

## **Copeland Housing Strategy Year 4 Action Plan 2014/15**

**EXECUTIVE MEMBER:** Cllr Geoff Garrity

**LEAD OFFICER:** Julie Betteridge,  
Head of Customer and Community Services

**SUMMARY:** We are now coming to the end of our Year 4 Action Plan against our Copeland Housing Strategy 2011-2015. Attached is a RAG update against the actions for year 4 2014/15. Comments are provided to enable a debate about future priorities for 2015 and beyond.

### **1.0 Recommendation**

1.1 The Strategic Housing Panel is requested to:

- a) consider the Year 4 Action Plan progress;
- b) Sign off those actions completed;
- c) discuss and agree priorities for the remainder of 2015 existing strategy and those to be carried forward into the work to refresh the Copeland Housing Strategy in the next six months.

## Copeland Housing Strategy 2011 to 2015

### Delivery Plan Year 4: 2014 – 2015

Tasks	Milestones	Due dates	How measured	Lead partner	RAG and Comment
Strategic Objective One: Facilitation the right housing offer to support economic growth and community sustainability					Feb 2015
Objective 1.1: Facilitating the right supply of new homes					
1.1.1 Annual review of New Homes Bonus, performance and opportunity to inform New Homes Bonus Strategy for 2014/15 which may include request for an element of New Homes Bonus to underpin additional new homes	New Homes Bonus Annual summary paper, performance and delivery against NHB framework principles using other resources NHB Strategy 2014/15	To CLT, Copeland Strategic Housing Panel December 2014	Annual review paperwork discussed NHB Strategy 2014/15	Copeland Borough Council	Green Completed - CBC using NHB for core budget. Review in Summer 2015.
1.1.2 Working in partnership to identify and inform strategy and lead partners to deliver against the SHMA requirements including identifying potential sites in the SHLAA for specific housing needs such as gypsy and traveller site locations, extra care provision and affordable housing	SHLAA consultation Using the Partnership meetings to develop priority sites and discussions	Special meeting Q1 and October 2013 housing partnership meeting	Priority investment sites to feed into LEP and HCA New Developments seeking planning applications Enable housing element through input into the SHLAA and working within relevant development briefs and Supplementary Planning Documents	Copeland Borough Council / Copeland Housing Partnership	Green SHMA updated Site Allocations Draft includes G&T sites.  Delivery of SHMA for 2015 onwards – what priorities?.
1.1.3 Co-ordinated approach to discussing developments to maximise partnership and development opportunities.	Housing Development discussions at Housing Partnership meetings	Quarterly	Housing impact on developments	Copeland Housing Partnership	Green  Focus of 1.1.2?

## Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner	RAG and Comment
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 in rural areas, including investigating local lettings policy in rural areas	<p>Locality Plans cross referenced with the Copeland Housing Strategy</p> <p>Deliver Millom Empty Homes Project</p>	<p>Refreshed Locality housing related elements of Plans in 2014/15</p> <p>March 2015</p>	Update issues and any housing project in each locality plan monitored by locality	Locality partnerships, Copeland Borough Council via SLA with Cumbria Rural Housing Trust	<p>Green with CRHT</p> <p>Will pick up through new Housing Strategy</p> <p>Green</p>
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 (AHP)	Annual review of priorities in Q4 LEP Cumbria Infrastructure Fund new round for applications	New 4 year HCA programme In 2014/15	38 additional new units of affordable housing delivered by April 2015 with 78 planned and resourced for future years. Link to LEP Cumbria Infrastructure Fund	Copeland Borough Council, Registered Providers and developers, LEP	<p>Green</p> <p>Opport of Hostel ££ - move this to own line in priority 3.4</p>
1.3.2 Continue six-monthly monitoring of the housing market and access to housing	Half year economic assessment report as part of the performance management framework	October 2014 April 2015	Impact Reported to Executive Report shared with partners	Copeland Borough Council	<p>Green through SHMA activity</p> <p>What measures should we monitor going forward?</p>

## Copeland Housing Strategy 2011 to 2015

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Objective 1.4 Developing the role of the private rented sector					
1.4.1 Continue to work with landlords, using the Landlord Forum, on relevant issues to Copeland residents and the private rented market and to provide information and training on issues including welfare reforms, the Green Deal, stock condition and others as required	Information and training delivered through regular six-monthly Landlord Forum with annual programme of topics incl welfare reform Annual Landlord survey	April 2014 November 2014  March 2014	Landlord Forum topics, decisions log and action plan  Survey results reported Training delivered	Copeland Borough Council and private landlords Copeland Borough Council	Green – have some resources from DWP to look at universal credit with landlords. Keep.
1.4.2 Maintain, co-ordinate and raise awareness of support to new tenants including the Copeland Rent Deposit scheme	Website maintained Information updated and distributed	Monthly management reports Quarterly Performance Reports to SHP	Quarterly assessment on use and applications to Strategic Housing Panel and shared with partners	Copeland Borough Council	Green - ongoing activity expanded in past year. Keep.
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 affordable warmth schemes in and across Copeland to enable access by targeted residents	Energy Company Obligation scheme in Copeland	ECO scheme milestones at Cumbria level	Monitor the take up of the schemes in Copeland	Cumbria Affordable warmth co-ordinator Procured providers Registered Providers	Green Although not fully engaged with officer time as no resources identified by ECO Future role?

## Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner	RAG and Comment
Objective 2.2: Enable improvements in private sector stock condition					
2.2.1 Copeland Housing Partnership to Maintain an overview of unfit and dilapidated residential properties and co-ordinate priority list for enforcement interventions and impact across the borough's housing stock.	Quarterly data and overview as part of housing partnership and reported to Strategic Housing Partnership	Quarterly	Number of dilapidated residential buildings reported Enforcement activity taken Enforcement outcomes	Copeland Borough Council	Green  Future – increase and issues across private and RP
Objective 2.3: Reduce the number of empty homes in the borough					
2.3.1 Using the learning from Year 3 actions to develop and deliver actions and projects to return empty homes into use: <ul style="list-style-type: none"> <li>Progress one or two empty home projects with partners;</li> <li>Support local housing providers and landlords schemes;</li> <li>Maintain and update register of empty residential homes;</li> <li>Reduce and monitor void levels, turnaround times and other issues with social landlords.</li> </ul>	Quarterly reporting against actions and projects to SHP	6 monthly performance report - July 2014 January 2015	Monitor council tax changes through transfer of empty to occupied; Number of empty homes; Number of empty homes bought back into use; Social housing void levels; Social housing turnaround levels	Revs and Bens Shared Service Copeland Borough Council Copeland Housing Partnership Local housing providers Private landlords	Green  Green  Green via Liberata work  Green Need more structured approach to measures monitored

## Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner	RAG and Comment
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 deliver a strategic approach to Older People's housing options and issues: <ul style="list-style-type: none"> <li>Supporting an Extra care scheme in Whitehaven</li> <li>Maintain overview of potential and identified housing options for older people</li> <li>Keeping an overview of issues and actions needed</li> </ul>	Copeland Housing Partnership regular agenda item  Extra care scheme developed Priority project plans and reports against SHMA and Housing Strategy To identify priorities and links to Health and wellbeing priorities and ageing well agenda	March 2015  Quarterly	Extra Care Scheme resourced Improved joint working in support of older people's housing options and support	Copeland Housing Partnership  Impact Housing Age Uk / Copeland Borough Council Project Leads identified	Green  Green – bid made  Green Future links with JSNA Ageing Well and pick up from SHMA issues and HIA pro-active in 3.4
Objective 3.2: Continue to prevent and deal effectively with homelessness					
3.2.1 Review the impact and use of the revised discretionary housing payment with the revisions made to the Copeland scheme in line with welfare reform	Monthly DHP officer panel Partnership delivery in support of hardship	May 2014	Detailed monitoring against target beneficiaries of discretionary housing payments being made to those in greatest need and to prevent homelessness	Copeland Borough Council	Green Future – in place for 15/16 – what other issues need to be in criteria
3.2.2 Deliver against homelessness strategy action plan	Homeless strategy milestones – review	Quarterly SHP and Housing	Homeless Action Plan agreed as part of	Copeland Borough Council	Green via SHP and picked up

## Copeland Housing Strategy 2011 to 2015

Tasks	Milestones	Due dates	How measured	Lead partner	RAG and Comment
	quarterly	Partnership	Copeland Housing Strategy Delivery Plan		by OSC
3.2.4 Establish and delivery against framework for the use of the repossession funding in preventing homelessness	Framework established Quarterly delivery monitoring	Monthly Panel Quarterly performance reports	Detailed monitoring of repossession funding provided - Number / type of evictions prevented	Copeland Borough Council	Green – scheme in place
3.2.4 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	Ongoing activity, monitored Quarterly	Targeted prevention activity agreed by partners Monitoring of targeted joint activity	Copeland Borough Council	Green
3.2.5 Pro-active partnership approach to deliver and raising awareness of Homelessness Prevention routes available	Linked to service and partner operational plans Identify specific target audiences through the housing partnership	Quarterly performance reports	Homeless prevention data shared and monitored quarterly by members and the housing partnership	Strategic Housing Partnership	Green
3.2.6 Joint and co-ordinated approach to residents impacted on by welfare reform <ul style="list-style-type: none"> <li>Monitoring bedroom tax impacts in second year;</li> <li>Cumbrian roll out of Universal credit during 2014/15 to new claimants</li> </ul>	Joint project plans County Policy Group meets Monthly liaison between key partners on issues Quarterly discussion at Housing Partnership Link to Skills and Work Partnership co-ordination activity	Quarterly performance reports to Strategic Housing Panel and the Copeland Housing Partnership	Collate available stats on impact and outcomes from revs and bens and agencies Targeted joint activity monitored Case assistance by partners	Range lead partners depending on activity Copeland Housing Partnership to maintain housing element overview	Green - have partnership based DPA in 14/15  Future – continued joint working – How? Issues?

## Copeland Housing Strategy 2011 to 2015

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Objective 3.3: Respond appropriately to the opportunity of more flexible affordable homes, tenancies and allocations					
3.3.1 Use the Strategic Housing Partnership to discuss and identify work in response to developments in tenure and social housing reforms	Policy Discussion against timetable	Regularly refreshed forward plan Discussion of responses to be included under all Partnership agendas	Extent to which developments promote sustainable communities in social housing	Copeland Housing Partnership	Green – active membership from HCA Future – what issues and how do we want to use the partnership
Objective 3.4: Ensure that the housing needs of vulnerable and socially excluded people are met					
3.4.1 Continue the focus on younger people's housing issues to facilitate joint working and shared strategy approaches in support of young residents: <ul style="list-style-type: none"> <li>Monitor local joint working on protocol for 16/17 year old housing support</li> <li>Joint projects identified against issues</li> </ul>	Quarterly reporting to Housing Partnership	Quarterly performance reports  6 monthly – July 2014 and January 2015	Protocol in use by all partners Project targets	Copeland Housing Partnership  Project lead	Green  Future – any scheme we wish to prioritise for 2015/16
3.4.2 Progress the Whitehaven Foyer project to completion	Project Plan delivered Start on site in Q1 2014/15 Completion 15/16	Sept 2015 June 2014  March 2016	Project Build complete Partnership work in readiness for opening	Whitehaven Foyer Company	Green
3.4.3 Copeland sites identified to meet the accommodation needs of the	Needs assessment revised Longlist of sites	September 2014 March 2015	Suitability of sites to needs assessment	Copeland Borough Council with	Green – site allocation out



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Gypsy and Traveller Community in line with research undertaken in year 3.	Shortlist of sites to consult on			county partnership	for consultation with G&T site options included Future – next steps?
3.4.4 Maintain time taken to approve Disabled Facilities Grants within the anticipated increase in demand	Quarterly monitoring of applications, grants and turnaround times Evidence produced to obtain additional resources to meet demand as required	October 2014  March 2015	90% target of average of 9 weeks beginning from date of referral from Occupational Therapist	Copeland Borough Council	Green  Future RP delivery improvements needed
3.4.5 To support the delivery of the Copeland Home Improvement Agency led by Age UK	Partnership delivery plan to enable increased partnership working to underpin the HIA	July 2014	Signed Partnership Agreement HIA Delivery Plan agreed	Age UK	Green  Future Plans – joint work?
3.4.6 Increase effective referral to floating support throughout Copeland	Annual review of referral mechanisms Communications plan to improve referrals	September 2014	Referral data Floating support take up stats	Housing Partnership Floating support providers	Green – now have 2 Copeland based outreach workers Future re WR?  Add in 3.4.7 deliver Hostel

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Tasks	Milestones	Due dates	How measured	Lead partner	RAG and Comment
Strategic Objective Four: An integrated delivery approach					
Objective 4.1: Working with partners					
4.1.1 Copeland Housing Partnership Delivery and influence maintained	Quarterly meetings of the partnership	April, July, October, January	Deliver against decisions and agreed actions	Copeland Borough Council	Green – combined Q3 and Q4 meets Future meets – Qtly or 6 mthly?
4.1.2 Continue partnership working within and across Cumbria	Delivery Cumbria Housing Strategy Priorities in Copeland Investment	Quarterly meetings and updates	Delivery Plan targets and outcomes monitored	CHEG/LEP (Copeland Borough Council – Chair) Registered Providers	Green
4.1.3 Refresh of the Copeland Housing Survey 2010	Survey refresh start Survey completed SHMA updated New Copeland Housing Strategy 2015-19 draft Consultation Final strategy agreed	June 2014 October 2014 November 2014  December 2014 Jan – Feb 2015 March 2015	Survey results and analysis Impact on existing SHMA New strategy consulted on and agreed	Copeland Borough Council	Green finished approval request to March 15 Exec then lose the action
4.1.4 Copeland Housing Strategy Delivery Plan delivered, reviewed and revised annually	Annual review of Housing Strategy Delivery Plan 2014/15	November 2014 start January 2015 end	Outcome report Year 4	Copeland Housing Partnership	Green Will maintain delivery of Year 4 Action Plan until new

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4.1.5 Choice based lettings Board review	Local analysis for Copeland applicants and outcomes from the scheme	October 2014	Review outcome paper	Cumbria Choice Board	strategy and new action plan by Sept 2015  Amber – revised timescale – June 2015
4.1.6 Increase active links with Copeland Health and Wellbeing Forum agenda and public health delivery	Identify issues and actions for joint action by partners	Throughout the year	Action Plan targets	Housing Partnership and Individual partners	Green – CCG attending Housing Partnership
4.1.7 Actively link with Community Safety Action Plan	Highlight any key issues arising from Action Plan monitoring by West Cumbria CSP.	Monthly operationally Quarterly strategically	MARAC, LMAPs and CSP reporting	Partners	Green Future – ASB Act implications? DV, priorities?
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	Quarterly Meetings, April, July, October in 2014, January 2015	Quarterly performance Reports against targets and activities planned	Copeland Borough Council	Green
4.2.2 To revise and monitor registered providers performance reporting framework	Revised framework agreed Quarterly monitoring and	March 2015 Quarterly performance	Range of PIs to monitor delivery of social housing	Copeland Borough Council + Registered	Liaison Green Still to agree standard

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Tasks	Milestones	Due dates	How measured	Lead partner	RAG and Comment
	liaison	reports		Providers	monitoring arrangement.
<b>Objective 4.3: Localities and Copeland Partnership</b>					
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 2015	Against Copeland Plan priorities Number localities worked with	Copeland Borough Council / Cumbria Rural Housing Trust	Green