



HOUSING PLAN 2016 – 2020: ACTION PLAN 2016-18

This Action Plan contains actions for the first two years of the Housing Plan. It will be reviewed and updated quarterly and actions for 2018 – 2020 will be added (please see Housing Plan Glossary for abbreviations, apart from those for resourcing which are listed below).

Actions are prioritised as High, Medium or Low. Associated timescales and resourcing necessary to fulfil the action are shown.

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| Strategic Housing Manager (SHM) | Community Partnerships Officer (CPO) | County Homelessness Implementation Group (CHIG) |
| Housing Enabling Officer (HEO) | Gloucestershire County Council (GCC) | County Homelessness Co-ordinator (CHC) |
| Housing Partnerships Officer (HPO) | Full time equivalent (FTE) | Rural Housing Enabler employed by Gloucestershire Rural Community Council (RHE) |
| Housing Strategy Officer (HSO) | Forward Planning (FP) | Registered Providers (RP) |
| Housing Team Administrator (HTA) | Environmental and Regulatory Services (ERS) | National Health Service (NHS) |
| Joint Operations Manager (JOM) | Better Care Fund Housing Working Group (BCFHWG) | |
| Principal Housing Advisor (PHA) | | |

| Strategic Housing Priority One: Understanding the Cotswold housing market area. | | | | |
|---|--|--------------------------|---|----------|
| What we will do | Tasks | Priority and Timescale | Resourcing | Progress |
| Maintain up to date knowledge of the housing market | Research the affordability of local housing annually, including the impact of welfare reform on affordable housing. | High December 2016 | HSO / SHM / Existing budgets | |
| | Assess demand from vulnerable and older people for specialist accommodation and support services to inform provision e.g. utilising JSNA data. | High June 2017 | HSO / BCFHWG | |
| | Work with planning colleagues and partners across the county to commission a new SHMA | High 2017 | SHM / Housing Enabling Fund will support this expenditure | |
| | Work with local residents, communities and organisations in the public, private and voluntary sector to identify local needs and | High On-going | HEO /GRCC/Housing Enabling Fund | |

| Strategic Housing Priority One: Understanding the Cotswold housing market area. | | | | | |
|--|--|-------------------------------|--|-----------------|--|
| What we will do | Tasks | Priority and Timescale | Resourcing | Progress | |
| | <p>expectations e.g. parish housing needs assessments</p> <p>Work with partners to produce and implement a strategy for older people in relation to the full range of housing options to inform future housing provision, assistive technology and commissioning support services.</p> | <p>Medium March 2017</p> | <p>SHM / BCFHWG</p> | | |
| <p>Maintain knowledge of the local housing stock and housing related support services</p> | <p>Refresh the private sector stock condition survey.</p> | <p>2017</p> | <p>Estimated cost £30,000 to £50,000 to be funded from within existing budgetary provision</p> | | |
| | <p>Map current and potential provision of accommodation and support services for all vulnerable client groups and older people.</p> | <p>June 2017</p> | <p>HSO</p> | | |
| <p>Research and implement successful housing solutions</p> | <p>Explore and monitor new forms of delivery by enabling different tenures and building techniques to be piloted to provide the best housing opportunities for residents</p> | <p>High On-going</p> | <p>SHM / HSO / HEO</p> | | |

| Strategic Housing Priority Two: Increase the supply and access to housing across all tenures | | | | |
|---|--|-------------------------------|-------------------|--|
| What we will do | Tasks | Priority and Timescale | Resourcing | Progress |
| Improve access to home ownership for local people | Produce information to promote all forms of support for homebuyers including Help to Buy products e.g. website, circulate to Housing Advice | High October 2016 | HSO / TA | |
| | Utilise planning policies and housing evidence in negotiations with developers to ensure there is an appropriate mix of housing to meet local demand, including attractive options to encourage older people to downsize to encourage movement within the local market. | On-going | SHM /HEO | |
| Improve access to affordable housing for local people | Collate local evidence about viability and demand for different models to assess whether they could be replicated across the district to meet local requirements e.g. a 'rent – save – buy' model with variable terms for people to save a deposit. If there is demand identify potential development partners, investors and sites. | On-going | SHM / HSO | |
| | Deliver 150 affordable homes per annum in a range of tenures to meet local need across the district using S106 agreements and local policy and evidence e.g. rural exception sites. | High On-going | SHM / HEO | Comment: anticipated delivery for the first 2 years of the action plan is 200 affordable units each year. Seek view of Cabinet on whether we wish to increase from 150. |
| | Work with housing providers to provide housing options and solutions for households | High On-going | SHM / HPO / JOM | |

| Strategic Housing Priority Two: Increase the supply and access to housing across all tenures | | | | |
|---|---|---|--|-----------------|
| What we will do | Tasks | Priority and Timescale | Resourcing | Progress |
| | affected by welfare reform. | | | |
| | Promote the messages from the Council's Strategic Tenancy Policy with RPs and obtain and respond to RP feedback. | High 6 monthly RP meetings | SHM /HEO | |
| | Liaise with Finance and Legal to explore the potential / implications of CDC becoming an investment partner in development e.g. by using commuted sums. If proposal has merit, commission a feasibility study. | Medium July 2017 Low December 2017 | SHM/ legal/finance £5,000? | |
| | Procure and implement new software to provide a transparent system to support the allocation of social housing through CBL and provide accurate, detailed information to contribute to robust housing evidence via the reports function. | High on-going 2016 | SHM / JOM / HTA DCLG grant and existing budget. £18,000 is available from the Capital Budget for this application | |
| Increase the supply and access to private sector rented housing | Undertake a review of the private rented sector to identify gaps in provision including a landlord/lettings agencies survey to understand expectations of private landlords. Explore different approaches to increase the supply of private rented accommodation for different client groups and the range of landlords involved in the sector e.g. build to rent or private sector leasing; incentives, | May 2017 March 2017 | HSO / SHM / JOM / PHA SHM / HSO / JOM / HEO | |

| Strategic Housing Priority Two: Increase the supply and access to housing across all tenures | | | | | |
|---|---|-------------------------------|-----------------------|-----------------|--|
| What we will do | Tasks | Priority and Timescale | Resourcing | Progress | |
| Create opportunities for self-build housing and custom built housing | landlords' forum. | | | | |
| | Develop information to support custom and self-build | October 2016 | SHM/HTA | | |
| | Identify opportunities to deliver self-build and custom build on future development sites | On-going | SHM / HEO | | |
| Promote and enable community led housing | Provide information, training and support to local communities, community land trusts , charities and other groups to develop homes for local people to increase capacity and expertise. | Medium 2017 | SHM / HEO / CPO / RHE | | |
| Increase the supply of rural housing | Work with the Gloucestershire Rural Housing Partnership to explore new ways to support and enable the delivery of affordable and market housing to meet local requirements. | High On-going | HEO / RHE | | |
| | Review the content of parish housing needs surveys. | High December 2016 | HEO / HTA / RHE | | |
| Support the provision of gypsy and traveller sites | Work with partners to identify sites and potential funding to meet identified need | On-going | SHM / HEO / FP | | |

| Strategic Housing Priority Three: Developing thriving, sustainable communities | | | | |
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| What we will do | Tasks | Priority and Timescale | Resourcing | Progress |
| Support socially sustainable and healthy communities. | Negotiate phased delivery of homes on large sites | On-going | HEO | |
| | Agree local lettings plans for first allocation / sale to create mixed communities | On-going | SHM / PHA / HEO / HTA | |
| | Continue to work with RPs, NHS, GCC and other partners to review opportunities to utilise community facilities to maximise use for community activities | Medium On-going | HPO / HEO | |
| | Seek to develop market and affordable homes which can be flexible to enable people to remain in their homes as their health changes. | High On-going | HEO | |
| Support financially inclusive communities. | Improve access to quality, private rented sector for households in receipt of benefits e.g. promoting the fit to rent scheme | March 2017 | SHM / JOM / PHA / ERS | (links to actions under) |
| | Work with partners and the community to improve the energy efficiency of new and existing stock and reduce fuel poverty e.g. delivering Central Heating Fund Work | On-going | SHM / ERS / RPs / SWEA / HEO | |
| | Promote and implement the proposed Private Rented Sector (PRS) Energy Efficiency Regulations to improve the energy | | ERS | |

| Strategic Housing Priority Three: Developing thriving, sustainable communities | | | | |
|--|--|------------------------|-----------------|----------|
| What we will do | Tasks | Priority and Timescale | Resourcing | Progress |
| | efficiency of the housing stock and reduce fuel poverty. | | | |
| | Work with partners including RPs to provide financial advice and support to maximise income for lower income households and help people into work | High On-going | PHA / JOM / RPs | |
| | Work with partners to increase work and training opportunities e.g. on new development | Medium On-going | SHM / HEO / HTA | |

| Strategic Housing Priority Four: Provide housing and support services for our most vulnerable residents | | | | |
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| What we will do | Tasks | Priority and Timescale | Resourcing | Progress |
| Provide appropriate housing | Support RPs to review their housing stock for vulnerable groups to inform future use and investment | Medium March 2017 | SHM | |
| | Continue to promote and deliver appropriate adaptations e.g. through DFGs | High On-going | Within current staff resources / Better Care Fund / JOM | |
| Ensure support services meet the needs of residents | Work with partners to re-commission a HIA service and seek ways to make it self-sustaining by reviewing the way other schemes work. | High On-going | SHM / HPO / JOM | |
| | With partners monitor and review performance of housing related support and floating support services and supported | On-going 1/4ly reporting | HPO / HSO | |

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| | accommodation to ensure they meet the District's needs. Explore other models which could improve provision. | | | |
| | Work with partners to implement, monitor and review the countywide "Places of Safety" project. | High On-going | HPO | |

| Strategic Housing Priority Five: Making best use of the existing housing stock | | | | |
|---|--|-------------------------------|---|-----------------|
| What we will do | Tasks | Priority and Timescale | Resourcing | Progress |
| Improve quality of the housing stock and meet regulatory requirements | The Council will continue to ensure properties of all tenures comply with regulatory standards. | On-going | ERS | |
| | Support stockholding Registered Providers (RPs) to review their stock and investment plans. | High On-going | Within current resources SHM / RPs | |
| | Work with Bromford. to develop 5 year Locality Plans. This will be piloted in Tetbury | High December 2016 | SHM / HPO / Bromford | |
| | Work with RPs to make best use of adapted properties by re-letting via direct match | High | Existing resources SHM / PHA / HTA | |
| | Explore the option of establishing a forum with registered providers to share ideas and best practice in stock management including downsizing. | Medium March 2017 | Within existing resources (SHM / HPO / HTA) | |
| | Continue to work with landlords to improve the standards and management of private rented accommodation e.g. the Landlords' | High On-going | Within current resources ERS | |

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| | Forum, Fit to Rent scheme. | | | |
| Bring empty homes back into use | Review results of empty homes survey and develop initiatives to bring empty homes back into use. | High On-going | Within current resources (JOM) | |

Strategic Housing Priority Six: Prevent and respond to homelessness

| What we will do | Tasks | Priority and Timescale | Resourcing | Progress |
|--|--|---|---|----------|
| Prevent and respond to homelessness | <p>Maximise homelessness preventions e.g. through the housing options approach, ensuring the Allocations Policy supports the Homelessness Strategy and enabling sufficient new homes.</p> <p>Work with partners to ensure vulnerable people have sustainable pathways out of homelessness including those with complex needs.</p> <p>Provide pre-tenancy training to reduce evictions.</p> <p>Explore opportunities that promote employment, education and training for homeless households.</p> <p>Monitor and review the Sanctuary Scheme which enables victims to remain safely in their own homes where appropriate</p> <p>Work with Early Help Hub for troubled families to prevent homelessness</p> <p>Continue to explore with partners private</p> | <p>High On-going</p> <p>High On-going</p> <p>High On-going</p> <p>High On-going</p> <p>On-going</p> <p>Medium</p> | <p>PHA /HPO / CHC</p> <p>HPO / PHA</p> <p>JOM / PHA</p> <p>JOM / PHA</p> <p>HPO and county partners</p> <p>PHA</p> <p>SHM / HSO</p> | |

| Strategic Housing Priority Six: Prevent and respond to homelessness | | | | |
|--|--|-------------------------------|--|-----------------|
| What we will do | Tasks | Priority and Timescale | Resourcing | Progress |
| | sector leasing (PSL) scheme. | On-going | Within current resources | |
| | Review the joint tenancies project for single people under 35. | Medium On-going | HSO Within current resources | |
| Prevent and respond to rough sleeping | Deliver and review the impact of the countywide single homelessness and rough sleeping project including exit strategies | High on-going 2016 | HPO / CHC / CHIG | |
| | Progress exit strategies identified for project | High on-going 2016 | CHC / HPO / CHIG | |
| | Monitor and review specialist accommodation and service provision to tackle entrenched rough sleeping e.g. pathways through supported specialist accommodation | High On-going | DCLG dedicated funding (CHC / HPO / CHIG) | |
| Deliver excellent homelessness services | Monitor and review the provision of temporary accommodation within the district to ensure efficient use and that it meets a range of needs to minimise the use of bed and breakfast accommodation. | Medium March 2017 | SHM / JOM / Bromford | |
| | To successfully complete and maintain Gold Standard accreditation process for homeless service via NPSS | High March 2018 | PHA | |