

Copeland Housing Strategy Action Plan Year 2 Outcomes/Year 3 Priorities

EXECUTIVE MEMBER: Councillor Clements
LEAD OFFICER: Julie Betteridge
REPORT AUTHOR: Debbie Cochrane/Julie Betteridge

Summary:

Attached as Appendix A is the housing strategy action delivery plan for 2012/13, which is colour coded red, amber, and green to highlight outcomes for the year. It is recommended that the outcomes are agreed and priorities are discussed for year 3.

1. INTRODUCTION

1.1 The Copeland Housing strategy was produced in 2011 and outlines the key local housing issues and the strategic housing objectives and priorities from 2011 – 2015.

1.2 There are four key objectives:

1. Facilitating the right housing offer to support economic growth and community sustainability.
2. Making the best use of existing stock.
3. Enabling people to access the housing and support that they need, when they need it.
4. An integrated delivery approach.

2. Appendix A

2.1 The delivery plan highlights each of the key objectives and actions have been identified to meet these objectives.

2.2 Of the 39 actions within the plan, 34 are either complete or on target, three of the remaining actions have been delayed due to the introduction of welfare reform and capacity issues (objective 3.2), and the remaining objective 3.4 has been delayed until a County wide needs assessment can be carried out in later in 2013.

3. Copeland Strategic Housing Partnership

3.1 The Actions within the delivery plan cannot be achieved without partnership working. The strategic housing partnership which consists of housing providers (both private and social) and voluntary agencies meet on a quarterly basis to discuss progress and ensure milestones are met.

4 Recommendations

It is recommended that the strategic housing panel agree the outcomes of the year two plan and recommendations made for inclusion in year 3.

Copeland Housing Strategy 2011 to 2015

Delivery Plan Year 2: 2012 – 2013

Tasks	Milestones	Due dates	How measured	Lead partner
Strategic Objective One: Facilitation the right housing offer to support economic growth and community sustainability				
Objective 1.1: Facilitating the right supply of new homes				
1.1.1 Agree framework and process for the use of New Homes Bonus	Take draft policy and procedures for the use of the New Homes Bonus to the Housing Partnership for consultation	To Copeland Strategic Housing Panel August 2012 and then Executive Committee	Policy for the use of the New Homes Bonus is published Delivery process established and implemented	Copeland Borough Council
Objective 1.2: Improving the quality of our places				
1.2.1 Continue to work with locality projects to identify common ground between community, parish and locality plans and the overarching housing strategy	Locality Plans cross referenced with the Copeland Housing Strategy	Refreshed Locality Plans in 2012/13	One housing project in each locality plan monitored by locality	Locality partnerships, Copeland Borough Council, Cumbria Rural Housing Trust
1.2.2 Investigate potential for use of local lettings policies in light of 'Cumbria Choice' Choice Based Lettings review	Findings of Cumbria Choice review to be examined by partnership	Local lettings shortlist for policy development September 2012 2 policies agreed by end March 2013	Report to Strategic Housing Panel October 2012 and March 2013	Copeland Housing Partnership
1.2.3 Enable housing element within relevant development briefs and Supplementary Planning Documents for Whitehaven	Public consultation May 2012; publication Summer 2012	December 2012	Level of consultation; Agreement of Full Council	Copeland Borough Council

Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner
1.2.4 Establish and publicise mechanisms for public reporting of empty homes and respond to complaints quickly and ensure access to relevant data on empty homes that is not subject to data protection	Reporting form available on council website Data on empty homes is available when requested	December 2012	Mechanisms for reporting empty homes are available and are publicised via locality working and other channels	Copeland Borough Council
1.2.5 Consider options for an area-based approach where significant numbers of empty homes are evident	Assess empty homes	August 2013	Area-based approaches are planned where there are significant numbers of empty homes	Copeland Borough Council
Objective 1.3 Ensuring sufficient affordable housing				
1.3.1 Lever Homes and Communities Agency and Partners capital investment in Copeland, including through the Affordable Housing Programme	Annual review of priorities in Q4	4 year HCA programme with annual delivery plan	53 additional new units of affordable housing delivered by April 2013	Copeland Borough Council and Registered Providers
1.3.2 Develop new models of delivering affordable housing through public and private sector partnerships without grant	Case study new models	New models planned by April 2013	Additional affordable units are planned during 2012-13 for delivery by 2014-15	Copeland Housing Strategy Partnership
1.3.3 Continue six-monthly monitoring of the housing market and access to housing	Half year economic assessment report	October 2012 April 2013	Impact Reported to Executive Report shared with partners	Copeland Borough Council

Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner
1.3.4 Explore the potential for the Registered Provider/ Private Landlord sector to acquire empty homes or to provide a management service to the owner	Discussions held between partners around the potential for Registered Providers or Private Landlords to acquire empty homes and/ or take on management services	March 2014	Decisions made as to whether Registered Providers or the Private Landlord sector could potentially acquire empty homes	Copeland Borough Council with Registered Providers/ Private Sector Landlords
Objective 1.4 Developing the role of the private rented sector				
1.4.1 Continue to work with landlords, using the Landlord Forum, to provide information and training on issues including welfare reforms, the Green Deal and stock condition and others as required	Information and training delivered through regular six-monthly Landlord Forum and through special sessions Annual Landlord survey 2013 Training/Forum Plan	October 2012. Ongoing liaison March 2013	Landlord Forum topics, decisions log and action plan Survey results reported Training delivered Green Deal targets	Copeland Borough Council and private landlords Copeland Borough Council
1.4.3 Continue to raise awareness of Copeland Borough Council Rent Deposit scheme	Website maintained Information updated and distributed	Ongoing	Quarterly assessment on use and applications to Strategic Housing Panel and shared with partners	Copeland Borough Council
Strategic Objective Two: Making the best use of existing stock				
Objective 2.1: Focus attention on the energy efficiency of existing stock				
2.1.1 Continue to support the delivery of the Cumbria Warm Homes Project	Home surveys completed and works recommended and installed	End scheme July 2012	Number of installations completed Beneficiaries detail	Cumbria Warm Homes Project partners
2.1.2 Continue to support the delivery of the Winter Warmth Fund	Marketing in place October 2012	Annual Programme March	Take up of the Fund in Copeland	Cumbria County Council

Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner
2.1.3 Support the delivery of the ERDF Cumbria Cohesion Scheme and CESP Scheme	Monthly Project Group	End ERDF Scheme December 2013 End CESP scheme October 2012	Beneficiaries detail to assess targeting success Spend profiles	Registered Providers
2.1.4 Housing Strategy Partnership to respond to the Green Deal programme as this develops	The Housing Strategy Partnership examines the implications of the Green Deal as details of the programme become clearer Reports taken to individual partners	October 2012 January 2013	Green Deal Delivery Plan Partners roles agreed Green Deal targets agreed Partners' own action plans to be monitored by the Partnership	Copeland Strategic Housing Partnership
Objective 2.2: Enable improvements in private sector stock condition				
2.2.1 Private Sector Stock Condition – Copeland Housing Partnership to analyse findings of report and review implications for Strategy Delivery Plan	Analysis paper of findings produced for consultation with partners, July 2012 Strategic Housing Panel to discuss survey report	July 2012 July 2012	Analysis paper of survey findings to Executive Committee Strategic Housing Panel to produce Action Plan based on findings and reported to Executive	Copeland Borough Council
Objective 2.3: Reduce the number of empty homes in the borough				
2.3.1 Develop and deliver against Copeland Empty Homes Policy	Agree Policy Agree Action Plan	July 2012 July 2012	Delivery targets in action plan Enable and support community / voluntary groups in addressing empty and second homes	Copeland Borough Council Copeland Housing Partnership Local housing providers
Objective 2.4: Complete the programme to bring all social housing up to Decent Homes Standard (DHS)				

Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner
2.4.1 Registered providers to complete Regeneration Programmes	Programme targets met	March 2013	Against programme targets	Registered Providers Home Group, Impact and Two Castles to report quarterly to Strategic Housing Panel
2.4.2 Registered Providers to maintain properties at Decent Homes Standard and/or Decent Homes Plus Standard	Decent Homes Standards are met and sustained	March 2013	By reports to regulator and Strategic Housing Panel	Copeland Borough Council
Strategic Objective Three: Enabling people to access the housing and support that they need, when they need it				
Objective 3.1: Ensure the right housing provision for older people				
3.1.1 To develop strategic approach to Older People's housing options and issues	Older People's Task Group membership identified First meeting of the Task Group held and terms of reference established	June 2012	Task Group terms of reference Task Group Action Plan and project targets	Copeland Housing Partnership
	Range of potential housing options for older people identified and tested against SHMA	March 2013	Options fed into Housing Strategy Delivery Planning	Older People's Housing Task Group
Objective 3.2: Continue to prevent and deal effectively with homelessness				
3.2.1 Establish officer and partner task and finish group to oversee the statutory review of homelessness in the borough	Task Group established – to include Registered Providers and partner agencies	July 2012 Feb 2013	Task Group in place	Copeland Borough Council
3.2.2 Complete statutory review of homelessness	Review project Plan Review commencement	August 2012 September 2012 Feb 2013	Review Complete Consultation Response	Copeland Borough Council

Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner
3.2.3 Publish new five year Homeless Strategy taking into account implications of welfare reforms	Draft Homeless Strategy out to consultation. Homelessness Strategy in place by July 2013	March 2013 April 2013 Formally Adopted by July 2013	Homeless Strategy consulted on Homeless Strategy agreed	Copeland Borough Council
3.2.4 Establish agreed framework for the use of the increase in the discretionary housing payment from 2012, and the homelessness prevention fund, in preventing homelessness	Review Service Level Agreement with Housing Benefits Partnership position agreed Draft Framework for consultation	August 2012 November 2012 November 2012	Detailed monitoring against target beneficiaries of discretionary housing payments being made to those in greatest need and to prevent homelessness	Copeland Borough Council Shared service lead in 2012/13 Developing 2013 framework
3.2.5 Continue to use Homelessness Prevention Fund to provide financial support to tenants with small amounts of rent arrears if they are being threatened with eviction	Quarterly delivery monitoring	Quarterly reports	Number / type of evictions prevented	Copeland Borough Council
3.2.6 Pro-active partnership approach to raise awareness of Homelessness Prevention routes available	Strategic Housing Partnership plan to raise awareness with target audiences	January 2013	Plan agreed by partners Monitoring of targeted awareness activity	Strategic Housing Partnership
Objective 3.3: Respond appropriately to the opportunity of more flexible affordable homes, tenancies and allocations				
3.3.1 Develop and publish Copeland Tenancy Strategy and publish in December 2012	Draft Tenancy Strategy Consultation out Tenancy Strategy published	August 2012 August 2012 December 2012	Tenancy Strategy adoption by Full Council Quarterly monitoring of use and impact	Copeland Borough Council
3.3.2 Use the Strategic Housing Partnership to discuss and identify work in response to developments in tenure and social	Policy Discussion against timetable	Regularly refreshed forward plan Discussion of	Extent to which developments promote sustainable communities in	Copeland Housing Partnership

Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner
housing reforms		responses to be included under all Partnership agendas	social housing	
Objective 3.4: Ensure that the housing needs of vulnerable and socially excluded people are met				
3.4.1 Improve move-on housing opportunities for young people	Development of additional trainer flats in Whitehaven town centre by the Whitehaven Community Trust	Funding - June 2012 Work started - Summer 2012	Project milestones measured- build progress, unit take up, young people assisted	Whitehaven Community Trust
3.4.2 Progress the Whitehaven Foyer project	Development schedule met Engagement with THI project team	Set in project plan	Development schedule targets Funding milestones	Whitehaven Foyer Company
3.4.3 Continue work of the task group to determine accommodation needs of the Gypsy and Traveller Community	Consultation plan implemented Needs assessment completed	March 2013 Revised date Sept 2013	Needs assessment produced from consultation Sites delivered by 2015	Copeland Borough Council with county partnership partners
3.4.4 Maintain time taken to approve Disabled Facilities Grants	Quarterly monitoring of target time	Quarterly reporting	90% target of average of 9 weeks beginning from date of referral from Occupational Therapist	Copeland Borough Council
3.4.5 Influence development of Design Guide to ensure that new homes are built to Lifetime Homes Standards and meet higher standards for accessibility and carbon management	All partners engage with consultation	April 2012	Consultation responses	Copeland Housing Strategy Partnership

Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner
Strategic Objective Four: An integrated delivery approach				
Objective 4.1: Working with partners				
4.1.1 Copeland Strategic Housing Partnership Delivery and influence maintained	Quarterly meetings of the partnership Determine approaches to addressing child poverty	April, July, October, January	Deliver against decisions and agreed actions Child poverty housing actions agreed / delivered	Copeland Borough Council
4.1.2 Continue Cumbria Housing Partnership working	Delivery Cumbria Housing Strategy in Copeland quarterly monitoring	Quarterly	Delivery Plan targets and outcomes monitored	Copeland Housing Strategy Partnership
4.1.3 Copeland Housing Strategy Delivery Plan delivered, reviewed and revised annually	Annual review of Housing Strategy Delivery Plan	January 2013 start March 2013 end	Outcome report Year 2 Year 3 Housing Strategy Delivery Plan draft - April13	Copeland Housing Partnership
Objective 4.2: Monitoring and Reporting				
4.2.1 Continue to report quarterly on the Housing Strategy Delivery Plan to the Copeland Borough Council Strategic Housing Panel and Copeland Housing Partnership	Quarterly Reports Annual Summary to Executive and Full Council	Meetings following end June 2012, end September 2012, end December 2012 and end March 2013	Reports against targets and activities planned	Copeland Borough Council
Objective 4.3: Localities and Copeland Partnership				
4.3.1 Continue to report to Copeland Partnership and localities at least once a year on the progress of the Strategy and Delivery Plans and discuss and gather feedback on future priorities	Targets within Copeland Partnership Plan monitoring Annual Summary shared with Copeland partnership.	March 2013	Against Copeland Plan priorities Number localities worked with	Copeland Borough Council