continue to identify development options with BDHT through the Development Working Group and support submission to Housing Corporation Investment Clinic as appropriate.  HIGH  ONGOING	Continuous process.	Outcome of 06/08 bidding round.	Portfolio Holders for Planning and Strategic Housing, PS, DH and AC have been meeting monthly with CEOs of BDHT and WM Housing Group and a representative of County Estates Department, since 2008  This Strategic Housing and Principal RSL Partner Group continues to now meet bi 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.  A Development Officers Sub Group has been set up to meet monthly from April 2010 to ensure that there is maximum opportunity for pre application consultation and advice provision between BDHT and BDC Strategic Planners and Strategic Housing Officers.	 Green
10. 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,	Ongoing JD	Completion of Survey of vacant accommodation over shops in Town Centre.	Housing Initiatives Officer is working with Town Centre Planning Project Steering Group Officers to identify empty accommodation and affordable housing and private sector housing opportunities within town centre suitable for younger people.	








transport, shop and leisure facilities.  HIGH				
<b>Proposed Outcome – Provision of affordable rural housing to meet identified local needs.</b>				
11. 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  MEDIUM	Continuous process	Survey carried out at Tardebigge by April 2009	Schedule of Local Housing Needs Surveys agreed with Rural Housing Enabler. Tutnal and Cobley survey completed, consultation undergone and proposals drawn up. Bentley PC agreed to survey. Lickey and Blackwell Survey in planning stage.  Worcestershire Rural housing Enabler review being carried out. Supporting process to continue ongoing process but budget for survey analysis is limited.	
12. Review long term development plans for affordable housing on ADR's, school sites and Town Centre Re-development within LDF process.  HIGH		Re-appointment of Head of Local Plans. Appointed.	Was being considered as part of the LDF process – progress awaited outcome of the RSS Review, following which capacity of brownfield urban sites was addressed in advance of ADR and Green Belt land being put forward for housing.  Core Strategy Consultation has since taken place based upon identified Growth Are4as.  Special meeting held with BDHT and partners RSLs to explain strategic approach to developments and now offering monthly Development Officer Team meetings to improve consultation and provision of advice.	 Ongoing
13. Create a register of all publicly owned land suitable for the development of affordable housing and contact organisations to investigate disposals.  HIGH  ONGOING	December 2007	Register complete by December 2006	Strategic Housing and Preferred RSL Partner Group meets bi monthly with representative of County Estates to review site availability and progress upon development for affordable housing purposes.  LA ownership reviewed and shortlist of CC potential sites kept under review and updated at above meetings.	 Green
14. Incorporate affordable housing within proposed Town Centre re-development.  HIGH	2008/09	Outcome of developer responses to brief and consultation.	Strategic Housing Initiatives Officer surveying Town Centre to develop strategy for flats over shops. Housing Initiatives Officer is working with Town Centre Planning Project Steering Group Officers to identify empty accommodation and affordable housing and private sector housing opportunities within town centre suitable for younger people.	 Green
15. Review potential for Flats over Shops.	Dec 2006		Private leasing scheme fully researched and developed. Scheme for 6 flats reported to Executive Cabinet but not approved on VFM grounds.  Ongoing work for Strategic Housing Initiatives Officer to bring back into	Action archived but continuous process of identifying opportunities.

HIGH			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.	 Green
<b>Proposed Outcome – Empty homes brought back into use and private sector renting made more accessible.</b>				
16. Review opportunities to utilise empty properties in view of the declining housing market  HIGH	Ongoing  JD	Review properties previously considered for purchase by an RSL in view of economic downturn.		 Ongoing reactive work






## 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
<p><b>KEY TARGET - To increase housing energy efficiency by 30% from 1996 – 2010</b></p> <p><b>Performance</b>                      to March 05 = 20.69%,                      to March 06 = 22.68%,                      to March 07 = 24.64%                      to March 08 = 25.94%</p> <p><b>REPLACED BY NI 187 – Tackling Fuel Poverty - % of people receiving income based benefits living in homes with an energy efficiency rating of : a) Less than 35 SAP Rating and 2) Greater than 65 SAP rating.</b>                      2009 /10 – Less than 35 = 7.55% (target 7.3%) Greater than 65 = 42.32% (target 37.6%)</p> <p><b>KEY TARGET – To increase the proportion of vulnerable households achieving Decent Homes Standard to in excess of 70% by 2010.</b></p> <p><b>Performance</b>  <b>March 04 = 76.1%,</b>  <b>March 06 = 76.33,</b>  <b>March 07 = 76.66%,</b>  <b>March 08 = 77.30%</b></p> <p><b>REPLACED BY NI 187 (See above)</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.</b></p> <p><b>Performance</b>  <b>06/07 = 8 units,</b>  <b>07/08 = 19 units</b>  <b>08/09 = 33 units</b>  <b>09/10 Target = 38 units</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><b>17. Monitor performance target for achieving ongoing improvement in Decent Homes Standard</b></p> <p>HIGH</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 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%.</p>	 Green
<p><b>18. Review Private Sector Renewal Strategy and Housing Assistance Policy 2004.</b></p>	<p>April 2006</p>	<p>Draft review by Feb 2006</p>	<p>Target not achieved due to staff resource issues.                       Policy reviewed – October 2007.</p>	<p>April 2009</p> <p>Green</p>

HIGH			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.	 Completed
19. 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 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	April 09  Green  Completed
20. Review progress on commissioning countywide mapping of housing conditions surveys / BRE data by BRE/CPC.	November 2007		Reviewed and countywide approach to unified update of condition surveys agreed. Specification agreed and in process of being commissioned.	 Green Completed
21. Agree date for future countywide coordinated survey of housing conditions.	March 08		Budget approved and specification for countywide update of condition surveys formulated. Now commissioned.	 Completed
22. 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.	July 2009	Write up information for publication June 2009	New website is now live and all content has been transferred over and is being updated as and when appropriate.  Together Bromsgrove and Local Press – promotion of grants and energy efficiency. Warmer Worcestershire Energy Efficiency articles in Bromsgrove and Redditch Advertiser.  Link from BDC website to Act on Energy Website for advice energy cost information.	

<p><b>23. Investigate the cost / benefits of commissioning a thermal imaging survey of the District to identify the focus for energy efficiency investment.</b></p> <p><b>MEDIUM</b></p>	<p><b>March 2008</b></p>		<p>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. Results due 3<sup>rd</sup> July.</p>	 Green Completed
<p><b>Proposed Outcome – Improved energy efficiency of homes.</b></p>				
<p><b>24. Work in partnership with Act on Energy to investigate efficient home scheme in conjunction with renewable energy scheme</b></p> <p><b>MEDIUM</b></p>	<p><b>April 2009</b></p>	<p><b>Arrange meeting with WEEAC to discuss possibilities Feb 09</b></p>	<p>First meeting held and to be included within the Warmer Worcestershire Project Group.</p> <p>Investigated options with BDHT, awaiting response. No budget available.</p>	
<p><b>25. Work in partnership with Act on Energy to investigate training parish councillors on energy efficiency.</b></p> <p><b>MEDIUM</b></p>	<p><b>April 2009</b></p>	<p><b>Arrange meeting with WEEAC to discuss possibilities Feb 09</b></p>	<p>Parish Council details forwarded to Act on Energy and to become and action for Better Environment Theme Group.</p> <p>Warmer Worcestershire training delivered, included grants and schemes available. Better Environment Theme Group to look into developing further</p>	
<p><b>26. Formulate proposal to introduce a grant scheme to improve energy efficiency for mobile homes, and submit bid for 10/11 financial year.</b></p> <p><b>MEDIUM</b></p>	<p><b>April 2010</b></p>	<p><b>Submit report to Council Sep 09</b></p>	<p>Current capital shortage, no further action until budget bid to be submitted Autumn 2010. Acute works continue to be considered under Home Repair Assistance Grants.</p>	
<p><b>27. Work with Redditch and Wyre Forest to review the contribution toward renewables to improve take up of grant</b></p> <p><b>MEDIUM</b></p>	<p><b>July 2009</b></p>	<p><b>Completion of thermal imaging Feb 09</b></p>	<p>Information from Redditch and Wyre Forest compiled – awaiting outcome of thermal imaging survey to guide grant application etc.</p> <p>Redditch offering £800, Wyre Forest £500, Bromsgrove £1000 grants towards grants.</p>	 Completed
<p><b>28. Investigate grant criteria for households in fuel poverty</b></p> <p><b>HIGH</b></p>	<p><b>July 2009</b></p>	<p><b>Arrange meeting with WEEAC to discuss possibilities Feb 09</b></p>	<p>Held a meeting with Climate Change Officer for Redditch and Bromsgrove and have a meeting booked to formulate a criteria through research with Worcester College?</p> <p>High risk in economic downturn of people in fuel poverty. Has made developing a grant difficult due to limited resources. Situation to be monitored.</p>	
<p><b>29. Target 2% annual home energy saving PA</b></p>	<p><b>Target 30% by 2010</b></p>	<p><b>26% by Sep 2008</b></p>	<p>On target for achieving 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, March 09 = ).</p>	













			Updated annually following HECA report.	Green
<b>Proposed Outcome – Better support and assistance to older and vulnerable people in making home improvements and adaptations, Healthier and Safer homes.</b>				
<b>30. 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>	<b>February 2007</b>	<b>2 completed by October 2006</b>	Parish Road shows completed at Romsley and Bentley Pauncefoot during Summer 07 – Blackwell and Lickey and Tutnal and Cobley linked to Rural Housing presentations.	Action ongoing  Green
<b>MEDIUM</b>				
<b>31. Introduce new procurement procedures for DFG and Disc grant implementation.</b>	<b>January 2008</b>	<b>Specification for tender process by August 2007</b>	Advertisement of framework contract and PQQ carried out and contractors shortlisted – Final stage invitation to tender in process.  Process now in place.	 Green  Completed
<b>32. Implement Multi Agency Meetings for OT referrals that require structural alteration or extension to a home to ensure all alternative options are fully appraised.</b>	<b>On going</b>  <b>KSF</b>	<b>PCT</b> <b>BDHT</b> <b>Social Services</b> <b>Private Sector</b> <b>Team</b>  <b>Jan 2009</b>	Process has commenced WEF 14.01.09 and ongoing. Imbedded in new Worcestershire HIA procedures.	   Completed
<b>MEDIUM</b>				
<b>Proposed Outcome – Increased access to private rented accommodation for the homeless, increased choice and increased support and assistance to landlords.</b>				
<b>33. Investigate opportunities to develop a bridging loan to cover the period between tenancies.</b>	<b>April 2010</b>	<b>Consider implications of scheme and funding requirements by Aug 09 for Oct bidding round.</b>	For time being Step Up Private Tenancy Scheme is meeting need. To be reviewed on an ongoing basis.	 Completed
<b>MEDIUM</b>				
<b>34. Develop a data base of private landlord portfolios.</b>	<b>June 2009</b>	<b>Write questionnaire, compile list of landlords</b> <b>June 2009</b>	Currently in process of being compiled.  Questionnaire to be sent out to Feb/March 2010	
<b>MEDIUM</b>				







35. Investigate Best Practice Accreditation Schemes and review whether practical and viable.  LOW	July 2009	Review examples of best practice July 2009	To be considered after response from Private Sector questionnaires.	 T
36. Continue to deliver Private Landlords Forum meetings and training events.  HIGH	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. Signed up to National Landlords Association which includes access to guidance and management standards for private renting.  Next meeting – Wednesday 16 <sup>th</sup> June	Continuing annual meetings  Green






### ACTION PLAN PRIORITY 3 – ADDRESSING HOMELESSNESS

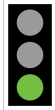
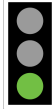


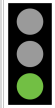

Action and Priority	Target Completion Date	Milestone	Progress upon implementation of action as at 31 <sup>st</sup> January 2007	Revised Target for Completion
<p><b>KEY TARGET – To maintain zero usage of B&amp;B for households which include dependent children or a pregnant woman and in an emergency not exceed occupation of 6 weeks.</b>  <b>07/08 Performance maintained.</b></p> <p><b>KEY TARGET – Reduce the use of temporary accommodation by 50% by 2010</b>  <b>Performance</b>  <b>31.12.06 = 23.15% reduction against 05/06 average,</b>  <b>Oct 07 = 50 people in temp accom</b>  <b>March 2008 – Government target achieved 2 years in advance – down to 16 in temp accom (Dec 2008 = 10)</b>  <b>March 2009 = 13 people in temp accom.</b>  <b>March 2010 = 20 people in temp accom (inc new DV facility)</b></p> <p><b>KEY TARGET – Maintain levels of rough sleeping in the zero - &lt;10 category</b>  <b>Performance at 31.03.08 maintained at zero</b>  <b>31.03.09 = zero</b>  <b>31.03.10 = zero</b></p> <p><b>KEY TARGET – Reduce homelessness and repeat homelessness through preventative action</b></p>				


<b>Performance</b> <b>31.04.07 = 76 cases prevented from becoming homeless with 6 cases of repeat homelessness being received</b> <b>31.03.08 = 147 cases prevented during 07/08</b> <b>31.03.09 = 173 cases prevented during 08/09</b> <b>31.03.09 = 164 cases prevented during 09/10</b>				
<b>Proposed Outcome – A well co-ordinated homelessness service matched to identified needs.</b>				
<b>37. Implement Mortgage Rescue Scheme in line with government guidance to support owner occupiers</b>  <b>HIGH</b>	<b>Feb 09</b>	<b>Meeting with key partners in Jan 09</b>	Implemented and task and finish group established. Cross Tenure action plan developed.	 Completed
<b>38. Consider the implications of Section 17, Crime and Disorder Act 1998</b>  <b>HIGH</b>	<b>On going</b>	<b>Consideration given to Section 17 for all homelessness initiatives.</b>	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  Completed as ongoing
<b>39. 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.</b>  <b>HIGH</b>	<b>On going</b>	<b>Consider the needs of older people in any new developments</b>	Extra Care Housing Scheme has provided opportunity for 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.  Under occupation given priority status in new Choice Based Lettings Policy.  Under Occupation Survey commissioned and currently underway to identify extent of under occupation and develop incentive scheme.  A Worcestershire under occupation scheme applying for SP funding for two workers – Lead partner is Rooftop. Likely to be incorporated in work of new Home Improvement Agency for Worcestershire.	Continuous process   Green
<b>Proposed Outcome – Improved assistance to the homeless, reduced homeless applications, more people prevented from becoming homeless.</b>				
<b>40. Consider expansion of the Relate Mediation with a Counsellor service to 13,14 and 15 year olds</b>	<b>Mar 09</b>	<b>Discuss existing provision for this age group with Simon Rushall</b>		

<p><b>41. Introduce mentoring/befriending service for young homeless people</b></p> <p><b>MEDIUM</b></p>	<p><b>Nov 2006</b></p>	<p><b>Help young people integrate into their communities and sustain their tenancies.</b></p>	<p>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.</p> <p>BYHF now funded through Homelessness Grant to provide the service.</p>	<p>Completed</p>  <p>Completed</p>
<p><b>42. Encourage the take up of 'Care to Learn' courses for teenage parents</b></p> <p><b>LOW</b></p>	<p><b>On going</b></p>	<p><b>More teenage parents continuing with their education and able to stay with parents</b></p>	<p>Strategic Housing Officer attended the County Homelessness Officers Group on 27<sup>th</sup> July 2009 to raise awareness of Care to Learn Scheme. Charford Multi Agency Resource Centre (TRUNK) offer access to education / training and child care which could explain lack of take up for the District.</p> <p>New teenage Parent Coordinator has been employed. Strategic Housing Officer has met with her (March 2010) to discuss raising profile and champion the national scheme as a potential supplement to the crèche and training services available locally.</p>	<p>Ongoing</p> 
<p><b>43. Explore the possibilities of working with HB &amp; Black Pear credit union for clients with low level debt and clients accessing Step Up.</b></p> <p><b>MEDIUM</b></p>	<p><b>Feb 09</b></p>	<p><b>Meeting with Revenues and Black Pear Credit Union to discuss opportunities Feb 09</b></p>	<p>Black Pear has a service at HUB one day a week where residents can open savings and accounts.</p> <p>The original action was to set up direct payments to landlords from Black Bear has now been superseded by HB making direct payments to 'Step Up Scheme' private landlords of vulnerable clients.</p>	 <p>Completed.</p>
<p><b>44. Review Step up scheme to pay deposits rather than offering bond to encourage more private landlord onto the scheme.</b></p> <p><b>MEDIUM</b></p>	<p><b>April 2009</b></p>	<p><b>Research implications and identify funding requirements March 09</b></p>	<p>No evidence to justify action to alter step Up. Spend to Save can always be used if barrier identified.</p>	 <p>Completed</p>
<p><b>45. Continue to improve links with private landlords &amp; develop mechanism for advertising on CBL</b></p> <p><b>MEDIUM</b></p>	<p><b>April 09</b></p>	<p><b>KSF and LJ to develop inspection aid for properties to be promoted on CBL March 09</b></p>	<p>Scheme now developed and being piloted whereby private tenancies are being advertised on CBL subject to successful inspection by Private Sector Housing officers.</p>	 <p>Completed.</p>
<p><b>46. Work with BDHT and Aftercare to provide a training flat for under 21's</b></p> <p><b>HIGH</b></p>	<p><b>Mar 09</b></p>	<p><b>Joint funding to be identified from partners. Bid to be submitted to Homelessness Strategy Steering Group Jan 09.</b></p>	<p>Bid from Homelessness grant for flat is approved but currently delayed due to RSL management issues.</p>	 <p>Amber</p>



47. Work with Redditch and Bromsgrove PCT to develop health professional's awareness of homelessness and means of referral.  HIGH	Jan 2006	Better health provision for homeless people or people at risk of homelessness.	Centrepoin have now made contact with PCT and are training their contact to raise awareness with GP's and other health professionals.  The County Homelessness Officers Group have developed a Hospital Discharge protocol.	 Green Completed
<b>Proposed Outcome – Increased supply, choice of affordable housing for homeless households.</b>				
48. 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 Lyttleton Avenue phase 2 in 2010	To be considered for Lyttleton Avenue and Perryfield Schemes to maximise move on and potential of freeing up smaller units for homeless or potentially homeless clients.	
49. Engage with St Basils through Supporting People Steering Group for North Worcestershire Younger Persons Scheme.  HIGH	Ongoing	Agree Council Officer representative on Steering Group		 Completed
50. Review the need for supported accommodation for clients with more chaotic life styles.  HIGH	April 2010  Revise to April 2011	Work with BDHT to review requirement for this client group. April 2010	To be considered after Foyer Scheme established and operational.	
<b>Proposed Outcome – A more accessible, customer focused homelessness service available to all people experiencing homelessness.</b>				
51. 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 Completed
52. 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. JD attended a Mental Health Workshop on the 6 <sup>th</sup> April 2009 with a view to taking the Homelessness Action relating to identifying the need for an outreach worker for those with mental health issues forward. One of the aims of the event was to 'Gain an understanding of the referral process and services provided by the Community Mental Health Team.' Therefore made links with Worcestershire Network – Would need SP funding  AG chairing mental health aspect of Health and Wellbeing Theme Group. Supporting People to carry out review of mental health provision as per now 2010 – 2013 Strategy. AG to liaise with Glyn	 Amber

			Edwards (SP Manager) in respect of the outcomes of the review.	
53. 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	To be reconsidered and reviewed by the Homelessness Strategy Steering Group in 2010 to decide whether further actions currently required. Otherwise ongoing action.	
54. Raise awareness of early intervention debt advice at CAB.  HIGH	On going	Provide information for article in Parish Newsletters March 09	CAB carried out parish council newsletter in July 09. MortgageWise Information Pack disseminated to all agencies and partners July 09 onwards – ongoing. Information about services in Wraparound in Advertiser July / Aug 09. Now receiving repossession notification letters from mortgage lenders which are followed up with MortgageWise packs and letters signposting to CAB, Court Desk and other debt advice being sent to the home owners under threat of repossession.	 Completed and ongoing
55. Raise awareness of employment and volunteering opportunities by developing relationships with Job Centre and voluntary sector and considering opportunities for work placements with BDC.  HIGH	April 2009  Revised target – Sep 2011	Make contact with Job Centre April 2009.	Relationships developed with Job Centre Plus through Housing Economic Regeneration Sub Group  Investigating enhanced housing options package with Home Choice Plus which considers employment support and plan  BDHT have received SP funding to recruit a trainee in conjunction with the JobCentre for a 2 year period where they will receive training and gain experience of all Housing related areas, and then supported to apply for move on employment.	 Completed and ongoing
56. Encourage HB Manager to review the decision that HB verifiers must be Council staff.  MEDIUM	Feb 2009	Meeting with new head of HB in Jan 2009	HB manager now approved certain areas verification with BDHT subject to approved training of staff.	 Completed
57. Research health needs of homeless households and their ability to access health services  HIGH	Sep 2010	An assessment of the issues by April 2006	Research into accessibility of health services was actioned for people living in temporary accommodation. Numbers residing in temporary accommodation has now been drastically reduced.  Menu cards have been developed to promote healthy eating through Health and Wellbeing Group.  Accessibility to health and other services promoted since the employment of a temporary accommodation officer at BDHT. And remains a subject for inclusion within monitoring through homelessness Service satisfaction surveys.	 Amber
Proposed Outcome – A continually improving homelessness service that is based on good practice.				







<p><b>58. Continue to review the provision for Teenage Parents</b></p> <p><b>MEDIUM</b></p>	<p><b>On going</b></p>	<p><b>Attend County Teenage Paternity and Pregnancy Group</b></p>	<p>New monitoring form and questionnaire developed for data collection. BDHT gathering data to substantiate need – liaison will then take place with Supporting People.</p> <p>Alex Millen has been employed as Teenage Parent Coordinator for Bromsgrove. She is helping to collate information regarding accommodation needs</p>	
<p><b>59. Carry out a review of Good Start packages available for new tenants.</b></p> <p><b>MEDIUM</b></p>	<p><b>July 2009</b></p>	<p><b>Meeting with partners by March 09</b></p>	<p><b>BDC fund New Start furniture project to provide second hand furniture and package for homeless or in housing need.</b></p> <p><b>Basement project provide starter packages to clients in need.</b></p> <p><b>BDC fund Fry Housing to provide starter packages to clients who need items in new tenancies. These monies are recycled as are repaid by clients.</b></p>	
<p><b>60. Attend tenancy training event at Kettering and consider whether it is appropriate for Bromsgrove</b></p> <p><b>MEDIUM</b></p>	<p><b>April 09</b></p>	<p><b>BDHT/BYHF to attend training Jan 09 and report back to Homelessness Strategy Steering Group</b></p>	<p>BDHT and BYHF attended good practice training on life skills and tenant responsibilities with a view to developing a similar course locally.</p>	 <p>Completed</p>
<p><b>61. Consider housing advice outreach service in rural areas.</b></p> <p><b>MEDIUM</b></p>	<p><b>April 2010</b></p>	<p><b>To be considered as part of the SLA review June 2009</b></p>	<p>BDHT now have a mobile office which travels out to all areas of district to provide a full range of services, including housing advice.</p>	
<p><b>62. Consider initiatives to help strengthen and support families in order to prevent homelessness.</b></p>	<p><b>On going</b></p>	<p><b>Arrange to meet with Wyre Forest Family Intervention Project and discuss how the service might be expanded to include Bromsgrove District. April 09</b></p>	<p>AG and JD met with Family intervention Project and developed awareness of availability to residents of Bromsgrove. Promoting through RSLs and by circulation of literature etc.</p>	 <p>Green</p> <p>Ongoing</p>
<p><b>63. Continue to work with the Countywide Homelessness Strategy Group to support and take responsibility for the actions in the Countywide Action Plan.</b></p> <p><b>MEDIUM</b></p>	<p><b>Ongoing</b></p>	<p><b>Attend quarterly meetings.</b></p>	<p>Owen Raybould now employed as Countywide Homelessness Strategy Coordinator therefore regular contact through County Group.</p>	 <p>Green</p>






<p>64. Investigate Homelessness Education Package in partnership with BDHT and BYHF</p> <p>LOW</p>	<p>December 2007</p>		<p>Programme agreed and currently submitting project proposal for part funding through 'Extended Schools'</p> <p>Implemented and delivered. Final phase drama production to be delivered by 2010.</p> <p>Discussions had with St Basils with a view to developing a STAMP model</p>	 <p>Green</p>
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**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
<p><b>KEY TARGET - Provision of 92 units of Extra Care Housing during lifetime of the Strategy.</b></p> <p><b>Performance</b></p> <p><b>October 07 – Started on site</b></p> <p><b>December 08 – Scheme completed.</b></p> <p><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></p>				
<p>Proposed Outcome – Improved independence and health &amp; wellbeing of the community through the provision of more appropriate supported housing solutions for people with particular needs.</p>				
<p>65. Support and encourage inclusion of 'Lifetime Home Standards' where appropriate in all new affordable housing developments.</p> <p>MEDIUM</p>	<p>Ongoing</p>		<p>Delivered in appropriate new build AH schemes funded Hsg Corp. To be considered within developing DPD for affordable housing. Promoted in Sct 106 requirements.</p>	<p>Continuous objective.</p>  <p>Green</p>
<p>66. 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>A range of focus groups have been held through the County Housing Strategy Project Group to ascertain the needs of this group.</p>	



<p>67. 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>Action required to raise awareness of full potential.</p> <p>Discussions developing with SP.</p>	
<p>68. 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>JD has visited Fry Housing to discuss options within the Private Sector through Step Up Scheme.</p> <p>WHABAC offer private tenancy scheme for ex offenders and substance misusers.</p>	
<p>69. Develop more community cluster 'key ring' style schemes for a range of client groups i.e. mental health.</p> <p>HIGH</p>	<p>Dec 2010</p>	<p>Work with Adult Services and Supporting People to identify opportunities and funding requirements.</p>	<p>Awaiting Supporting People Review at end of 2010 which will identify the need within the District and support any future development.</p>	
<p>70. Consider the need for a leaving care project with on site support</p> <p>LOW</p>	<p>March 2010</p>	<p>Review the need for this client specific accommodation in partnership with Aftercare Mar 2010</p>	<p>Working with Aftercare to provide a training flat awaiting confirmation from BDHT as to progress with the initiative.</p>	
<p>71. Make use of Both Ways initiative to provide a matching service for young people to share accommodation.</p> <p>HIGH</p>	<p>Scheme extended to Bromsgrove April 2009</p>	<p>Meet with Both Ways Jan 09</p>	<p>Met with Bothways and BYHF so that BYHF can work jointly to identify potential opportunities for young people to share accommodation.</p> <p>Work ongoing to help and support their service.</p>	 Green
<p>72. Continue to work with the County Supporting People Partnership to:</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</li> </ul>	<p>Ongoing</p>	<p>Approval of Supporting People 5 Year Strategy</p>	<p>Supporting People 5 Year Strategy approved by Executive Cabinet February 2006.</p> <p>Strategic Housing Manager member of SP Commissioning Group.</p> <p>Strategic Housing staff involved in SP Strategic Reviews.</p> <p>2010 -2013 SP Strategy approved by Exec Cabinet March 2010/</p>	<p>Continuous process</p>  Green Ongoing

services prevail. <b>HIGH</b>				
73. Gypsy and Traveller site review of options for Houndsfield Lane Site. <b>MEDIUM</b>	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 and Jan 2009.  Grant successful, planning application granted and a target transfer for 1 <sup>st</sup> of June to handover to Rooftop	ongoing  Green
<b>Proposed outcome – Improved independence, health &amp; wellbeing – improved home safety and security – reduced admissions and reduced delay in leaving hospital.</b>				
74. 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. <b>MEDIUM</b>	On going	BDC to continue to co-ordinate the quarterly gathering of data from partner local authorities across the County.	Regular meetings taking place with new County Teenage Pregnancy Coordinator to consider options	
75. 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. <b>MEDIUM</b>	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 adopted County Telecare Strategy in October 08.  Ongoing dialogue with SP Manager re: development of services	 Green
<b>Proposed Outcome – Reduced occurrence in domestic violence, safer environment and increased choice.</b>				
76. Continue to provide funding for Sanctuary schemes	On going	Funding made available through Spend to Save budget.	Funding available for use where needed. Good partnership working between BDC and RSLs upon provision.	 Ongoing
<b>Proposed outcome – More choice, more sustainable rural communities.</b>				
77. Meet local rural housing needs for older people by incorporating appropriate dwellings in new build. <b>MEDIUM</b>	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.  Lack of funding from Homes and Community Agency and current climate is making development more difficult.	Progressing  Green

Proposed outcome – Better use of existing housing stock by freeing up family accommodation – More choice of appropriate housing solutions for older people.				
78. Consider 2 bedroom bungalow accommodation and Shared ownership options for older people in RSL development to promote early move on.  HIGH	Ongoing		<p>8 two bedroom bungalows currently constructed 06/07 and a further 4 are planned on land to be conveyed to BDHT by the Council.</p> <p>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.</p> <p>2 bedroom bungalows incorporated onto Perryfields site.</p> <p>Council currently undergoing large scale under occupation consultation to determine what types of properties would encourage downsizing.</p> <p>5 meetings have been held for the Housing Choices for Older People Partnership Board have developed vision for multi tenure housing (including extra care) in central growth area.</p>	<p>Continuous inclusion where appropriate.</p>  <p>Green</p>

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