

**Report of Head of Planning and Local Development**

**HOUSING PLAN 2013-2018 – MONITORING AND PROGRESS REPORT**

**1 Purpose of report**

- 1.1 To provide a monitoring and progress report for review by Members on delivery of the Housing Plan 2013-2018. This report relates to all the corporate priorities of PRIDE.

**2 Executive summary**

- 2.1 This report informs Members of the activity against actions and targets for delivery agreed within the Housing Plan 2013-2018 with partner agencies.

**3 Appendices**

- 3.1 Housing Plan 2013-2018 Monitoring and Progress Action Plan
- 3.2 Terms of Reference for the Housing Plan Steering Group

**4 Proposed action:**

- 4.1 **The Committee is invited to RESOLVE the annual review of the Housing Plan 2013-2018.**

**5 Background**

- 5.1 At Community Committee on 17 September 2012 members resolved to approve the draft Housing Plan 2013-2018 subject to consultation. During October 2012 a consultation exercise with housing stakeholders including registered providers was undertaken.
- 5.2 At Community Committee on 4 February 2013 members resolved to approve the final Housing Plan 2013-2018 to be reviewed annually by the Community Committee and a steering group of key partners to deliver this plan will review the outcomes required from this Plan.

**6 Discussion**

- 6.1 An inaugural meeting on 23<sup>rd</sup> September 2013 was held with a steering group of key partners from Nene Clinical Commissioning Group, Northamptonshire County Council targeted prevention team, Daylight Centre Fellowship, Citizens Advice Bureau and Wellingborough Homes. The group advised of progress to deliver the plan and progress against the actions in the Housing Plan is shown at Appendix 1.

6.2 The terms of reference for the steering group is shown at Appendix 2. There will be twice yearly meetings of the steering group, the next meeting is scheduled for March 2014.

**7 Legal powers**

Localism Act 2011, section 150 establishment of a Tenancy Strategy.  
 Localism Act 2011, sections 148 and 149 duties to Homeless Persons.  
 Chapters VI and VII of the 1996 Housing Act, amended 2002.  
 Sections 147 of the Localism Act 2011 – Allocation of housing.

**8 Financial and value for money implications**

There is a service restructure pending which predicts the need for an increase in staff resources to cope with current estimated demand. The implementation of the needs identified within the Housing Plan for the period 2013-2018 will be the subject of a further report to the Committee which will include resource implications during this period.

**9 Risk analysis**

Nature of risk	Consequences if realised	Likelihood of occurrence	Control measures
Non delivery of actions and targets within the Housing Plan	Increase in costs to BCW through additional use of B&B	Medium	Resources provided to increase housing supply and access to housing
	Reputation – Failure to deliver agreed actions with partners	Low	Strong and successful partnerships exists

**10 Implications for resources**

There are no direct resource implications arising from this report however there may be future resources implications if through monitoring of the Housing Plan if it becomes apparent actions and targets are not being met.

**11 Implications for stronger and safer communities**

The Housing Plan will be instrumental in encouraging community cohesion and community safety by the planning/provision of accommodation that meets the needs of the residents of Wellingborough.

**12 Implications for equalities**

An equality impact assessment (EqIA) screening has been completed

**13 Author and contact officer**

Vicki Jessop  
 Principal Housing Manager

**14 Consultees**

Steven Wood Head of Planning and Local Development

**15 Background papers**

**HOUSING PLAN 2013-2018 ACTIONS - MONITORING - PROGRESS NOVEMBER 2013**

ACTIONS	Page ref	PROGRESS	FUTURE ACTIONS	ACHIEVED
<b>Homeless Households</b> - To provide written prevention advice to all housing options clients	p.15	Advice pack being prepared	Give packs to partner agencies to distribute by end January 2014	<b>AMBER</b>
<b>Choice Based Lettings and Allocation Policy</b> - To provide outreach surgeries and advice sessions to develop knowledge and understanding of the Housing Allocations Policy and use of Keyways. Develop with RP partners a tenant matching service	p.15	<b>Training sessions are being undertaken</b> with relevant agencies to 'train the trainer' to target a more wide ranging audience than individual resource intensive outreach surgeries. Tenant matching service to be developed with RP's following needs appraisal for a tenant matching model	Appraisal of tenant matching model with RP's by end April 2014	<b>GREEN</b>
<b>Home Improvement</b> - Renovation Grants - To secure grant to undertake up to 29 grants per annum	p.16	<b>Grant Funding Secured</b> - From 01/04/13 - 31/08/13 Grants completed = 5 - Renovation / 1 - Home Repairs Assistance / 10 - Decent Homes		<b>GREEN</b>
<b>Home Improvement</b> - Disabled Facilities Grants - To secure grant to undertake 80 disabled adaptations	p.16	<b>Grant Funding Secured</b> - From 01/04/13 - 31/08/13 DFG Grants completed = 20		<b>GREEN</b>
<b>Empty Homes</b> - To commence Compulsory Purchase on up to 6 properties per annum	p.16	3 granted CPO's by SOS, 3 issued to SOS, 8 in progress and 1 occupied.		<b>GREEN</b>
<b>Energy Efficiency</b> - To secure grant to undertake 6 properties per annum	p.16	Sept 2013 - Service has undertaken 12 Energy performance Certificates. Green Deal and ECO funding to provide low cost energy efficiency measures (particularly for solid wall properties) currently being sourced to commence 2014	Extending service to provide non-domestic EPC's December 2013/January 2014	<b>AMBER</b>
<b>Private Rented Sector Provision for Homeless</b> - Rent Assistance Scheme - to provide a landlords steering group meeting quarterly to develop good practice between landlords, help formulate Council Policy and improve quality in the private rented sector	p.17	<b>Landlord steering group</b> commenced but attendance poor, progressing instead through Landlord Forum	Landlords Forum to be held three times per annum at Landlords request	<b>GREEN</b>

<p><b>Private Sector provision for Homeless</b> - Private Sector Leasing &amp; Temporary Accommodation - to provide temporary accommodation on new developments and provide additional models of temporary accommodation or provision to end homeless duties.</p>	p.17	<p>Capital funding of £60k for 5 years secured to end homeless duty in the private sector by using a holding deposit placed with PRS landlords. A countywide PRS post has been secured through CLG funding to consider options for the provision of PRS accommodation for a range of client groups.</p>	<p>Monitor spend levels and adjust scheme if required due to underspend. Working with Planning Officers to provide temporary accommodation on new developments with RP's.</p>	<p><b>AMBER</b></p>
<p><b>Low Cost Ownership</b> - Low Cost Home Ownership options will be available on the Keyways system by June 2013.</p>	p.17	<p>To be progressed with EMHomebuy to share information and adverts with BCW</p>	<p>EMHomebuy to share information and adverts with BCW to upload to Keyways by February 2014</p>	<p><b>RED</b></p>
<p><b>Supported Housing &amp; Emergency Accommodation - Direct Access &amp; Move On Accommodation</b> - To create semi supported / floating supported accommodation</p>	p.18	<p>2 Outreach Workers funded by CLG for 2 years and employed to work across the County with rough sleepers &amp; single homeless.</p>	<p>Looking at options and various models for accommodating street homeless</p>	<p><b>GREEN</b></p>
<p><b>Supported Housing &amp; Emergency Accommodation -Mental &amp; Physical Health &amp; Alcohol/Substance Misuse</b> - To create 20 units of supported and semi supported / floating support</p>	p.18	<p>Increasing number of single homeless applicants with mental health and drug/alcohol issues (dual diagnosis with chaotic lifestyles)</p>	<p>Working with Mental Health commissioning team to provide supported houses on new build RP stock</p>	<p><b>GREEN</b></p>
<p><b>Supported Housing &amp; Emergency Accommodation - Single Vulnerable People / Vulnerable Adults and Children</b> - To create semi supported/ floating supported accommodation of 20 units for vulnerable single, adults and children</p>	p.19	<p><b>Olympus Care and Orbit HA - completed</b> 26 supported housing units for vulnerable adults created at Da Vinci Court</p>		<p><b>GREEN</b></p>
<p><b>Supported Housing &amp; Emergency Accommodation - Under 35's</b> - Work with RP's to provide 'rent out' rooms schemes – provide for 5 single people. For shared accommodation provide for 10 single people</p>	p.19	<p>Initial discussions are underway with private landlords. PRS post funded through CLG funding will assist once recruited to.</p>		<p><b>GREEN</b></p>

<p><b>Supported Housing &amp; Emergency Accommodation</b> - Temporary Accommodation from the Council - To provide temporary accommodation on development sites</p>	<p>p.19</p>	<p>Current developments for specific housing groups or agreed prior to Housing Plan. To be considered for future developments</p>	<p>Working with Planning Officers to provide temporary accommodation on new developments with RP's.</p>	<p><b>GREEN</b></p>
<p><b>Pre eviction protocol</b> - To extend the Protocol to other social housing providers, charities and landlords</p>	<p>p.20</p>	<p><b>Now signed by the majority of RP's working in the Borough.</b> To consider expanding to cover charities and PRS landlords and mortgage providers</p>		<p><b>GREEN</b></p>
<p><b>Housing Capital Funding for New Homes &amp; Regeneration</b> - To secure grant to 'kickstart' stalled sites</p>	<p>p.20</p>	<p><b>Buckwell End, Sunlight factory - East midlands HA - BCW have provided £350k capital funding.</b> Bidding round for further resources from capital funding 2014-15 submitted for other sites</p>		<p><b>GREEN</b></p>

## **Terms of Reference for Housing Plan 2013-2018 Steering Group**

### **Context for the Group**

The Housing Plan 2013-2018 was adopted in 2012 to bring together Housing Strategy, Homeless Strategy and Tenancy Strategy to provide a picture of the housing needs of the borough. The Housing Plan seeks to meet the Council's corporate objectives by:-

- Ensuring accommodation which is decent and efficient is available for the people of the Borough of Wellingborough
- Promoting and delivering sustainable communities
- Reducing the incidences of homelessness and prevention of housing crisis.

In order to do so the Housing Plan considers the resources of the Council and others can be used to deliver these housing needs with a programme of actions. The Housing Plan proposed that a review group will monitor the outcomes quarterly and report to Community Committee annually. The Housing Plan 2013-2018 Steering group is the considered review group.

### **Group Membership**

The group consists of representatives from key partnership agencies in the borough

Citizens Advice Bureau  
Daylight Centre Fellowship  
Northamptonshire County Council – Targeted Prevention Team  
NCC / NHS – Mental & Physical Health Team  
Wellingborough Homes

Also borough council officers representing Housing, Homeless Prevention, Private Sector Renewal and Housing Benefit  
Representatives from other partnership organisations may be invited if deemed necessary in order to achieve specific objectives or cover a particular topic.

### **Aims of the Group**

The aims of the group are as follows

- Inform a strategic approach to housing issues on a borough-wide basis.
- Exchange knowledge of good practice arrangements operating across the borough
- Influence organisations and Government representative bodies in delivering a sub-regional /county-wide approach to housing.
- Work jointly in tackling issues which are common factors in Wellingborough among the partnerships
- Promote, where practical, cohesive housing services for citizens within the Northamptonshire region.
- Monitoring of the Housing Plan 2013-2018 and the progression of actions listed within the Housing Plan

### **Reporting Direction**

Report to the Community Committee annually in December on the progress of the Housing Plan 2013-2018 in meeting Council objectives

### **Meeting Schedule**

The group will meet on a six monthly basis.