

## COPELAND HOUSING STRATEGY YEAR 2 PLAN

**EXECUTIVE MEMBER:** Councillor George Clements  
**LEAD OFFICER:** Julie Betteridge, Head of Regeneration & Community  
**REPORT AUTHOR:** Laurie Priebe

### WHAT BENEFITS WILL THESE PROPOSALS BRING TO COPELAND RESIDENTS

The Year 2 Copeland Housing Strategy Delivery Plan is for 2012/13. It addresses the community housing issues identified in the strategy by a detailed programme designed to promote the overarching strategic objective. This is to “ensure the housing available in the Borough supports the health, safety, welfare, sustainability and distinct economic and social ambitions of our communities.”

### WHY HAS THIS REPORT COME TO THE EXECUTIVE?

(eg Key Decision, Policy recommendation for Full Council, at request of Council, etc.)

The Copeland Housing Strategy Year 2 Delivery Plan has been considered by the Strategic Housing Panel who have referred the document to the Executive for consideration and endorsement.

### RECOMMENDATION:

Executive are requested to endorse the Delivery Plan attached as Appendix A.

## 1. INTRODUCTION

- 1.1 Full Council adopted the Copeland Housing Strategy, 2011 – 2015 in June 2011.
- 1.2 We decided not to produce a single four-year delivery plan because of the unstable economic environment and the government’s reform agenda for affordable housing and welfare benefits. We therefore chose to develop annual delivery plans that could more easily be adjusted in light of the impact of external change.
- 1.3 The first (2011/12) delivery plan is now replaced by Year 2, which consolidates progress made in the first year and develops actions from that year into the present. It also adds new tasks, for example producing a Tenancy Strategy for the Borough as required by the Localism Act, 2011, which received the Royal Assent in November of that year. Actions coloured orange have slipped from last year into 2012/13. There are 5 of these out of a plan containing 49 actions.

## 2. PROPOSALS

- 2.1 The Copeland Housing Strategy comprises four overall strategic objectives:
- a) Facilitate the right housing offer to support economic growth and community sustainability
  - b) Make the best use of existing stock
  - c) Enable people to access the housing and support they need
  - d) Delivering strategic outcomes by an integrated partnership approach (mainly through the Copeland Housing Partnership)
- 2.2 Appendix A is intended to maintain the momentum of the Year 1 Delivery Plan into 2012/13 and is divided into the four objectives defined in 2.1 above, each with specific actions for the year. It is deliberately comprehensive and contains 42 actions ranging from the routine (like quarterly reporting) to some of the most challenging (like bringing back long term empty homes to occupation).
- 2.3 The Year 2 Delivery Plan in Appendix A will have a positive impact on our communities. Examples include, but are not limited to, the following.

Actions	Delivery Plan Page Number	Reference number
Agree framework for using the New Homes Bonus	1	1.1.1
53 new affordable homes completed in 2012/13	2	1.3.1
Cumbria Warm Homes Project (insulation installed)	3	2.1.1, 2.1.2, 2.1.3
Return empty homes to use	4	2.3.1, 2.3.2
Registered providers to complete & maintain Decent Homes Standard +	5	2.4.2
Complete statutory review of homelessness & produce draft Homelessness Strategy, 2013/2018 for consultation by March 2013	5/6	3.2.2, 3.2.3
Progress Whitehaven Foyer project	7	3.4.2
Maintain improvements in delivering disabled facilities.		3.4.4

### **3. ALTERNATIVE OPTIONS TO BE CONSIDERED**

- 3.1 No alternatives to an annual action plan were considered but the plan itself considered alternative options of achieving desired results, for example new models of delivering new build affordable housing or returning empty homes to occupation.
- 3.2 It also places actions upon our partners instead of continuous reliance on the local authority. Members of the Copeland Housing Partnership were consulted on this plan before it was presented to the Strategic Housing Panel on 19 April 2012.

### **4. STATUTORY OFFICER COMMENTS**

- 4.1 The Monitoring Officer's comments are: Report presents appropriate delivery arrangements for the strategy already agreed by Members.
- 4.2 The Section 151 Officer's comments are: It is important that the resources required to deliver the strategy are identified and that they are reflected in the Council's approved budget
- 4.3 EIA comments are: promoting equality and working to eliminate discrimination were core elements in the design and construction of the Copeland Housing Strategy and these have been carried through into annual delivery plans.

### **5. HOW WILL THE PROPOSALS BE PROJECT MANAGED AND HOW ARE THE RISKS GOING TO BE MANAGED?**

- 5.1 The Housing Strategy Year 2 Delivery Plan will be project managed by the service manager supported on specific elements by other staff including Head of Regeneration and Community and Corporate Director, People and Places. Existing project management systems will be used alongside reporting regularly to the Strategic Housing Panel and our internal Overview and Scrutiny Committee.
- 5.2 The delivery plan forms the core element of the Strategic Housing Service Plan, 2012/13 and is subject to the risk assessment and management outlined in that plan. This was also specifically requested by Internal Overview & Scrutiny Committee.

**6 WHAT MEASURABLE OUTCOMES OR OUTPUTS WILL ARISE FROM THIS REPORT?**

6.1 These are described in the “Due Dates” and “How Measured” columns in Appendix A where appropriate.

**List of Appendices**

Appendix A – Copeland Housing Strategy Year 2 Delivery Plan

**List of Background Documents:**

Copeland Housing Strategy, 2011 – 2015.

Copeland Housing Strategy 2011 to 2015

Appendix A

Delivery Plan Year 2: 2012 – 2013

Tasks	Milestones	Due dates	How measured	Lead partner
<b>Strategic Objective One: Facilitation the right housing offer to support economic growth and community sustainability</b>				
<b>Objective 1.1: Facilitating the right supply of new homes</b>				
1.1.1 Agree framework for the use of New Homes Bonus	Take draft policy for the use of the New Homes Bonus to the Housing Partnership	Framework to Copeland Strategic Housing Panel and Executive Committee June 2012	Policy for the use of the New Homes Bonus is published	Copeland Borough Council
1.1.2 Publish Preferred Options Draft Site Allocations Development Plan Document (DPD) for consultation		November/December 2012	Development Plan Document published for consultation	Copeland Borough Council
<b>Objective 1.2: Improving the quality of our places</b>				
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 (e.g. the 14 new affordable homes planned in Bootle are in accordance with the parish plan)	December 2012 and ongoing	Key projects and lead partners identified - key projects run by partners in support of localities	Locality partnerships, Copeland Borough Council
1.2.2 Investigate potential for use of local lettings policies in light of 'Cumbria Choice' Choice Based Lettings review	Findings of Cumbria Choice policy review to be examined by partnership	Copeland review to be completed September 2012	Report to Strategic Housing Panel following consultation by October 2012	Copeland Housing Strategy Partnership
1.2.3 Deliver 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

Tasks	Milestones	Due dates	How measured	Lead partner
<b>Objective 1.3 Ensuring sufficient affordable housing</b>				
1.3.1 Engage with the Homes and Communities Agency and Partners to ensure capital investment in Copeland, including through the Affordable Housing Programme	Successful funding bids have already been made and supported by the Council	Ongoing	53 additional new units of affordable housing delivered for people in housing need by October 2012	Copeland Borough Council and Registered Providers
1.3.2 Develop new models of delivering affordable housing, for example through public and private sector partnerships, including returning empty properties to use	Potential routes to the delivery of housing are identified	Routes to delivery and units planned by April 2013	Additional units planned during 2012-13 for delivery by 2014-15 (e.g. affordable homes delivered without HCA grant subsidy). Numbers of private sector empty homes returned to occupation Economic Impact Reports are examined at Full Council	Copeland Housing Strategy Partnership  Copeland Borough Council
1.3.3 Continue six-monthly monitoring of the housing market and access to housing through the Council's Economic Impact report	Economic Impact Reports to Full Council meetings	6 monthly		
<b>Objective 1.4 Developing the role of the private rented sector</b>				
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 in six-monthly Landlord Forums and special sessions. Questionnaire was circulated to landlords before April 2012 forum meeting. Feedback from questionnaires used to inform agendas of next meetings and support	The next Landlord Forum of 2012-13 is October 2012. This action is ongoing.	Feedback from landlords, tenants, service users and partners indicates that landlords are aware of the issues and the support available to them and their tenants. Feedback from landlords obtained and forum and training agendas set out	Copeland Borough Council
1.4.2 Review how landlords want to use the Landlord Forum and how the forum can best support the private rented sector				Copeland Borough Council and private landlords

Tasks	Milestones	Due dates	How measured	Lead partner
1.4.3 Continue to raise awareness of Copeland Borough Council Rent Deposit scheme, designed to help prevent homelessness by assisting people through the loan of rent deposits, using the Landlord Forum, Council website and publications	available to landlords Landlord Forum meetings in April and October 2012	October 2012 and Ongoing thereafter	Landlords are aware of the range of support available and landlords and tenants approach the Housing Options service for help. Number of successful rent deposit loans issued.	Copeland Borough Council
<b>Strategic Objective Two: Making the best use of existing stock</b>				
<b>Objective 2.1: Focus attention on the energy efficiency of existing stock</b>				
2.1.1 Continue to support the delivery of the Cumbria Warm Homes Project	Home surveys completed and works recommended and installed	July 2012	Number of installations completed	Cumbria Warm Homes Project partners Cumbria County Council
2.1.2 Continue to support the delivery of the Winter Warmth Fund		ERDF Scheme to complete by end 2013, but is possible that EC funding will be renewed. CESP scheme to complete end October 2012	Number of homes with improved levels of energy efficient insulation to reduce fuel poverty.	Registered Providers
2.1.3 Support the delivery of the ERDF Cumbria Cohesion Scheme and CESP Scheme		Ongoing	The Council will be ready to support the energy efficiency measures of the Green Deal when that eventually goes live. Gov't intend the launch in Autumn 2012 but slippage is thought likely.	Copeland Borough Council Copeland Strategic Housing Partnership
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  The Landlords Forum is kept up to date with developments of the Green	Next Landlords Forum in October		Copeland Borough Council

Tasks	Milestones	Due dates	How measured	Lead partner
2.1.4 continued	Deal programme Reports on the development of the Green Deal programme are taken to the Strategic Housing Panel	2012 As Government rolls out the Green Deal, Strategic Housing Panel to be updated)	Partners' own action plans to be monitored by the Copeland Housing Partnership  Report to the Landlords Forum Report to Strategic Housing Panel on or before October 2012	Council Copeland Housing Partnership
<b>Objective 2.2: Enable improvements in private sector stock condition</b>				
2.2.1 Private Sector Stock Condition Survey report was received March 2012. Copeland Housing Partnership to analyse findings of report and review implications for Strategy Delivery Plan	Analysis paper of findings produced for consultation with partners, June 2012  Strategic Housing Panel to receive survey report	June 2012 to review findings  Report presented to Strategic Housing Panel at or before August 2012 meeting	Analysis paper of survey findings to Executive Committee  Strategic Housing Panel to produce Action Plan based on findings on housing conditions including domestic fuel poverty	Copeland Borough Council  Copeland Borough Council
<b>Objective 2.3: Reduce the number of empty homes in the borough</b>				
2.3.1 Agree Copeland Empty Homes Policy and Action Plan	As per key milestones identified in Empty Properties Strategy	Empty Homes Strategy presented to Strategic Housing Panel June 2012	Number of long term empty homes returned to occupation	Copeland Borough Council
2.3.2 Enable and support community and voluntary groups in addressing empty and second homes in their communities			Engage with community & voluntary groups after report to Strategic Housing Panel and encourage reporting of empty homes.	Copeland Housing Partnership



Tasks	Milestones	Due dates	How measured	Lead partner
<b>Objective 2.4: Complete the programme to bring all social housing up to Decent Homes Standard (DHS)</b>				
2.4.1 Registered providers to complete Regeneration Programmes	Quarterly monitoring of social stock condition by Strategic Housing Panel.	March 2013	By progress reports to Strategic Housing Panel	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	Standards are met	March 2013	By reports to regulator and Strategic Housing Panel	
<b>Strategic Objective Three: Enabling people to access the housing and support that they need, when they need it</b>				
<b>Objective 3.1: Ensure the right housing provision for older people</b>				
3.1.1 Hold first meeting of Older People's Housing Task Group	Older People's Task Group membership identified First meeting of the Task Group held and terms of reference established	June 2012	Task Group identifies terms of reference and establishes key actions for the group to take forward	Copeland Housing Partnership
3.1.2 Older People's Housing Task Group to determine how to diversify the range of housing options available to older people	Range of potential housing options for older people are identified	March 2013	Range of options fed into Housing Strategy Delivery Planning for Years 3 and 4	Older People's Housing Task Group
<b>Objective 3.2: Continue to prevent and deal effectively with homelessness</b>				
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 Review completed by November 2012 and published by December	July 2012	Task Group in place	Copeland Borough Council
3.2.2 Complete statutory review of homelessness		November 2012	The review establishes causes & consequences of homelessness in Copeland: includes consultation with service users	Copeland Borough Council
		Draft Homeless		

Tasks	Milestones	Due dates	How measured	Lead partner
3.2.3 Publish new statutory five year Homeless Strategy draft April 2013 (end Year 2), taking into account implications of welfare reforms	Homeless Strategy out to consultation. Homelessness Strategy adopted by July 2013	Strategy for consultation April 2013. Adopted by July/August 2013  Ongoing	Strategy adopted by Council. Outcomes will describe how homelessness is prevented wherever possible; accommodation is made available when homelessness cannot be prevented; support to prevent repeat homelessness is provided.	Copeland Borough Council
3.2.4 All partners to be involved in establishing agreed framework for the use of the increase in discretionary housing payments from 2012, and the homelessness prevention fund, in preventing homelessness	Review Service Level Agreement with Housing Benefits Regular updates and monitoring reports	Ongoing	By discretionary housing payments being made to those in greatest need and to prevent homelessness	Copeland Borough Council
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	Ongoing	Ongoing	By the number of evictions prevented & tenancies sustained	Copeland Borough Council
3.2.6 Continue to raise awareness of Homelessness Prevention routes available	Strategic Housing Partnership to produce plan to raise awareness of methods available to prevent Homelessness	March 2013	Plan in place to publicise homelessness prevention and ensure partner agencies are aware of routes available	Strategic Housing Partnership
<b>Objective 3.3: Respond appropriately to the opportunity of more flexible affordable homes; tenancies and allocations</b>				
3.3.1 Develop Copeland Tenancy Strategy in consultation with providers and publish in December 2012 as required by Localism Act, 2011.	Draft Tenancy Strategy to Strategic Housing Panel in October 2012	Tenancy Strategy published December 2012	Following adoption by Full Council	Copeland Borough Council

Tasks	Milestones	Due dates	How measured	Lead partner
3.3.2 Use the Strategic Housing Partnership to discuss and identify work in response to developments in tenure and social housing reforms	Ongoing	Ongoing Discussion of responses to be included under all Partnership agendas	Extent to which developments promote sustainable communities in social housing	Copeland Housing Partnership
<b>Objective 3.4: Ensure that the housing needs of vulnerable and socially excluded people are met</b>				
3.4.1 Improve move-on housing opportunities for young people through the development of additional trainer flats in Whitehaven town centre by the Whitehaven Community Trust	Funding confirmed Work on site started	End May 2012 Summer 2012		Whitehaven Community Trust
3.4.2 Progress the Whitehaven Foyer project	Funding plan achieved	When decision dates for Town Heritage Initiative and Empty Homes funding schemes are known	By reports to Strategic Housing Panel	Whitehaven Foyer Company
3.4.3 Continue work of the task group to determine accommodation needs of the Gypsy and Traveller Community and work to establish needs	Ongoing	Ongoing	Reports to Strategic Housing Panel	Copeland Borough Council
3.4.4 Maintain time taken to approve Disabled Facilities Grants	Average of no more than 9 weeks to approve grants beginning from date of referral from Occupational Therapist	Ongoing	Average length of time taken to complete works from date of referral	Copeland Borough Council
3.4.5 Influence development of Design Guide to ensure new homes are built to Lifetime Homes Standards and meet higher standards for accessibility and carbon management	Publication of Design Guide	Ongoing	By publication of document	Copeland Housing Strategy Partnership

Tasks	Milestones	Due dates	How measured	Lead partner
<b>Strategic Objective Four: An integrated delivery approach</b>				
<b>Objective 4.1: Working with partners</b>				
4.1.1 Copeland Strategic Housing Partnership to continue to hold regular meetings	Quarterly meetings of the partnership	Ongoing	By meetings held at quarterly intervals in 2012/13	Copeland Borough Council
4.1.2 Continue Cumbria Housing Partnership working	Delivery against Cumbria Housing Strategy under Key Themes of: - Housing Growth, Affordability and Community Sustainability - Vulnerable People, Supporting Independence - Better Use of Stock	Ongoing	By the Delivery Plan and regular reports to Strategic Housing Panel	Copeland Housing Strategy Partnership
4.1.3 Copeland Housing Partnership to maintain Housing Strategy Delivery Plans	Annual review of Housing Strategy Delivery Plan	March 2013	Year 3 Housing Strategy Delivery Plan to be in draft by April 2013	Copeland Housing Partnership
4.1.4 Continue to work with partner agencies to support corporate approaches to addressing child poverty	Milestones and due dates are to be determined		To be determined	Copeland Borough Council
<b>Objective 4.2: Monitoring and Reporting</b>				
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		Meetings following end June 2012, end September 2012, end December 2012 and end March 2013	By regular reports to the cycle of meetings	Copeland Borough Council

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Tasks	Milestones	Due dates	How measured	Lead partner
<b>Objective 4.3: Localities and Copeland Partnership</b>				
4.3.1 Continue to report to Copeland Partnership at least once a year on the progress of the Strategy and Delivery Plans and gather feedback on future priorities	Copeland Partnership refers to the Sustainable Communities Strategy. Report to this partnership.	March or April 2013, dependent upon meeting calendar	By the report	Copeland Borough Council
4.3.2 Continue to attend localities and Locality Together meetings as requested to discuss Housing Strategy and Delivery Plan	Attendance on request.	Ongoing	Number attended	Copeland Borough Council