

Making the best use of existing housing

Our role as landlord

Action	How will this be achieved?	Lead	Deadline	Progress
Investigate the de-pooling of service charges	Paper to Housing Committee in June 2020 re de-pooling as agreed at HC in April 2019 with the decision to implement the changes.	Tenancy Operations Manager	June 2020	Information gathering still in progress
Investigate a new tenancy agreement with changes to the terms and conditions enabling the landlord to take effective action for breaches of tenancy	Tenancy agreement revision – consultation underway May/August 2019 with paper to HC in December 2019 for resolution	Tenancy Operations Manager	December 2019	Consultation in progress between May and August 2019
New service standards outlining what expectations tenants have for the delivery of services	Tenant led service standards to be agreed to bring them up to date and compliant with the regulator for social housing	Principal Neighbourhood Management Officer	December 2019	Tenant ambassadors, repairs inspectors, HC tenant reps and community groups included in the process
Tenancy fraud detection programme	Annual tenancy audits in progress, more targeted visits to those who have made no contact with the council for a number of years or ordered any repairs	Principal Neighbourhood Management Officer	March 2020	ATF for a FTC in progress to recruit an officer to target this area
Conduct Stroud Tenant and Resident (STAR) Satisfaction surveys	resident surveys must be conducted at least every three years to ensure compliance with the regulator for social housings standards (Tenant engagement and empowerment standard) , SDC has conducted this through an independent advisor and results will be available and reported to Housing Committee in September 2019	Project Officer	September 2019	Survey results will be presented to Housing Committee in September 2019
Develop online tenant engagement	Investigate opportunities to develop on line access for tenants regarding involvement and services.	Principal Neighbourhood Management Officer – Repairs and Maintenance Manager	March 2020	This work is ongoing
Identify cases where disabled adaptations can sustain tenants in their own homes to prevent hospital admissions or secure early discharge from hospital	Diagnose known demand, consult with local surgeries and sheltered support team.	Head of Housing Services/Planned Maintenance Manager	December 2019	
Develop a policy of supporting victims of domestic and mental abuse	Develop a corporate policy of managing abuse in its many forms with appropriate signposting and ensuring other related policies are sensitive to the issues	Head of Housing Services	October 2019	Initial discussions with relevant officers from Housing Strategy, Housing Advice and Community Services set up for June to identify how areas are cross communicated
Review and refresh the HRA delivery plan	Consultation will take place with tenants between June and August 2019 with a report back to Housing Committee in September 2019 outlining the results of the consultation incorporating the tenant satisfaction survey	Head of Housing Services	December 2019	Following the report to Septembers HC a final report based on the information gathered will be created by the Tenant Services Management Team for sign off by HC in December 2019

Improving Private Sector Housing

Action	How will this be achieved?	Lead	Deadline	Progress
To assist low income home owners to carry out repairs to remove Hazards affecting their health.	Provision of interest free Healthy Homes loans of up to £15,000.	Housing Renewal Manager	Annual target	
Improving conditions in the private rented sector.	Targeting privately rented property and encouraging private sector tenants to ask the Council for assistance.	Housing Renewal Manager	Annual target	
Ensure that all properties which are Houses in Multiple Occupation which require Mandatory Licensing are licensed.	A proactive campaign to identify and target properties where 5 or more people are sharing amenities. By using local intelligence, publicity in various forms of media and direct approach.	Housing Renewal Manager	March 2020	
Enable older and disabled residents to remain in their own home for longer and reduce the demand on Health and Social Care resources.	Provision of Disabled Facilities Grants of up to £30,000 for adaptations such as stair lifts, hoists and wet floor showers.	Housing Renewal Manager	Annual target	

Support for residents

Housing Advice and Homelessness

Action	How will this be achieved?	Lead	Deadline	Progress
Increasing the provision of temporary accommodation in the District for homeless households.	By utilising our own housing stock: Conversion of a property to provide five units of temporary accommodation for single/couple households. Self-contained unit to be provide accommodation for family household. Monitoring and evaluation of the above to determine future options to increase provision.	Housing Advice Manager	March 2020	
	Sourcing self-contained accommodation through the private sector	Housing Advice Manager	March 2020	
	Proposing the purchase of our own bespoke temporary accommodation within the district	Housing Strategy Manager	December 2019	

Please also refer to the Homelessness Prevention Strategy 2019-2024 for a full range of actions relating to the prevention of homelessness

Homelessness prevention strategy | Stroud District Council

Health & Wellbeing: Tackling Fuel Poverty

Action	How will this be achieved?	Lead	Deadline	Progress
Promote and Improve energy efficiency in the home	Continue to provide advice and support through the Warm & Well Scheme to households of all tenures. To include where available access to funding to carry out energy efficiency and heating improvements.	Housing Renewal Manager	March 2020	
Ensuring that privately rented property meets the Minimum Energy Efficiency Standards (MEES) of having and EPC rating of E or above.	Undertake awareness raising activity with both landlords and private sector tenants	Housing Renewal Manager	March 2020	
	Use EPC data to target properties Provide advice and where necessary take enforcement action to ensure improvement works are carried out.			

Low Carbon Development

Action	How will this be achieved?	Lead	Deadline	Progress
The results of research will be assessed and Local Plan policies developed in response to ensure the best possible standards are achieved for all local	New Local Plan in development for 2021	Planning Strategy Manager	July 2021	

housing development				
Assist whole communities to become Low Carbon by making retrofit changes to their home with particular emphasis on renewable energy use.	Investigate the possibility of submitting with partners a bid for European Regional Development Funding to facilitate community action.	Housing Renewal Manager	March 2020	

Tackling Health Inequality

Action	How will this be achieved?	Lead	Deadline	Progress
Targeted Health Activities – Healthy Lifestyles Scheme (HLS) is looking to expand its community offer in the next 12 months in 3 areas.	Develop Peri & Post Natal Exercise for Mental Health Classes	Health and Wellbeing Officer	December 2019	
	Expanding Cardiac Rehab (Gym based)	Health and Wellbeing Officer	August 2019	
	Develop Young People's Exercise Referral route	Health and Wellbeing Officer/ Health and Wellbeing Development Co-ordinator	March 2020	
	Promoting Cancer Rehab classes	Health and Wellbeing Officer	September 2019 & ongoing	
	Increase Better Balance classes	Health and Wellbeing Officer	December 2019	
Active for Life Programme	Widen Active for Life event to a week of activities for families and older adults	Health and Wellbeing Officer	September 2019	
Explore potential use of Health Impact Assessments in planning new housing developments in order to create healthier places.	There is a County project to explore the value and potential implementation of Health Impacts Assessments. Health & Wellbeing and Planning officers are working with county colleagues on this.	Conrad Moore / Health and Wellbeing Development Co-ordinator	December 2019 & ongoing	
Support a new network of good practice for Community Development Work across the District in order to support residents in making healthier, more connected places where people have control over their own neighbourhoods.	Connect current community development workers who are working for different agencies across the district. Host sharing good practice workshops and create opportunities to work together.	Health and Wellbeing Development Co-ordinator	August 2019 & ongoing	
Continue to support volunteers to develop Dementia Friendly Communities	Work in partnership with local charity, Fair Shares and the County Dementia Training and Education Service to support volunteers.	Health and Wellbeing Development Co-ordinator	September 2019 & ongoing	
Increasing the health and wellbeing benefits of the canal restoration to communities surrounding the canal.	Work with the charity Creative Sustainability who have been commissioned to carry out this work. A variety of community engagement projects are planned.	Health and Wellbeing Development Co-ordinator	September 2020 & ongoing	
Increase Health and Social Care participation in relevant district partnerships to combat health inequalities.	SDC officers sit on several local health network groups, but as the NHS organise themselves for change, they are seeking to work better with local partners on methods of preventing and managing ill health. NHS colleagues will be invited to	Health and Wellbeing Development Co-ordinator	March 2020 & ongoing	

	relevant partnerships like Community Safety, Health & Wellbeing perhaps occasional Housing Strategy etc.			
Continue to grow the district Health and Wellbeing Partnership, including attendance at the Know Your Patch workshops to increase joint working between the statutory and voluntary sectors.	The HWB Partnership is the main conduit for statutory and voluntary networking. Continue to host workshops, manage the email distribution network and foster positive working relationships across the sectors.	Health and Wellbeing Development Co-ordinator	Ongoing	
Play an instrumental role in forming the new Gloucestershire Dementia Action Alliance.	Work with the Forest of Dean lead on this to create a Dementia Action Plan for the County.	Health and Wellbeing Development Co-ordinator	March 2020	
Increase awareness of mental health issues and support available through out the district.	Work with NHS and voluntary sector colleagues to increase visibility and access to information about mental health in the district.	Health and Wellbeing Development Co-ordinator	March 2020	

Housing related support

Action	How will this be achieved?	Lead	Deadline	Progress
Developing shared accommodation options to mitigate against social isolation	Initial pilot project with registered provider and specialist support organisation for 2 x 4 bed units to provide shared accommodation for older people.	Senior Housing Strategy Officer	October 2019	
Support young people in the prevention of homelessness	Developing an education project for schools with the aim of preventing homelessness.	Housing Advice Manager	June 2020	
Supporting entrenched rough sleepers and those new to the streets into accommodation	Continuation of funding for countywide homeless outreach services and county homelessness coordinator post	Senior Housing Strategy Officer	December 2019	

Older People's Housing

Please refer to the Older People's Housing Strategy 2019-2023 for the Council's approach and vision for its own housing which is suitable for older people.

[Older People's Housing Strategy 2019-2023](#)

New affordable homes

Developing New Council Houses

Action	How will this be achieved?	Lead	Deadline	Progress
Employer's Requirements - Design Brief Review	By appointing an Employer's Agent to undertake a thorough review of the existing Employer's Requirements, to make sure they reflect the Council's commitment to becoming a Carbon Neutral district by 2030, the possible Future Homes 2025 standard and any other legislation and good practice guidance. Consultation will be undertaken with a range of Council officers to ensure the Employer's Requirements are fit for purpose.	Project Manager	October 2019	
Produce a Development Strategy for the Delivery of New Council Homes	Consult with a number of key stakeholders to ensure the Development Strategy is robust and delivers the right type, tenure, location and quality of new affordable housing required by the Council.	New Homes and Regeneration Manager	March 2020	
Deliver New Council Homes identified within the Medium Term Financial Plan (MTFP)	Obtain planning permission for all new homes identified within the MTFP. Procure an Employer's Agent and Contractor to deliver the new Council homes within the parameters of the MTFP.	New Homes and Regeneration Manager & Project Manager	March 2024	
Identify future land opportunities.	Undertake a scoping exercise to review available land for purchase. Work with partnering organisations to identify any suitable land opportunities.	Head of Property Services & New Homes and Regeneration Manager	March 2020	

Housing Enabling

Action	How will this be achieved?	Lead	Deadline	Progress
Maximise affordable housing through the Government's new 'entry-level exception site' policy.	Consider producing supplementary planning advice document to accompany new Local Plan, making clear our expectations around tenure, affordability and local connection.	Housing Strategy and Community Infrastructure Manager	July 2021	
Draft affordable housing policies for the new Local Plan which reflect national policy and local circumstances to maximise delivery.	New Local Housing Needs Assessment will provide detail on priority housing needs to be reflected in new Local Plan policies	Housing Strategy and Community Infrastructure Manager	July 2021	

Self-Build

Action	How will this be achieved?	Lead	Deadline	Progress
Assess whether a single plot exceptions plot policy to allow single, affordable self build plots on the edge of rural developments is feasible.	Research application of policy elsewhere – benefits and drawbacks. Test policy draft through Local Plan adoption process.	Housing Strategy and Community Infrastructure Manager	July 2021	
Through the Local Plan review Increase the delivery of self and custom build homes to meet needs identified on the Self and	Evidence base required from Local Housing Needs Assessment and Self- and Custom-Build Register	Senior Housing Strategy Officer	July 2021	

Custom Build register.				
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Rural and Community Housing

Action	How will this be achieved?	Lead	Deadline	Progress
Find ways to encourage communities to consider how they could play a part in examining and meeting local housing needs.	Community Housing Enabler to work with community groups and organisations to examine needs and options for housing delivery to meet those needs.	Housing Strategy and Community Infrastructure Manager	June 2020	
Focus our work on rural parishes in places where parish councils haven't yet carried out a housing needs survey of their local area.	Rural Housing Enabler working with Gloucestershire Rural Housing Partnership to be tasked to prioritise these neighbourhoods.	Housing Strategy and Community Infrastructure Manager	December 2019	