
REPORT TO:	Housing and Community Services Committee	AGENDA ITEM: 7
DATE OF MEETING:	17th June 2010	CATEGORY: DELEGATED
REPORT FROM:	Director of Community Services	OPEN
MEMBERS' CONTACT POINT:	Beverly Wagstaffe (07976 081933)	DOC:
SUBJECT:	Housing Strategy – Progress report for 2009 – 2010	REF:
WARD(S) AFFECTED:	All	TERMS OF REFERENCE: HCS01

1. Recommendations

- 1.1 Members note the progress made in delivering the 2009-14 Housing Strategy – year 1 2009/2010.
- 1.2 Members are mindful of the potential shortfall in meeting future year targets for affordable housing.

2. Purpose of Report

- 2.1 To update Members on delivery of the actions contained within the Housing Strategy for 2009-2014 and to highlight any potential risk in delivering future actions. (see *appendix A*).

3. Detail

- 3.1 In June 2009 Members approved a new Housing Strategy for the period 2009-14.
- 3.2 The Housing Strategy has three strategic aims: - to reduce the shortfall in affordable housing; to reduce the number of people losing their home and promote independent living; and to improve intelligence (housing needs information) and continuous improvement.
- 3.3 Aim 1: To reduce the shortfall in affordable housing. The Housing Strategy sets an ambitious target of delivering an average of 150 new affordable homes per year for the period 2009-2014. To achieve this goal the aim is to incrementally increase the supply chain from 75 in 2009/10 to 250 by 2013/14. Despite the economic slowdown the Council has achieved an outturn of 104 new affordable homes for 2009/10.
- 3.4 With the prospect of reduced public subsidy funding available for the delivery of affordable housing in future years, officers have focused on ensuring there is a pipeline of affordable housing schemes for 2010/11. Hence, £3,900,000 investment

from the Homes & Community Agency has already been secured to deliver 76 new affordable homes during 2010/11. Members should note that with limited capacity in the Housing Strategy team this achievement has come at the expense of not achieving some of the others actions planned for 2009/10.

- 3.5 In setting the affordable housing target, consideration was given to those sites with planning permission likely to be on-site or complete before 2014. The economic slowdown has impacted on the rate of house completions, consequently several sites, either on-site or due to commence have stalled. Most noticeably, the three conjoined inquiry sites on the edge of Derby, which had the potential to deliver around 450 new affordable homes up to 2014. The impact is that the Council is unlikely to meet its 2011/12 target of 150 affordable homes. Based upon current information, it estimated that around 50 would be completed in 2011/12 leaving a shortfall of 520 affordable homes to be completed during 2012-2014 if the Council is to achieve its average yearly target of 150.
- 3.6 In the short-term growth funding money is currently being used to fund an affordable housing officer up to February 2011. The key objective of this post being to find potential sites for affordable housing which, without intervention would not come forward for affordable housing as well as supporting planning officers to ensure that the Council maximises opportunities to secure affordable housing through planning gain.
- 3.7 Aim 2: To prevent the loss of a home and support independent living. The number of homelessness decisions for 2009/10 increased to 179 from 131 in 2008/09. It was anticipated that this might be the case due to the economic slowdown. Consequently, an additional temporary officer was appointed to support the housing options team. The net result being that the Council was able to prevent or relieve homelessness in 114 cases (similar figure to the previous year) whilst still being able to deal with an increase in homelessness presentations.
- 3.8 Choice-based lettings, the government's mortgage rescue scheme and a new rent guarantee scheme were all successfully introduced during 2009. The Council is currently undertaking a review of the sheltered housing service to ensure that the service not only meets the requirement of the supporting people framework but also meets the needs of local residents.
- 3.9 325 vulnerable households in or at risk of fuel poverty have been assisted with heating and insulation measures in the Seales, Linton and Swadlincote areas. Overseal has been targeted for the "Low Carbon Village Project" resulting in over 700 homes being visited of which 200 have been insulated.
- 3.10 Aim 3: To improve intelligence and continuous improvement. The Council currently has a good evidence base for securing affordable housing. This is currently being complemented by research at a housing market level to assess the housing needs of those from black and minority communities. This is due to be published later in the year.
- 3.11 The programme of assessing local housing needs across the rural parishes is now complete. However, some of this research is now over 4-years old. Good practice guidance suggests that research more than 5-years old cannot be relied upon and considered as robust. Hence, a review of the affordable rural housing programme will be undertaken this year with a report back to Committee to agree the future strategic approach.

4. Financial Implications

4.1 There are no direct financial implications for the Council.

5. Corporate Implications

5.1 The Housing Strategy is an over-arching document that reviews housing-related issues in a local authority's area and sets out its housing objectives. It is a key strategy delivering the housing elements of the Corporate Plan and the Sustainable Community Strategy.

6. Community Implications

6.1 Housing has an important role to play in the place shaping of communities and impacts on the well being of the community.

Housing Strategy 2009-14: Annual Progress Report for 2009/10

HS Ref	Description	2009/10 target	2009/10 Result	2010/11 target
1.1	Deliver an average of 150 new affordable homes up to 2014	75	104	75
1.2	Review the "Affordable Housing Guide"	Complete	Delayed awaiting outcome of consultation on the LDF Core Strategy	Carried forward
1.3	Monitor delivery of affordable housing		Reported via Core Strategic Housing group	
1.4	Profile the existing housing stock and compare to the ideal as recommended in the SHMA.	Swadlincote Urban Core	To be produced at an HMA level as preferred options for the LDF Core Strategies are produced.	
1.5	Inform developers/ partners of gaps in the housing markets.		Derby HMA forum & e-newsletter to be introduced	Carried forward
1.6	Bring private sector empty properties back into use for affordable rent.	10	50	15
1.7	To allocate sufficient land in the LDF to meet housing needs.		Currently consulting on the LDF Core Strategies to determine preferred locations etc.	To complete
1.8	To identify sites to meet local rural housing needs.		2-sites identified – Linton & Walton on Trent	On-going
1.11	To secure the long-term viability of the Council Housing Stock	Agree on the preferred option	Delayed – awaiting outcome of HRA Subsidy review	Carried forward
2.1	Review the effectiveness of the rent guarantee scheme	Undertake	Complete and relaunched.	Monitor
2.2	Ensure that the CBL scheme is not having an adverse effect on vulnerable people Accessing affordable housing.		Report to April Committee	
2.3	Implement a new housing support services for older people in-line with the Supporting People Review		Review commenced	To be implemented
2.4	Extend the range of provision for elderly	Extend	Complete	

	persons housing and support including Telecare and Extra Care.		and 58% increase in referrals. Funding secured for Extra Care project.	
2.5	Implement Mortgage Rescue Scheme with partners		Implemented	
2.10	Reduce fuel poverty in Vulnerable households in the private sector	Target Seales, Linton & Swadlincote	325 households assisted	Continue and complete 2 year targeting of Seales, Linton & Swadlincote
3.2	Programme of rural parish surveys	Agree a programme	Delayed	Carried forward
3.3	Assess the impact of BME migration from Derby City	Complete	Fieldwork complete.	Report to be finalised & published.
3.6	Monitor delivery of the strategic housing actions included in other strategies/ plans		Corporate performance monitoring process in place	
3.8	Analyse need and aspirations from the Choice Based Letting system		Process in place to capture and analyse data	

Housing Strategy 2009 – 14: Actions Planned for 2010/11

Annexe B

HS ref	Description	2010/11 target	Lead Officer
1.1	Deliver an average of 150 new affordable homes up to 2014	75	Housing Strategy Manager
1.2	Review the "Affordable Housing Guide"	Undertake	Housing Strategy Manager
1.3	Monitor delivery of affordable housing	Ongoing	Housing Strategy Manager
1.4	Profile the existing housing stock and compare to the ideal as recommended in the SHMA.	Melbourne & Hilton Swadlincote Urban Core	Local Planning Manager
1.5	Inform developers/ partners of the gaps in the housing markets.	Ongoing	Housing Strategy Manager
1.6	Bring empty properties back into use for affordable rent.	15	Private Sector Housing Manager
1.7	To allocate sufficient land in the LDF to meet housing needs.	Underway and complete within the year	Local Planning Manager
1.8	To identify sites to meet a local rural housing needs.	Ongoing	Development Control Manager
1.9	Develop an intermediate homeownership strategy	Undertake	Housing Strategy Manager
1.11	To secure the long-term viability of the Council Housing Stock	Carried forward	Head of Housing
1.12	To reduce under/ over occupation in the social sector	Research the extent of the issue.	Housing Strategy Manager
1.13	Assess aspirations of social housing tenants to buy.	Undertake	Housing Strategy Manager
2.1	Review the effectiveness of the rent guarantee scheme	Undertake	Housing Operations Manager
2.2	Ensure that the CBL scheme is not having an adverse effect on vulnerable people Accessing affordable housing.	Undertake	Housing Operations Manager
2.3	Implement a new housing support services for older people in-line with the Supporting People Review	To be implemented	Housing Operations Manager
2.4	Extend the range of provision for elderly persons housing and support including Telecare and Extra Care.	Underway and ongoing	Housing Operations Manager
2.10	Reduce fuel poverty in Vulnerable households in the private sector	Continue targeting Seales, Linton & Swadlincote	Private Sector Housing Manager
3.1	Strategic Housing Market Assessment	Review the affordable housing model	Housing Strategy Manager
3.2	Programme of rural parish Surveys (agree a strategic direction)	Carried forward	Housing Strategy Manager
3.3	Assess the impact of BME migration from Derby City	Report to be finalised & published.	Housing Strategy Manager
3.5	Review service against Strategic Housing KLOE	Undertake	Housing Strategy Manager
3.6	Monitor delivery of the strategic housing actions included in other strategies/plans	On-going	Housing Strategy Manager
3.8	Analyse need and aspirations from the Choice Based Letting system	On-going	Housing Business & Performance Manager