

Housing Strategy Action Plan Review 2006/7



2002-2003
Crime Reduction in Rural Areas
2004-2005
Services for Older People
2007-2008
Emergency Planning

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1 Background and the Council's Vision

Stroud District Council's Housing Strategy 2005-9 has achieved "Fit For Purpose" status. To remain effective and Fit For Purpose, the strategic housing objectives in this Action Plan are reviewed annually by consulting with customers and stakeholders on:

- the progress we have made to date
- the continued relevance of our targets

Our progress against all agreed targets and actions contribute to the Council's vision:

**To make Stroud District a better place to live,
work and visit for everyone.**

2 Corporate Delivery Plan

Local people have defined our main priorities and the specific areas for us to focus on over the life of the Corporate Delivery Plan.

Regeneration – with a focus on:

- Helping local communities to develop the economic and social vitality of their towns and villages
- Supporting the development of key sectors – tourism, creative industries, environmental technology / services
- Creating support services, including planning, which encourage new and existing businesses to invest in the District

Environment – with a focus on:

- Sending as little waste to landfill as possible including recycling more
- Helping the community to tackle the already unavoidable consequences of climate change
- Delivering public spaces and buildings, which are perceived to be cared for, clean, green and safe

Affordable Housing – with a focus on:

- Improving affordability within existing housing
- Providing more affordable homes
- Maximising the number of homes made decent

Community Safety – with a focus on:

- Reducing crime and the fear of crime
- Tackling anti-social behaviour and promoting preventative work with young people

Healthy Living – with a focus on:

- Improving access to local health and social care facilities
- Increasing use of sport and active leisure activities
- Improving the health of our communities including reducing smoking and drinking and enhancing mental health

Citizen First – with a focus on:

- Improving the customer experience of and satisfaction with our services and activities
- Freeing up resources to reinvest in our priorities and keeping Council Tax increases low
- Creating a flexible workforce able to meet the changing demands of local people and national government

3 Stakeholder Feedback

The following comments have been received in regard to the Housing Strategy Action Plan Review 2007:

Stakeholder	Comment	Response
GL11 Community Project	It maybe an oversight however the contribution of the voluntary sector in what they provide for youth, older people and families in reducing crime and helping with information advice and guidance with regard to housing and benefit issues. They are the first point of contact and work with housing associations, neighbourhood wardens, health visitors, GPs, councillors and council officers to support local residents needs.	<p>The voluntary sector is reflected within the Stroud Area Crime and Disorder Partnership Strategy. The Crime and Disorder Partnership list is not definitive and includes all bodies effectively contributing to the same aims of reducing crime and disorder in the community.</p> <p>The Regeneration Department acknowledge the comment and recognise that the voluntary sector do play a major role in the community as a point of contact for a myriad of topics. This should be reflected in the next Housing Strategy.</p>
Housing21	<p>In review Housing 21 are very pleased to see a structured approach to the development of an Older Persons Housing and Extra Care Strategy by focussing initially on an assessment of need across SDC within the Housing Needs Survey.</p> <p>It would be good to clarify that social care partners (Gloucs County in this case) and PCT's will also be involved within development of the OPHECS to ensure a strategic fit to meet demand but also to open the path to strategic housing grants such as HC and DoH.</p>	<p>The Older Persons Housing and Extra Care Strategy will be the first joint Housing, Social and Health Strategy for Older people living in Gloucestershire. It will be designed to set out how the six district councils, three Primary Care Trusts and the County Council will work together to improve the housing and support opportunities for older people in the county.</p>
Hanover Housing Association	<p>A very clear and thorough document. It was noted in the action plan that there will be a housing needs survey carried out in 2008 to inform the countywide Older Persons Housing and Extra Care Strategy . Hanover has a lot of experience in understanding the market re retirement housing, extra care, leasehold and rented properties and</p>	<p>The offer of professional assistance with this Countywide Strategy is welcomed. These comments and those of Housing 21 and contact details have been passed to the relevant Strategic Housing Manager leading for the Local Authorities on the project.</p>

Stakeholder	Comment	Response
	<p>we have a retirement scheme in Nailsworth and in Stroud. As a result we would be more than happy to assist Stroud DC with this piece of work, and provide information we have in our possession on our schemes and the take-up for different models of housing for older people.</p>	
<p>Woodchester Parish Council</p>	<p>Woodchester Parish Council supports the general aims of the Housing Strategy Action Plan Review. In particular we note that Empty Dwellings Management Orders are referred to in the review. While bearing in mind local feeling, the District Council should be reviewing empty dwellings in the area with a view to bringing them under EDMOs.</p>	<p>Currently Officers contact owners of empty properties with a view to persuading bringing the property back into use. This includes via grant aid and private sector leasing scheme to provide affordable housing. The EDMO is a last resort tool and is new legislation and as such has had some initial problems nationally. Officers will be receiving further training. Work is in hand to set up a County wide contract with an RSL to manage properties which do become the subject of EDMOs in the future.</p>
<p>Leonard Stanley Parish Council</p>	<p>Thank you for the information, and request that we can be kept updated on The Woolaways.</p>	<p>This request has been actioned with appropriate information links forwarded to the Parish Council.</p>
<p>Chalford Parish Council</p>	<p>Fit for Purpose status - Is this strategy working?</p>	<p>The Government Office for the South West has assessed the Housing Strategy at first publication and confirmed that it meets the Government's "Fit For Purpose " criterion.</p> <p>Essentially, to achieve "Fit For Purpose" our Strategy must demonstrate:</p> <ul style="list-style-type: none"> • How it fits with other (including non-housing) local objectives • How it fits within the national and regional context • The methods and range of consultation

Stakeholder	Comment	Response
		<ul style="list-style-type: none"> • A sound needs and performance analysis • An assessment of future resources (including those from other partners) • Our progress against previous objectives • A clear options analysis • S M A R T targets and milestones • Clarity for a non-specialist reader
Chalford Parish Council	Page 7 - Home Buy Scheme - we would be interested to learn why this has been only a 1% take-up of the scheme.	The administration of the scheme by the Homebuy Agent took a while to gain momentum. The outcomes have improved and budget commitments to the programme have been extended to 2011.
Chalford Parish Council	On page 10 you refer to the various housing needs but don't mention the needs of older people - is there a reason for this?	Older peoples housing needs are specifically referred to in the further action column re undertaking a Countywide housing needs survey.
Chalford Parish Council	On page 13 reference is made to Establishing a private sector leasing scheme with local housing association and a note under further actions stating deliver 6 properties via an RSL. Our question to this how much work has to be input to achieve 6 properties?	This work can be time consuming and challenging. However successful outcomes deliver affordable housing economically.
Chalford Parish Council	On page 13 again, reference to the publishing of information leaflets and the action contracting out the work - does this not cost more than employing staff?	This is a one off small project area of work for which there is insufficient employed staff resources to carry out. Contracting out specialised project work such as this is more cost effective than employing full time staff.
Chalford Parish Council	Page 17 - Supported Housing - We are concerned that money is being spread too thinly to address difficulties. Is it not	Supported Housing and the inter relationship with Supporting People revenue funding is a regularly monitored process which includes the

Stakeholder	Comment	Response
	better to put more money into fewer issues. Pushing target dates on will not help the problems.	Supporting People Partnership Board making informed decisions. The Council is represented at Supporting People Core Strategy Group and Partnership Board level.
Chalford Parish Council	Page 20/21 - The suggestion here is that Parish Councils are not aware of needs. Meeting needs is totally in the hands of the developers and demands made by SDC Planning.	Parish Councils often assist with establishing the local housing needs position by undertaking Local Housing Needs Surveys . Affordable Housing delivery processes are complex. The Council seek to inform widely on processes and raise awareness and delivery opportunities.
Chalford Parish Council	Page 26 - We are concerned at the term 'vulnerable' person as this can be considered an insult. The term needs to be redefined.	The word vulnerable is a standard recognised term. Definitions recognise that vulnerability is not necessarily permanent and does not include all people and refers to those people requiring additional care and support services regardless of age.
Chalford Parish Council	Page 28 - There needs to be more publicity especially to older people.	A County wide bid through the Warm & Well Scheme was successful in obtaining an additional £250,000, to be spent across the county in 2007/8 in marketing and awareness raising to all vulnerable groups, including Older People.
Nailsworth Town Council	<p>This is not an easy document to appraise. In many cases the Priority for Action and the Desired Outcome are, perhaps inevitably, open ended. The effect is to create ever-green programmes for which Target Dates, current or future are of doubtful significance.</p> <p>While we would certainly not recommend numerical targets (deliver 37...as a target; delivered 38... as a result) an honest qualitative estimate of progress against objectives made by the people actually involved would be helpful in forming an overall judgement.</p>	<p>The Housing Strategy Action Plan broad strategic objectives will remain unchanged during the life of the Strategy, although the Action Plan is updated annually so as to remain effective and Fit For Purpose. Actions are reviewed annually against quarterly performance targets. Targets not achieved are explained. Targets which have changed in nature can be amended to realistically reflect changes in policy.</p> <p>The performance to date information is provided by Council Department Managers and also linked to quarterly performance indicators.</p>

Stakeholder	Comment	Response
Nailsworth Town Council	The emphasis on affordable housing in the document is welcome but would be easier to appraise if all references were grouped under a single heading.	This is a good suggestion which can be considered in future documents. Delivery of affordable housing is broad and as a Housing Authority tasks and outcomes generate within various partnerships and departments. The report is structured under partnership and department headings which is why the split in reporting occurs.
Nailsworth Town Council	Where local issues are involved the degree of involvement of the Town or Parish Council concerned is difficult to assess. For example in Nailsworth, under Supported Housing (p16) the actions relating to the Community Hub project seem to have by-passed the Town Council. Another example: under Regeneration (p20), Strategic Links, Reinforce a working relationship with Business in the Community (BITC), the Desired Outcome is 'Action plan established with achievable projects' it is recorded that 'Market town health checks & action planning undertaken in Berkeley, Stonehouse, Nailsworth, Wotton-under-Edge.' But there is no indication of how these offerings were appraised against the 'achievable projects' criteria, nor of how and where these will be used. We learn, with surprise that a 'Review of car parking opportunities in Nailsworth' for completion by March 2008 is planned – who by and with what involvement of the Town Council?	<p>The Council notes these comments. During the 2008 review of the Housing Strategy Action Plan consideration will be given to Town and Parish consultation processes. An action has been created.</p> <p>Some market town health checks and community action plans do address housing matters. The Nailsworth Action Plan does not. It was developed by the community and did not include an action to reinforce links with BITC however it does identify business improvement activities relevant to the town with links to Nailsworth Chamber of Trade, traders or other organisations, such a Stroud District Council.</p>

4 Targets Progress at March 2007 and new Targets

Local Strategic Partnership					
Improving the supply of affordable housing					
STRATEGIC LINKS			Community Strategy Housing Strategy 2005-9		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Establish need for housing for Keyworkers	Keyworker housing needs identified	Sep 05	Completed. Outcome of research found no significant need and no specific prioritisation in affordable housing policy was justified.	Review needs as part of the 2008-9 Housing Needs Survey.	Dec 09
Investigate Community Land Trusts for providing affordable housing	Consider whether CLT could provide appropriate route for affordable housing.	June 05	Completed. <u>PARTNERS: EP, CLT</u> CLT group bid to English Partnerships to develop a scheme on former NHS land.	CDS Co-op to work up detailed mutual home ownership scheme proposals.	June 08
Examine opportunities for using vacant / under used land / properties	Identify derelict / underused / obsolete / vacant buildings and sites.	Dec 05	Completed. 93% of affordable housing commitments secured on brownfield land. Market town studies included vacant premises. Return to use of some vacant properties achieved and prevention of other vacant properties through rent in advance & deposit bond scheme operation 84 properties in 2006-7.	National brownfield target is 50%. Local target for new homes built on brownfield land for 2007-8 70%	Mar 08

Local Strategic Partnership					
Improving the supply of affordable housing					
STRATEGIC LINKS			Community Strategy Housing Strategy 2005-9		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Monitor planning policies for affordable housing	Increased provision without threatening viability.	Sep 05	In 2004-6 305 affordable homes secured through planning policy. 133 additional secured in 2006-7. Additional resources introduced to development control services strengthening negotiation & monitoring processes for major applications.	Monitor affordable housing provision within the district including through the HLA database.	Dec 08
				Introduce a Section 106 protocol to enable efficient processing of major applications.	Mar 08
Implement a Homebuy initiative to include provision for employer sponsored employees	Homebuy Legacy Fund fully committed.	Mar 08	Launched Council funded Open Market Homebuy scheme with £1,740,000 SDC grant available to deliver up to 60 new homes. Year 1: over 300 applications approved but <1% take-up. Year 2 outcomes improving. Scheme revised with lower budget.	Continue to fund and promote the scheme through the Zone Agency arrangement.	Oct 09
Implement proposals for the Cashes Green hospital site	Housing in a range of tenures, new surgery, play area, allotments.	Mar 09	Draft proposals considered.	Await firm proposals.	June 08

Local Strategic Partnership					
Improving the supply of affordable housing					
STRATEGIC LINKS			Community Strategy Housing Strategy 2005-9		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Effective framework to increase the supply of affordable housing	Affordable housing on vacant Council owned land.	Mar 09	Affordable Housing task group set up to consider SDC owned vacant / underused sites. Proposals progressed to transfer Summer Street, Stroud for affordable housing development.	Deliver affordable housing units on Summer Street site.	Dec 08
				Progress approval to transfer other Council land sites for development of affordable housing.	Dec 08

Improving our Cross-Boundary and Partnership Working					
STRATEGIC LINKS			South West Regional Housing Strategy Sustainable Communities Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Investigate opportunities for expanding GHMP	Increased development of affordable housing.	Sep 05	Proposals for Gloucestershire Housing Partnerships Board considered as over-arching sub-regional investment vehicle effectively combining and expanding projects covering all Local Authorities within Gloucestershire - see table below.	Develop framework for new sub-regional partnership.	Mar 08

Table 4.1 Affordable Housing delivery through existing Strategic Partnerships

Partnership	Partners	Target to 2011	Delivered	Planned
Gloucester Housing Market Partnership [GHMP]	Gloucester, Tewkesbury, Stroud, Housing Corporation	1,300	775 (60%)	525 (40%)
Cheltenham & Tewkesbury Housing Market Partnership [C&THMP]	Cheltenham, Tewkesbury, Housing Corporation	907	48 (5%)	859 (95%)
Gloucestershire Rural Housing Partnership [GRHP]	Tewkesbury, Stroud, Cotswold, Forest, GRCC, DEFRA, HC	300 (Forecast 375)	223 (74%)	152 (+51%)

Improving our Cross-Boundary and Partnership Working					
STRATEGIC LINKS			South West Regional Housing Strategy Sustainable Communities Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Lobby SWRHB for a more flexible definition of rural settlements, currently 3,000 population.	Increased funding for market towns & other larger settlements.	Mar 05	SDC contributed to the debate. Central Government now categorises settlements < 10,000 as rural. Rural policy focus remains on settlements < 3,000.	Completed.	None
Finalise the adoption of the Housing Statement on domestic violence	Improved response to domestic violence.	Nov 05	Actions against domestic violence were 63% in 2006/07 against a target of 81%.	2007/08 target for actions against domestic violence is 81%.	Mar 08
Conclude the County-wide housing needs survey.	Completed survey.	Jan 05	2004 HNS updated and published in 2006.	Countywide HNS to be undertaken in 2009 including additional research into the housing needs of older people.	Mar 09
Develop outcomes from the Gloucestershire Affordable Housing Summit	Framework for partnership working to increase supply of affordable housing.	Mar 09	Strategy Officers Group considered & prioritised actions to increase publicity & information provision to landowners on affordable housing options.	Produce an information leaflet and create common information across LA websites.	Mar 08
Gloucestershire sub-regional Housing Market Assessment (HMA)	Adopted HMA for the sub-region, to inform planning and housing strategies.	Mar 09	Countywide data collection undertaken & draft HMA produced. Consultant appointed. Public consultation commenced.	Finalise the HMA.	Dec 08
				Review post 2008/9 HNS.	Apr 09

Improving our Cross-Boundary and Partnership Working					
STRATEGIC LINKS			South West Regional Housing Strategy Sustainable Communities Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Gloucestershire sub-regional Gypsy & Traveller Assessment	Adopted Gypsy & Traveller policy for the sub-region, to meet Housing Act duties.	Dec 06	Initial data collated and sample face to face survey completed. Pitch requirement published for public consultation.	Conclude assessment identifying residential and transient pitch location & requirements.	Dec 07
				Land & planning implications to be incorporated into Local Development Framework.	Dec 08
Gloucestershire sub-regional Offender Housing Strategy	Adopt Offender Housing Strategy.	Dec 07	Data collection commenced and working group established to achieve adoptable countywide strategy.	Finalise & publish strategy.	Mar 08
Revise Interim Planning statement (IPS) for Affordable Housing & develop Supplementary Planning Document (SPD)	Adopt IPS.	Dec 06	IPS published Feb 2007. The IPS is the basis for developing the Supplementary Planning Document for Affordable Housing.	Complete a Sustainability Appraisal and public consultation between Sep & Oct 2007. A 2nd draft reflecting consultation feedback will be produced between Jan & Feb 2008, with adoption and publication of the SPD in Apr 2008.	Apr 08

Improving our Cross-Boundary and Partnership Working					
STRATEGIC LINKS			South West Regional Housing Strategy Sustainable Communities Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
NEW ACTION: Produce sub regional Housing Strategy	Create Countywide Housing Strategy with common targets with links to County HMA & HNS & RSS	Jul 09			
NEW ACTION: Identify Countywide housing targets for inclusion in the Gloucestershire Local Area Agreement	Strengthen the delivery of and access to affordable housing and housing support countywide via inclusion in the LAA	Dec 07			
NEW ACTION: Consider existing consultation processes with Town and Parish Councils.	Ensure satisfaction on processes.	Mar 09			

Promoting a Healthy Private Sector					
Improving our work with homeowners and private tenants					
STRATEGIC LINKS			Private Sector Strategy Regeneration Strategy Community Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Publicise private sector grants more widely to spend the Council's £1.1m grant budget in accordance with the Private Sector Housing Renewal policy. This works towards meeting the target of 70% of vulnerable groups living in decent homes by 2010.	Increase in enquiries and achieve Decent Homes target.	Mar 07	£650,000 representing 94% of revised budget spent in 2005/6. Revised budget for 2006/7 of £900,000. Spent £800,000 (90% of budget.) of which £600,000 was for decent homes works. A Private Sector House Condition survey completed. 64% of vulnerable people in the district live in decent homes.	Budget 2007/8 £900,000.	2010
Establish Private Sector Leasing Scheme with local Housing Association.	Implement private sector leasing scheme.	Mar 05	Negotiations commenced and programme of 6 properties planned with effect from April 2007.	Deliver 6 properties via an RSL.	Mar 08
Publish information about overcoming house condition difficulties and finding builders, surveyors & architects.	Publish information leaflets.	Dec 06	No further action due to limited staff resources.	Initial discussions with local small business to contract out this work in 2007/8.	Mar 08

Promoting a Healthy Private Sector					
Improving our work with homeowners and private tenants					
STRATEGIC LINKS			Private Sector Strategy Regeneration Strategy Community Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Explore and develop equity release scheme	Set up equity release scheme.	Apr 06	Opportunities to develop equity release scheme monitored. Further discussions have taken place with Wessex Reinvestment Trust, who with encouragement from GOSW, may be able to expand capacity in 2007/8.	Continue to monitor situation and explore any opportunities.	Mar 08

Increasing the Supply of Affordable Housing					
STRATEGIC LINKS			Sustainable Communities Strategy Local Strategic Partnership Community Strategy South West Regional Housing Strategy Housing Strategy 2005-9 2005 Key worker Study 2004 Countywide Housing Needs Survey		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Define affordable housing in terms of income & house prices.	Robust data on affordability to feed into SPG.	Apr 05	Definitions adopted within the IPS.	Completed.	None
Incorporate affordable housing into new S.106 procedures.	Publish new IPS.	Dec 05	Local plan adopted strengthening Council's position regarding requirement for affordable housing. IPS adopted Feb 2007.	Introduce a Section 106 protocol to enable efficient processing of major applications.	Mar 08
Prioritisation of planning gain.	Affordable housing secured on all sites within planning policy threshold.	Completed May 05. Quarterly updates on Council's website.	Number of affordable homes secured 470 (of 790) between 2004 and 2011.	Secure balance of Local Plan Affordable Housing target of 320 homes to 2011.	Mar 2011
Review opportunities for using Compulsory Purchase Orders (CPOs)	Regeneration of derelict sites & buildings.	Apr 06	The implementation in 2006 of Empty Homes Management Orders introduced under the Housing Act 2004 will be a more useful tool to bring empty properties back into use than the use of more cumbersome compulsory purchase orders. Staff training was carried out in 2006/7.	Develop an overall strategy for implementing CPOs.	Jun 08

Increasing the Supply of Affordable Housing					
STRATEGIC LINKS			Sustainable Communities Strategy Local Strategic Partnership Community Strategy South West Regional Housing Strategy Housing Strategy 2005-9 2005 Key worker Study 2004 Countywide Housing Needs Survey		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
NEW ACTION: Increase awareness and take up of the Rent in Advance/ Deposit Bond & Smart Rent Scheme	Increase take-up.	Mar 08			

Supported Housing					
STRATEGIC LINKS			Homelessness Review Homelessness Strategy Supporting People Strategy 2005 Housing Strategy 2005-9		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Establish a Community Hub pilot project	Pilot project initiated.	Apr 06	Community Hub set up in Nailsworth in April 2006. First scheme was Ringfield Close Sheltered Scheme in Summer 2006. Second scheme was Ashcroft House in Spring 2007. Services provided to 5 people.	Open Day to be held at Ringfield Close for older people living in Nailsworth and Stroud to find out about services that can be provided.	July 07
Examine move-on provisions for those leaving youth housing projects.	Best possible use made of supported housing for young people.	Mar 06	Increased Move-on from supported housing schemes. 9 young people moved on in 2006/7. A trial flat was leased to GCC for care leavers.	Monitor move-on policy and performance and ensure flow through schemes continues.	Mar 09
<u>NEW ACTION:</u> Expand youth housing services to create assessment centre bed spaces.	Effective Assessment Centre to allocate young people to the most suitable housing for their needs.	Mar 09	Need identified, outline plans identified. Supporting People budget for revenue funding.	Finalise arrangements to run Assessment Centre and submit bid to Supporting People for revenue funding.	Mar 08
Identify need for accommodation for people with mental health problems	Identify extent of housing need.	Mar 06	<u>PARTNERS: GPCT</u> GPCT commissioned countywide survey of all supported accommodation for mental health clients.	Assess outcome of countywide survey and any loss of hospital beds and develop strategy for addressing any issues.	Mar 09

Supported Housing					
STRATEGIC LINKS			Equalities Scheme Community Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Review the promotion of equal opportunities within the tenant participation service	Demonstrate improved understanding of equal opportunities issues.	Mar 06	Satisfaction of Council housing tenants with opportunities for participation in management and decision making in relation to housing services provided by their landlord: 2005/6 & 2006/7 All tenants 66.9%, ethnic minority 40% non-ethnic minority 66.7% 2006/7 Statutory Tenants Satisfaction Survey conducted respective targets 72%, 50% & 70% outcomes 67%, 60% & 67%.	2007/8 targets for Statutory Tenants Satisfaction Survey are 72%, 50% & 70%.	Mar 08
Audit the Housing Management Procedure Manual	Produce Strategy & Action plan for meeting identified needs.	Dec 05	Housing Management procedure review to compliment best value review undertaken on key housing management issues 2005/6.	Completed	None
Ethnic monitoring information from RSL partners.	Demonstrate that RSL lettings reflect local profile of ethnicity.	Apr 07	Continuous Recording System (CORE) forms from RSLs demonstrate lettings exceed the ethnic minority profiling for the district.	Monitor CORE performance annually.	Apr 08

Supported Housing					
STRATEGIC LINKS			Equalities Scheme Community Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Consult all RTB applicants as part of the 2005 Best Value Review of the RTB service.	Customers satisfied with RTB service	Mar 06	Best value review completed & accepted. 40% very satisfied 60% satisfied.	Questionnaires sent out to all completed or withdrawn RTBs.	Mar 09
Explore needs, and develop a BME Action Plan relating to affordable housing provision on the strategic sites.	Demonstrate that BME communities are engaged and have been consulted about affordable housing on the strategic sites.	Mar 06	<u>PARTNERS: GHMP, RSLs</u> Recommendations from a BME community consultation process were to actively promote GHMP housing options.	GHMP Management Group to monitor BME allocation annually.	Mar 08

Regeneration					
STRATEGIC LINKS			Regeneration and Culture Strategy 2004-2007 Community Strategy Gloucestershire First - Economic & Rural Economic Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Promotion & information on affordable housing options.	Local community action plans integrating affordable housing options.	Sep 05	Initiatives such as Parish Open Days with development control and Affordable Housing Roadshows have furthered the knowledge of parish councils. Quarterly affordable housing newsletter launched.	Through local community action plans raise awareness of affordable housing need & opportunities for delivery including looking at potential new build options.	Mar 2010
Reinforce a working relationship with BITC	Action plan established with achievable projects.	Sep 05	Stroud District Market Towns Partnership Forums established to meet & share good practice across the market towns and allow for joint working / combined projects. Market & Coastal town initiatives implemented in Cam/Dursley & Stroud. Market town health checks & action planning undertaken in Berkeley, Stonehouse, Nailsworth, Wotton-under-Edge.	A 5 year business plan for Cam & Dursley to be launched via Vale Vision.	Oct 07
				Review town car parking opportunities in Nailsworth.	Mar 08

Regeneration					
STRATEGIC LINKS			Regeneration and Culture Strategy 2004-2007 Community Strategy Gloucestershire First - Economic & Rural Economic Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
<u>NEW ACTION:</u> Through local community action plans raise awareness of affordable housing need & opportunities for delivery including looking at potential new build options.	Improve public awareness of affordable housing issues. Potential sites identified.	Mar 2010			

Decent Homes					
STRATEGIC LINKS			Sustainable Communities Strategy Local Strategic Partnership Community Strategy 2004 Countywide Housing Needs Survey South West Housing Strategy Housing Strategy 2005-9		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Meet the Decent Homes Standard in Council Housing.	100% decent homes	Dec 2010	Spending priorities to 2010 to meet DHS agreed. LA homes non decent at 31/3/07 9.72% an improvement of 14.7% on 2005/6. New IT system implemented in 2006/7 including web based asbestos register.	Stock condition survey underway - approx 35% of properties now surveyed, aiming for 50% by March 2008. This will enable prioritisation of works programme. Some concerns over impact of new HHSRS on Decent Homes targets. Extent of newly arising Decent Homes failures due to change of criteria measure from Fitness Standard to HHSRS being assessed. Consultation is proceeding with tenants of PRC Woolaway houses to determine solutions for deal with their structural deterioration.	Mar 08

Decent Homes					
STRATEGIC LINKS			Sustainable Communities Strategy Local Strategic Partnership Community Strategy 2004 Countywide Housing Needs Survey South West Housing Strategy Housing Strategy 2005-9		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
All housing staff to have a sound awareness of the Decent Homes Standard.	All repairs & maintenance staff able to interpret whether property meets the Decent Homes Standard.	Sep 05	New computer system implemented for DHS data management. All staff trained and able to interpret whether property meets DHS.	Completed	None
Consider and pursue most appropriate option for delivery of the landlord service	Most appropriate option taken forward.	Mar 06	Tenants voted to retain Council as Landlord.	Completed.	None
Research and develop feasible options for meeting the Decent Homes Standard within prefabricated dwellings.	Repair or reprovion of new affordable homes.	Mar 07	Structural survey of all 102 Woolaways properties on 4 sites were completed. Stonehouse & Minchinhampton sites identified as requiring substantial repair or replacement within 5 years, Leonard Stanley & Stroud sites within 10 years.	Options to Cabinet.	Oct 07

Decent Homes					
STRATEGIC LINKS			Sustainable Communities Strategy Local Strategic Partnership Community Strategy 2004 Countywide Housing Needs Survey South West Housing Strategy Housing Strategy 2005-9		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
NEW ACTION: Pursue identified options for the PRC Woolaway sites: 1) Stonehouse 2) Minchinhampton 3) Leonard Stanley 4) Stroud	Replacement of defective homes.	Mar 2012	Stonehouse 8 Woolaways with support of all the tenants a project to replace the units is proceeding. Minchinhampton - an Independent Tenant Advisor was appointed to support tenants with decision making on options.	Stonehouse planning permission for redevelopment to be achieved and development to commence.	Mar 09
				Minchinhampton report to cabinet on outcomes of ITA work with tenants and decision to be made on way forward.	Oct 09
				Leonard Stanley/Stroud sites to be addressed in next housing strategy timeframe.	Mar 2010

Keyworkers					
STRATEGIC LINKS			Sustainable Communities Strategy Keyworker Study South West Housing Strategy Housing Strategy 2005-9 Local Strategic Partnership Community Strategy Countywide Housing Needs Survey 2004		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Formulate Keyworker housing strategy	Publish a Strategy, if required, to identify and address needs.	Mar 06	Due to the outcomes of the Keyworker housing study identifying no specific need a strategy was not developed.	Reconsider post 2008/9 Housing Needs Survey.	Mar 09
Identify opportunities to meet needs	Appropriate, sustainable, partnership provision of Keyworker housing.	Mar 08	Due to the outcomes of the Keyworker housing study, identifying there was not a specific need, no further actions were taken.	Reconsider post 2008/9 Housing Needs Survey.	Mar 09

Reducing Crime					
STRATEGIC LINKS			Crime and Disorder Partnership Strategy Community Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Neighbourhood Wardens to visit 1 vulnerable person every day & offer simple advice to prevent crime.	Reduction in the fear of crime for older & vulnerable people.	Apr 06	Target 1400 vulnerable people visited in NHW patrolled areas in 2006/7 - achieved 2313 people.	Target 2007-8 1600 vulnerable people visited in NHW patrolled areas.	Mar 08
Primary Care Trusts to join the Stroud Area Crime and Disorder Partnership.	Reduce incidences of disorder.	Apr 06	Close working relationships between PCT & CSS established. PCT part funding & core funding agreed for Health & Wellbeing Co-ordinator post to be made permanent from 1/4/07	New 3 year plan to commence from April 2007.	Mar 2010
Further engage with the private sector.	Co-ordinated approach to dealing with ASB. Reduce incidences of disorder.	Apr 06	<u>PARTNERS:</u> <u>GCYPD, Police</u> 16 prolific offenders worked with under catch & convict strand of the National Prolific Offender Strategy (target 15).	Continue to work with partners to divert young people from ASB.	Mar 09

Reducing Crime					
STRATEGIC LINKS			Crime and Disorder Partnership Strategy Community Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
To investigate all reports of abandoned vehicles within 24 hours of notification.	Decrease in arson attacks on abandoned vehicles.	Apr 06	65% of new reports of abandoned vehicles investigated within 24 hours of notification (target 50%).	Target 2007-8 80%	Mar 08
			70% of abandoned vehicles removed within 24 hours from the point at which the authority is legally entitled to remove them. (target 40%)	Target 2007-8 70%	Mar 08
NEW ACTION: Develop Community Safety Service intranet/internet contact/reference site.	Improve quality of public information accessibility	Mar 08			

Saving Energy					
STRATEGIC LINKS			Community Strategy Private Sector Housing Renewal Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Obtain funding for project to tackle worst 'hard to heat' homes	Improvements to older properties.	Dec 06	Energy efficiency improved on 332 homes in 2005/6. 270 in 2006/7. Although project funding ended in March 2006, energy advice & survey visits continue & grant funding made available for practical measures. £35,000 was awarded to 20 'hard to heat' properties under the WISE homes scheme.	Continue energy advice and survey visits.	Mar 09
Promote sustainability to residents and businesses	Increase environmental efficiencies.	Mar 08	Environmental policy published promoting reduction in consumption of natural resources, reduction in waste and preservation of the natural environment.	Set up countywide scheme to provide initial advice & easy access to installers so that more small & mediums sized businesses install renewable energy systems.	Mar 08
Increase referrals to Warm and Well from health professionals.	Increased referrals.	Dec 06	Education & awareness raised. Referrals from health professionals increased but not possible to measure outcome accurately.	Completed.	None

Saving Energy					
STRATEGIC LINKS			Community Strategy Private Sector Housing Renewal Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
NEW ACTION: Expand energy efficiency advice programme for Council tenants and distribute low energy light bulbs to all SDC dwellings.	To increase energy efficiency in Council housing.	Sep 07			
NEW ACTION: Install pilot renewable energy systems in Council homes and report on barriers to achieving more installations.	To pilot a method of contributing to energy efficiency in council housing.	Mar 08			
NEW ACTION: Invest £400K up to 2010 to help 450 households achieve or make significant moves towards 40% model (i.e. reducing domestic CO ₂ emissions to the practicable minimum through energy efficiency and micro generation).	To reduce domestic CO ₂ emissions to work towards reducing the impact on climate change.	Mar 2010			

Saving Energy					
STRATEGIC LINKS			Community Strategy Private Sector Housing Renewal Strategy		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
NEW ACTION: Grant fund works and provide energy advice for improvements to community facilities.	To reduce domestic CO ₂ emissions to work towards reducing the impact on climate change.	Mar 08			
NEW ACTION: Set up countywide scheme to provide initial advice and easy access to installers so that small and medium sized businesses install renewable energy systems.	To reduce domestic CO ₂ emissions to work towards reducing the impact on climate change.	Mar 08			

Rural Issues					
STRATEGIC LINKS			DEFRA - Rural Strategy 2004 Local Strategic Partnership Regeneration & Culture Strategy 2004-7 Gloucestershire First-Economic & Rural Economic Strategy Countywide Housing Needs Survey 2004		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Continue to support the Gloucestershire Rural Housing Partnership (GRHP)	Draft rural strategy to support bids for capital funding in 2006-08	Dec 05	Draft Strategy document used to support bids for capital funding in 2006/8.	Rural partnership to develop strategy by linking RHE workplan to development activity & site opportunity.	Dec 08
Continue to support GRCC Rural Housing Enabler through GRHP	Secure longer term funding to support the Rural Housing Enabler post.	Mar 06	RHE post secured for 2007/8.	Proposals to Local Area Agreement (LAA) Group to sustain funding post 2008.	Mar 08
Identify opportunities for the use of Exceptions sites in rural areas	Increased supply in rural areas.	Dec 08	A sites appraisal system set up via Affordable Housing Task Group Officers. Progression on sites potential in North Nibley, Hinton & Hamfallow & Minchinhampton.	Continue to progress exception sites. Work with RHE to undertake at least 3 local housing needs surveys & identify local land opportunities each year.	Mar 08

Older People and Young People					
STRATEGIC LINKS			Sustainable Communities Strategy Community Strategy Local Strategic Partnership Homelessness Strategy Health & Wellbeing Crime & Disorder Regeneration & Culture Strategy 2004-2007 Gloucestershire First - Economic & Rural Economic Strategy DEFRA - Rural Strategy 2004		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Produce Youth Housing Strategy	Complete Youth Housing Strategy.	Mar 06	Draft published.	Conclude Youth Housing Strategy.	Dec 08
Expand Deposit Bond scheme to cover 18-25 year olds	Privately rented properties more accessible for young people.	Mar 06	Considered by Youth Housing Forum. Consultation work commenced.	A proposal to cabinet in Dec 2007.	Mar 08
Support delivery of NHS National Framework Service for Older People	Assist in maintaining independence of older people.	Dec 06	2005/6 80.9% of assessments for disabled facilities carried out within 28 days. 2006/7 79.66%	Target 2007/8 75%	Mar 08
Produce Older Persons Strategy	Production of joint Strategy for Cotswold & Stroud.	Sep 05	SDC older persons strategy linked to Quality of life strategy & action plan. SDC contributions to draft countywide older persons strategy & extra care strategy.	Older persons housing needs assessment to be a specific component part of Housing Needs Survey 2008 to inform countywide Older Persons Housing & Extra Care Strategy.	Dec 09

Older People and Young People					
STRATEGIC LINKS			Sustainable Communities Strategy Community Strategy Local Strategic Partnership Homelessness Strategy Health & Wellbeing Crime & Disorder Regeneration & Culture Strategy 2004-2007 Gloucestershire First - Economic & Rural Economic Strategy DEFRA - Rural Strategy 2004		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Establish Virtual Teams	District wide coverage of Virtual Teams based on PCT areas.	Mar 08	Virtual Teams established in Dursley & Stroud to provide an holistic approach to the delivery of older people's services. Teams include Neighbourhood Wardens, Careline and Housing Officers.	Ensure that Virtual Teams are adequately resourced through restructuring of PCT. This will be monitored by the multi agency strategic Older People's Partnership Group on which PCT are represented.	Mar 08

Tackling Homelessness					
STRATEGIC LINKS			Homelessness Review Homelessness Strategy Housing Strategy 2005-9		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Continue to expand programme of educational visits to schools & colleges	Reduce youth homelessness	Mar 06	The service could not be expanded due to reduced budget resources and emergence of new youth housing advice & support services involving Connexions, youth offending service & youth workers.	Shelter peer education programme to commence in 2007/8. Monitor the outcome annually.	Mar 08
Conclude research on homelessness patterns	More temporary accommodation if required.	Dec 06	There is no evidence to prove a demand for temporary accommodation in the south of the district. An increase in need in the north of the district.	Completed.	None
Initiate research on causes & preventative measures for repeat homelessness	Reduce repeat homelessness.	Jul 05	New software improved data collection and homelessness reporting, releasing some staff time for prevention initiatives. Repeat homelessness within 2 years remained the same for 2006/7 at 3.7%.	Reduce repeat homelessness applications by offering floating support to all households who access the homeless prevention fund. Promote the Council's Moving Home Grant scheme to increase the supply of family accommodation. Target 12 households in 2007-8.	Mar 08

Tackling Homelessness					
STRATEGIC LINKS			Homelessness Review Homelessness Strategy Housing Strategy 2005-9		
PRIORITY FOR ACTION	DESIRED OUTCOME	TARGET DATE	PERFORMANCE TO DATE	FURTHER ACTIONS	NEW TARGET DATE
Explore countywide pilot CBL scheme. Government expects all LAs to have CBL by April 2010.	A common Countywide CBL system.	Pilot 2006. Implement 2007. Adopt 2008.	The Council is working with the countywide CBL partnership to develop the Gloucestershire Homeseeker.	CBL model put out to public consultation.	Sep 07
				Council approval.	Dec 07
				IT procurement and implementation.	Mar 09

5 Capital Programme Performance

- 5.1** 23 council houses were sold during 2006/2007. The annual estimate for 2007/2008 and beyond is 20. The Council is continuing to examine ways of raising capital funding from asset disposals. It is intended that the first part of any capital receipt would be used to replace the borrowing that is currently needed in 2008/2009. Capital schemes that are self-funding over the medium term, through additional income and/or cost reduction, will be considered by the Asset Management Group and recommended to Cabinet for inclusion in the future capital programme.
- 5.2** Further information on the current position of housing capital expenditure can be found in the Housing Strategy & Business Plan Statistical Appendices on Stroud District Council's website, at the following link: http://www.stroud.gov.uk/info/housing/statistical%20appendices_2007.pdf
- 5.3** The next update to the Capital Programme is due to be published in December 2007 / January 2008. This information will be included in Stroud District Council's Cabinet Agenda for December 2007 or January 2008, and will be available to view at http://www.stroud.gov.uk/docs/democ/comm_index.asp.

6 Glossary

ABBREVIATIONS

ASB	Anti Social Behaviour
BITC	Business in the Community
BME	Black and Minority Ethnic
BVR	Best Value Review
CBL	Choice Based Lettings
CLT	Community Land Trust
CPO	Compulsory Purchase Order
CSS	Community Safety Service
DEFRA	Department of Environment, Food & Rural Affairs
DHS	Decent Homes Standard
EP	English Partnerships
GCC	Gloucestershire County Council
GCYPD	Gloucestershire Children & Young Peoples Directorate
GHMP	Gloucestershire Housing Market Partnership
GHPB	Gloucestershire Housing Partnerships Board
GOSW	Government Office for the South West
GPCT	Gloucestershire Partnership Community Trust
GRCC	Gloucestershire Rural Community Council
GRHP	Gloucestershire Rural Housing Partnership
HC	Housing Corporation
HHSRS	Housing Health & Safety Rating System
HLA	Housing Land Availability
HMA	Housing Market Assessment
HNS	Housing Needs Survey
IPS	Interim Planning Statement
ITA	Independent Tenants' Advisor
LA	Local Authority
LAA	Local Area Agreement

ABBREVIATIONS

LSP	Local Strategic Partnership
NHW	Neighbourhood Warden
PCT	Primary Care Trust
PRC	Prefabricated Reinforced Concrete
RHE	Rural Housing Enabler
RSL	Registered Social Landlord
RSS	Regional Spatial Strategy
RTB	Right to Buy
SDC	Stroud District Council
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SWRHB	South West Regional Housing Body