

RIBBLE VALLEY BOROUGH COUNCIL REPORT TO HEALTH & HOUSING COMMITTEE

Agenda Item No. 5

meeting date: THURSDAY, 31 MARCH 2016
title: HOUSING DELIVERY PLAN 2016/2018
submitted by: MARSHAL SCOTT – CHIEF EXECUTIVE
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1 PURPOSE

1.1 This report sets out the key aims and objective over the strategy housing service over the next 2 years.

1.2 Relevance to the Council's ambitions and priorities:

- Community Objectives – To assist in delivering housing needs across the borough.
- Corporate Priorities – To continue to be a well-managed Council providing services based on customer need.
- Other Considerations – None.

2 BACKGROUND

2.1 The plan sets out the key objectives for the service over the next 2 years.

3 RISK ASSESSMENT

3.1 The approval of this report may have the following implications:

- Resources – As stated within the plan.
- Technical, Environmental and Legal – To work within existing staff resources.
- Political – Important that there is a clear direction of the aims and objectives of the service.
- Reputation – Essential the service has clear direction.
- Equality & Diversity – None identified.

4 RECOMMENDED THAT COMMITTEE

4.1 Approve the actions and to monitor progress against delivery of the action plan.

RACHAEL STOTT
HOUSING STRATEGY OFFICER

MARSHAL SCOTT
CHIEF EXECUTIVE

For further information please ask for Rachael Stott, extension 4567.

HOUSING STRATEGY DELIVERY PLAN 2016-2018

<u>Objectives and Aims</u>	<u>Milestone / Measures</u>	<u>Responsibility</u>	<u>Timescale</u>	<u>Resource Requirement</u>
Objective 1 – Address affordable housing needs in the borough.				
Aim 1 – Assist first time buyers access the home ownership across the borough	Investigate the option of the Council registering as a Registered Provider to maintain delivery of affordable units .	RS/CH	Ongoing	Legal implications and governance requirements. Commuted sums used to secure any units.
	Continue to secure shared ownership and discount sale units on all sites over the agreed thresholds across the borough.	RS	Ongoing	Secure HCA grant where no Sect 106 .Deliver by RP's through Sect 106 requirements.
	Include additional evidence to the Addressing Housing Needs Policy to evidence the % discount required to address housing needs.	RS	Oct 2016	Collate house price and income data across the borough.
Aim 2 – Increase provision of affordable rented properties both social and private.	Consider developing a purchase and repair scheme to enable purchase and renovation of private rented properties to deliver affordable rented units.	RS	Feb 2016	Consider use of commuted sum monies to provide funding.
	Offer a grant incentive to private landlords to encourage the development of affordable rented properties and with the Council retaining nomination rights.	RS	Ongoing	Council invest approx. £75k annually which delivers 7-8 affordable units. To consider any commuted monies to increase delivery
	Investigate the housing options available to young people and how we can increase provision and choice for under 35 year olds. Consider amending landlord grant to offer increased amount were under 35yr old can occupy.	RS	Jan 2017	Utilise Single Homeless Funding for 1 bed affordable accommodation.
	Continue to offer tenancy protection scheme to enable households to secure an affordable rented property and encourage its acceptance amongst private landlords.	RS/GG/WK	ongoing	Maintain TPS budget.
	Monitor impact of Universal Credit on addressing housing needs.	RS/DS	December 2016	Ensure tenants are kept informed.

<u>Objectives and Aims</u>	<u>Milestone / Measures</u>	<u>Responsibility</u>	<u>Timescale</u>	<u>Resource Requirement</u>
	Support formation of Community Land Trusts and their delivery of affordable housing. Assist communities utilise the opportunities available for them to play a role in affordable housing delivery.	RS/CLT		Legal set up costs may seek funding from RVBC.
Aim 3 – Evidence to support delivery	Demonstrate a robust housing need evidence base. Maintain current house price to income data. Utilise data from waiting list.	RS/GG/CH	Oct 2016	Staff time
	Continue to market/publicise completion of all affordable schemes and the positive impacts on the community.	RS/TS	Ongoing	No resource requirement
Objective 2 – Affordable Warmth and Flood resilience	Work in partnership with the Health and Wellbeing Working Group and identify the health benefits of reducing fuel poverty.	RS	February 2017	Utilise the affordable warmth grant
	Continue to raise awareness of the benefits of a reduction in energy use overall. Provide general utility bill, tariff and energy efficiency advice.	RS/HO	March 2018	Training cost only
	Deliver the affordable warmth grant initiatives to vulnerable households and monitor the benefits.	RS/HO	April 2018	Public health funding
	Deliver the flood resilience grants to all households affected by flooding to better protect their properties for the future.	LW/CH/DCLG	March 2017	DCLG funding
Objective 3 – Addressing Specialist Housing Need	Prioritise housing needs of older persons, work with Age UK and Older Person Action Group to ensure the needs are identified and accounted for in development schemes.	RS	Jan 2016	Support from members to ensure older persons needs on sites are prioritised.
	Request bungalows built to lifetime homes standards on every new site. All sites are required to deliver 15% older persons accom.	RS	Jan 2016	N/A
	Secure purpose built units for disabled occupants through Sect 106 agreements .	RS	On going	Additional DFG funding for specialist equipment.

<u>Objectives and Aims</u>	<u>Milestone / Measures</u>	<u>Responsibility</u>	<u>Timescale</u>	<u>Resource Requirement</u>
Aim 1 – Address housing needs of the older households	<p>Increase the tenure options for the older households to live independently.</p> <p>Investigate possible funding streams to deliver specialist housing .HCA,NHS options.</p> <p>Work with partners to maintain supported accommodation for Older people.</p>	RS/RP's	March 2017	N/A
Aim 2 – Reduce homeless households stay in temporary accommodation	<p>Reduce the length of stay in temporary accommodation by increasing affordable stock options to assist move on.</p> <p>Prepare for withdrawal of SP funding from TA schemes and investigate alternative ways of supporting households.</p>	<p>RS</p> <p>RS/SP</p>	<p>April 2017</p> <p>Sept 2016</p>	<p>Dependant on how delivery is assisted.</p> <p>Not known</p>
Aim 3 – Address the specialist housing needs	<p>Work in partnership with the Commissioning Managers to ensure the Council are aware of specialist housing needs within the borough.</p> <p>Work in partnership with the charity/church groups within the borough and encourage joint working to support delivery.</p> <p>Ensure RP's and SP are made aware of the supported housing needs within the borough. Support the delivery of extra care housing in the borough.</p>	<p>RS/CB</p> <p>RS/RP Partners</p>	<p>September 2016</p> <p>Ongoing</p> <p>Ongoing</p>	<p>N/A</p> <p>N/A</p> <p>N/A</p>