

Broadland Housing Strategy - Action Plan 2012-2015



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Carefully
Planned & Well
Housed

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Section A: HOUSING AND HOMELESSNESS

Aim 1: Understanding peoples' housing problem(s) and help them to solve them

- The Lead Service Manager responsible for the achievement of the following actions is John Dell.
- This service area has a base budget for housing advice and homelessness (2011/12) of £113,000.

No.	What we will do	Why we will do it	How will this benefit the community	Timescale	Progress/Comments
A 1	Jointly fund a Julian Housing Link Worker.	<p>To help to prevent homelessness within Broadland District relieving pressure on existing resources and temporary accommodation needs.</p> <p>Ensure that, when discharged, the person has retained their own home (if suitable) or has somewhere more suitable to move to.</p>	Ensure housing needs are being correctly identified and that needs remain a focus of attention.	2011-2012	
A 2	Youth and Community Worker Post - funded by BCD and delivered by YMCA Norfolk	<p>To provide one to one housing related support for young people within the school and community setting as appropriate.</p> <p>Work with schools to deliver PSHE lessons and support to young people on housing and support issues as appropriate and network with other agencies and organisations in a similar field to help deliver the above objectives.</p>	The project offers support and advice for vulnerable young people and helps them to develop their life skills so that they can make a successful transition to independent living.	2011-2012	
A 3	Provide 2 additional Night Stop places in the district which is aimed at young single people who have been excluded from their homes.	It will provide emergency accommodation for up to 3 nights and is linked to fast-track mediation and advice. The 3 days is 'respite' to allow tempers to cool and for mediation and advice to enable the client to either go back to the family home permanently or, if temporarily, allow a solution to be found for a controlled exit and re-housing.	Additional emergency accommodation in the district.	2011-2012	

No.	What we will do	Why we will do it	How will this benefit the community	Timescale	Progress/Comments
A 4	Implement best practice in the Tenancy Rescue Toolkit.	The prevention Toolkit Fund will enable us to respond to a housing crisis in a flexible and time appropriate way to stop a household from becoming homeless.	Reduce the number of households who present as homeless and the need to place them into emergency accommodation.	2011-2012	
A 5	Record in collaboration with housing associations, adaptations in social housing.	Ensuring that when they are advertised through Home Options, those needing adaptations will be able to identify and express interest in suitable vacant properties.	Up to date housing and adaptation information that is widely available.	2011-2012	
A 6	Landlord Incentive Scheme.	This will provide an incentive to private landlords to allow tenants on low incomes or unemployed, access to private housing as currently the numbers of properties available for private rent are dropping.	Stronger working relationships with private landlords and maximising housing opportunities for those in need.	2011-2012	
A 7	Pet Damage Guarantee Scheme.	This will help to relieve pressure on existing resources and temporary accommodation needs and allow for more tenants to be placed in suitable accommodation that meets their needs.	Maximising housing opportunities for those in need to access suitable housing.	2011-2012	
A 8	Housing Action.	We will evaluate the impact of service provided by housing action.	Maximising housing opportunities for those in need to access suitable housing.	2011-2012	

Section B: PRIVATE SECTOR HOUSING

Aim 2: Raise quality and sustainability of existing homes, services and neighbourhoods

- The Lead Service Manager responsible for the achievement of the following actions is Kevin Philcox
- This service area has a base budget for 2011/12 of £1.2m

No.	What we will do	Why we will do it	How will this benefit the community	Timescale	Progress/Comments
B 1	Make better use of the Housing Capital Fund eg. recycling capability from disrepair loan repayments.	To maximise the amount of affordable homes delivered and to make better use of existing funds that can be crossed subsidised.	Maximising funding and practical support.	2011-2012	
B 2	New SLA with South Norfolk to promote energy efficiency initiatives.	To maintain our partnership working and to promote energy efficiency initiatives within the two council areas and provide advice and guidance through different means.	Stronger working arrangements with South Norfolk.	2012	
B 3	Implement the findings from the BRE Stock Condition modelling and link information into CNC, GIS/CadCorp, M3 etc.	<p>Make better use of existing stock and bring empty homes back into effective use to meet housing need.</p> <p>To better understand which property types are more likely to suffer disrepair, poor insulation and need for modernisation in the district. To reduce the number of accidents and fires in private housing through the removal of category one hazards.</p> <p>The research enables the targeting of grants and loans to the issues most affecting the local housing stock.</p>	<p>Improved stock condition.</p> <p>Maintain decent homes standard.</p>	2011-2014	

No.	What we will do	Why we will do it	How will this benefit the community	Timescale	Progress/Comments
B 4	Put into practice the Financial assistance policy.	Ensure that finance is not a barrier to home improvement or adaption and increase the use of loans in addition to grants.	Improved quality of life for residents.	2011-2014	
B 5	Analyse and interpret the Gypsy and Travellers Accommodation research and use to develop policy.	This will provide up-to-date evidence of housing requirements for Greater Norwich. To recognise and respond to the housing needs of this group in the sub-regional area. Its findings will be incorporated into the main sub-regional Housing Needs Assessment.	Suitable replacement/ improved site to be identified and increase provision and improve the quality of existing sites according to the survey.	2011-2014	
B 6	Make it easier for those who need HMO accommodation to access it by requiring planning permission for a wide range of HMOs.	We will consider requiring planning consent for some properties that currently fall outside the three storey threshold. This will mean that these properties are known to the local authority, allowing them to be regulated more easily. To increase the availability of affordable properties in the district. Reduce over crowding in housing.	Ensuring housing needs are correctly identified and that needs remain a focus of attention.	2011-2014	
B 7	Consider and put into action the results of the DFG review process as appropriate.	To ensure that physically disabled residents have access to a range of suitable housing tailored to their needs. To prevent waiting lists and reduce the negative impact of poor housing on health.	Help to achieve and maintain independent living for vulnerable people.	2011-2014	

No.	What we will do	Why we will do it	How will this benefit the community	Timescale	Progress/Comments
B 8	Retro-fit existing housing stock with renewable technology to make them more efficient.	Improving the housing stock is a means of improving energy and water efficiency and lowering fuel bills in households and reducing fuel poverty in particular vulnerable groups.	Improving housing stock and energy efficiency.	2011-2014	
B9	Provide help, advice, and financial assistance to the owners of empty properties to return homes into use. With housing associations, seek Government resources to enable the refurbishment of empty properties, and where necessary to apply statutory powers to ensure homes are made available for occupation.	Assisting the owners is often the most cost effective means to deal with empty properties. If a property can not be let or resold on the private market, another approach is to enable housing associations to purchase, repair, and re-let empty properties as homes to rent	Better supply of affordable homes and fewer empty properties that can undermine neighbourhoods.		

Section C: HOUSING POLICY AND DELIVERY

Aim 3: Create a more balanced mix and quality of housing that is affordable

- The Lead Service Manager responsible for the achievement of the following actions is Leigh Booth
- This service area has a base budget for 2011/12 of £300,000 capital funding

No.	What we will do	Why we will do it	How will this benefit the community	Timescale	Progress/Comments
C 1	A review of the existing Housing needs assessment with an aim to commission and complete a new one to inform the next housing strategy.	<p>To see what the housing need is in the district. This will provide a sound basis for planning policy in the Local Development Framework.</p> <p>Use the housing needs research as the basis for a Strategic Housing Market assessment that meets all guidance requirements.</p>	Inform planning policy and provide the context for the next housing strategy.	2012-2013	
C 2	We will work with the Homes and Communities Agency to put the Local Investment Plan and Programme into practice.	<p>The LIPP will be a live document that is regularly updated to ensure that the programme is deliverable. The local authority will within financial constraints take every opportunity to provide public subsidy to increase the supply of affordable housing.</p> <p>This joint working will be a funding package to deliver major infrastructure, growth and regeneration projects, and affordable housing.</p>	Maximise HCA investment and practical support.	2011-2014	

No.	What we will do	Why we will do it	How will this benefit the community	Timescale	Progress/Comments
C 3	<p>The Council will promote the development of 'exception sites' for new affordable housing. Given the difficulty in identifying suitable sites and financial viability issues, the Council will explore opportunities for allocating and approving 'subsidy' for affordable housing sites. The Council will explore the most effective way to deliver affordable housing on small sites through the LDF.</p>	<p>We will contribute a housing perspective as LDF documents are produced, ensuring that the policies address housing issues. We will work to achieve a better balanced housing market across the district through a diverse range of property sizes and types.</p>	<p>Promoting and enabling schemes to come forward and achieve high standards.</p>	2011-2014	
C 4	<p>Deliver affordable housing without or with minimal public subsidy.</p>	<p>By regularly reviewing the marketplace, and funding options to assess whether schemes can be delivered on a grant free basis.</p>	<p>Maximise HCA investment and practical support.</p>	2011-14	

No.	What we will do	Why we will do it	How will this benefit the community	Timescale	Progress/Comments
C 5	<p>Creation of a Tenancy Policy - If the current government proposals carry forward into legislation the council will publish a strategic tenancy policy.</p> <p>We will work closely with all relevant stakeholders to ensure that the strategy provides fair access to affordable housing. We will create a coherent range of options based on the possibilities provided by different lengths and types of tenancy, and rent levels.</p>	<p>In preparing our policies the local authority will discuss in detail with all partners and housing associations, how to balance the interests of tenants with the broader need to make the best use of all the affordable housing stock. The document will set out an agreed approach to rent levels and tenancy length as well as eligibility of affordable housing.</p>	<p>Providing for the desirable mix of housing by tenure.</p>	2011-13	
C 6	<p>Update the affordable housing SPD.</p>	<p>To provide a detailed explanation of the current policies and set a clear framework for developers and others to understand how affordable housing is to be provided across the district.</p>	<p>Up to date guidance that sets out requirements for affordable housing and reflects good practice.</p>	2011-2012	
C 7	<p>The Council will plan to work closely with developers to ensure not only that they remain operational in the area but also that funding can be secured to maximise delivery over the next two years.</p>	<p>To maximise delivery over the next two years.</p>	<p>Close corporate working, especially with planning and creative approaches to achieve viability consistent with the desired mix, working with partners and potential developers.</p>	2011-2013	

No.	What we will do	Why we will do it	How will this benefit the community	Timescale	Progress/Comments
C 8	We will work with Norfolk Supporting People to deliver services that address the problems of those in greatest need as set out in the Norfolk Supporting People Strategy 2011-15 which assists in prioritising future interventions and investment.	To ensure an efficient and effective housing service.	Providing for the desirable mix of housing by size, type, tenure and for specific groups, including older and younger people and others with support needs.	2011-2014	

Section D: ALL ENCOMPASSING PRIORITIES FOR THE DISTRICT
Aim 4: Creating sustainable and thriving communities and environments

- All the Lead Service Managers are responsible for the achievement of the following actions

No.	What we will do	Why we will do it	How will this benefit the community	Timescale	Progress/Comments
D 1	Apply a systems thinking methodology to a pilot service review of the Housing Advice Team.	This will allow the service to work more efficiently and meet the needs of customers quicker and more effectively while creating a better working environment for staff.	Improved efficiency in the use of resources.	2011	
D 2	Engage with the community on housing issues through our community engagement team.	For the residents of Broadland to have a voice and to get the best and most from help from the council. Contribute to the creation of safer neighbourhoods. To improve levels of customer satisfaction with the housing service.	Improve quality of life for residents.	2011-2014	
D 3	Housing news letter and Broadland News.	Keeping residents up to date with current housing issues – national to local.	Up to date with different housing related issues.	2011-2014	
D 4	Improve levels of customer satisfaction with the housing service by consulting users of our housing services.	In order to create more sustainable communities.	Improve quality of service for residents.	2011-2014	
D 5	Ensure close alignment between the Housing Strategy and other strategies, plans and investment programmes.	To develop the Councils overarching housing role and provide an efficient and effective housing service.	Pro-active engagement with elected members, local communities and other interested parties.	2011-2014	



Broadland Housing Strategy

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