

This spreadsheet presents progress with the Housing Strategy Action Plan (HSAP) year on year.

Housing Strategy 2016-21 Action Plan – 2nd year progress report

As well as commentary we have used a 'traffic light' system to simply summarise progress; Green for 'satisfactory progress/ action completed';

Amber for delayed or stalled progress; and Red for 'no/little progress'. Other options are not applicable and not started yet in this five year Strategy.

Ref.	Action (A) or Performance Measure (PM)	Ambitions	Description of action / performance measure	Target date	Lead (and external partners) [1]	Progress as at 1st June 2018	Year by year where appropriate			Traffic light
							2015/16	2016/17	2017/18	
Strategic Aim: Increasing the supply of homes										
4.1	N/A	Accelerating the delivery of homes in sustainable locations	No. of homes built - all tenures	To 2026	Development Management Team / Housing Development & Strategy Team (HDST)	Included for context	569	852	908 est.	N/A
4.1a	A	Improving access to the housing market for first time buyers; enable the development of new homes, promote low cost home ownership products and work with partners to develop new options to access this tenure	Home Ownership (HO) Strategy adopted and implemented	To 2021	HSDT / Help to Buy South / Registered Providers (RPs) [2]	Five year HO Strategy adopted, implementation ongoing; annual affordable home ownership event established and well attended, this event promotes affordable home ownership options				
	N/A		No. of Shared Ownership (S/O) and new Starter Homes built and occupied		Help to Buy South / developers / RPs	Included fro context. Action 4.16 is to increase affordable housing (AH) overall not just S/O	38	54	29	N/A
	PM		No. of first time buyers directly supported by the council to access home ownership		HDST / Development Management Team / RPs / Homes & Communities Agency (HCA) / developers	Loan scheme in place since Apr '16 - 1 loan approved and 1 pending (as at Apr '17)				
4.1b	A	Supporting the delivery of new affordable homes, including by contributing to the development and implementation of the North Somerset Local Plan and West of England (WoE) Local Enterprise Partnership (LEP) Joint Spatial Plan (JSP)	Update Affordable Housing (AH) Supplementary Planning Document (SPD)	Apr-2018		Delayed as WoE/LEP Joint Spatial Plan and NS Local Plan must be agreed first				

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	A		Complete Gypsy and Traveller Accommodation Assessment	Apr-2018		Assessment completed				
	A		Gypsy and Traveller pitch targets established	Apr-2018		Identified in GTAA and to be confirmed in Local Plan				
	A		AH Delivery Plan updated and delivered in partnership with RPs	Dec-2018		Delayed to enable new WoE / LEP Joint Spatial Plan and NS Local Plan to be agreed first				
	PM		New affordable homes delivered (NSC target 150 per year)				126	130	155	
4.2	PM		Number of Gypsy and Traveller pitches delivered			2014/15 - 22	4	0	0	
4.2	Making best use of existing housing stock									
4.2a	A	Reduce the number of long term empty homes by encouraging and supporting owners to bring them back into use including through the use of enforcement in high risk/impact cases	Complete survey of long term empty homes (EHs)	Feb-2016	HDST / Private Sector Housing Service (PSHS)	Delivery Plan approved Dec '16 (plan informed by EHs survey); Working with NSC Council Tax team on new Void Property Project				
			Update Empty Properties Delivery Plan	Jun-2016						
	A		Support RPs to address difficulties with letting sheltered housing	2016-21	RPs	Alliance HA completed plan for future of their sheltered housing in NS. Weekly, proactive work by Housing Assessment Team directly with older people on register, for any property with less than 10 bids ensures all lettings filled				
4.2b	A	Reduce under occupation of housing through partnership working	Support RPs to develop initiatives to reduce under occupation in social housing and share good practice	Jul-2018	Housing Assessment Team (HAT) and Homeless Prevention Team (HPT)	Spare room subsidy significantly reduced the need for other interventions. Moves to 'downsize' given priority. Promoting good practice with RPs, now looking at new incentives Jul 2018				
	A		Provide information and support to enable owner occupiers who are under occupying to downsize	2016-21	RPs / Vol sector partners	HomeChoice gives info (leaflet and on-line), clients referred to Care Direct for options advice				
4.3	A	Contributing to the regeneration of our town centres	Support the regeneration of Weston-super-Mare Town Centre (WTC) by contributing to the delivery of new homes on key sites (No.)	2016-21	HDST / Development Management Team / Town centre stakeholders / developers	Outline planning applications being prepared for approx. 600 new homes on sites owned by Homes England in the town centre				Not started
			No. of new homes to be built - 900							

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4.4	A	Increasing the supply of low cost, decent homes in the private rented sector (PRS) for those in most need; and to mitigate the impact of the Hinkley Point C (HPC) development	Review strategic opportunities to increase PRS supply including through possible development of a social lettings agency and the provision of incentives and implement delivery plan	2016-21	HAT and HPT / PSHS / private landlords	Of the 12 HPC initiatives in the delivery plan we have completed two, seven are currently progressing successfully and three are on hold. To date mitigation funding through HPC S106 agreement has delivered 79 of the 834 target bed spaces. We anticipated the numbers being small in the initial stages [9]				
	PM		No. of households where homelessness prevented through move into PRS tenancy (cases where Deposit Bond arranged by NSC)		HPT / Lettings Team		126	141	124 (74)	
Strategic Aim: Improving homes										
5.1	A	Improving housing conditions in the private housing sector through assistance and loans:	Develop and deliver targeted approaches to improving housing conditions in the owner occupied sector	2016-21	Private Sector Housing Service	Housing Renewal Assistance Policy updated May '18				
	A		Complete review of the strategic Private Sector Housing Delivery Plan	Dec-2018	Wessex Resolutions / private landlords / tenants / Handy Van	Stock Condition Survey, reported May '18. Work on new DP start Sep '18				
	PM		No. of homes where a significant (safety) hazard removed				149	160	152	
5.2		Regulating housing conditions in the private rented sector (PRS); and on mobile home sites			PSHS / private landlords					
5.2a	A	Improving self-regulation of standards by landlords in PRS housing, including by implementing the WoE Rental Standard	Launch the WoE Rental Standard	Jan-2016	PSHS / private landlords	Launched May '16, revised and renamed 'Rent with Confidence' Mar '17 [3]				
	A		Review NSC housing enforcement policy	Sep-2018	PSHS	Revised policy agreed. Policy includes change of legislation and was informed by a major review [4]				
	PM	Improving PRS housing conditions through the use of enforcement powers, including licensing schemes, targeted on the poorest housing	No. of Landlords accredited	Annual	PSHS	No longer possible to calculate this.				No longer an action

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	A		Undertake a review of the need for additional discretionary licensing schemes, continue to deliver existing licensing schemes and implement new schemes depending on the outcome of the review	2016-21	PSHS	Strategic review undertaken and agreed by the Executive Member Mar '18. Action Area approach in process of being implemented.				
	A		Proactively target the poorest PRS housing outside of licensing schemes	2016-21	PSHS	Covered by Strategic Review above, but will also use info from Stock Condition Survey (SCS) May '18 to inform new Private Sector Delivery Plan by early '19				
5.2c	A	Ensuring the health and safety of residents living on mobile homes sites through the delivery of licensing schemes	Complete review of the strategic Private Sector Housing Delivery Plan		PSHS	See dates for SCS above				
	PM		No. of Houses in Multiple Occupation improved		PSHS	[5]	53	35	100	
	PM		No. of privately rented homes improved		PSHS	No longer monitored, Action at 5.1 'homes where a significant hazard removed' provides a better measure of outcomes				No longer an action
	A		Deliver existing annual licensing scheme for mobile homes	Annually 2016-21	PSHS	Annual site visits completed for 17/18, fee policy reviewed				
	A		Work with Planning Services to target unregulated sites		PSHS	On hold				
5.3	A	Providing support to maintain independent living	Transform the delivery of adaptations for disabled people, improve service quality and value for money (VFM) by working with social care and partners	Ongoing	PSHS / Wessex Resolutions / Handy Van	Delivery of adaptations streamlined, completed May '17 Progressing new opportunities with new Handy Van provider and Better Communities Fund				
	A		Introduce NSC agency scheme for bathroom adaptations	2016-17	PSHS	Bathroom agency scheme and contract operating from Jun 2017				
5.4	A	Improving home energy efficiency; and implement the Climate Local commitments by targeting improvement measures	Evaluate emerging opportunities to improve energy efficiency and promote improvements across all tenures Target and eliminate the worst energy performing properties from the PRS	2016-21	PSHS	NSC Ecoflex Statement of Intent published Jul '18 - Ecoflex scheme [7]				

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	A		Implement the NICE [6] guidance in respect of cold homes, subject to resources, and contribute to delivery of multi-agency Winter Warmth campaigns. Affordable Warmth Plan produced		Adult Support and Safeguarding / North Somerset Community Partnership / Centre for Sustainable Energy (CSE)	Guidance implemented by NSC 2016/17. Govt. energy efficiency policies still to be announced [8]				
	PM		Private rented sector homes (energy rated F and G) improved			NSC Ecoflex Statement of Intent allows eligibility criteria to be set - scheme starts mid 2018/19				
	PM		No. of energy efficiency improvements completed				1,256	518	300 est.	
	A		Home Energy Conservation Act further update report published			Complete Mar '17				
	A		Deliver Climate Local targets			Complete Feb '17				
Strategic Aim: Providing housing solutions										
6.1	A	Improving housing options for vulnerable households and people with support needs	Research and develop the evidence base for supported housing, including for people with learning disabilities, people with mental health needs, older people, disabled people and young people	2016-21	Housing Development and Strategy Team / HAT and HPT / PSHS / Adult Social Care	Housing with Support Strategy completed. Housing Assessment Team now leads on all allocations for people with support needs and is regularly improving its database of such needs. Referral process gives priority for supported housing to those whom the council has a statutory duty to (groups in column 2).				
	PM		Work in partnership to deliver additional/remodelled supported housing schemes to meet identified needs	2016-21	People and Communities Directorate / RPs / Support Providers	Housing with Support Strategy provides gap analysis for range of support needs/feeds into AH SPD and current ECH & other supported housing pipeline of 80 units	Not recorded	65	17	
	A		All new affordable housing to standard in M4 (2) Category 2: Accessible and adaptable dwellings (replaces Lifetime Homes); 10% to standard in M4 (3) Category 3: Wheelchair user dwellings (replaces mobility standard)			New Supplementary Planning Document from July '17, we aim for 70% of all new affordable housing to be M4 (2) and 10% to be M4 (3)				

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6.2	A	Working in partnership to tackle and prevent homelessness	Review, develop and implement a new Preventing Homelessness Strategy	Apr-2017	All housing teams	Preventing Homelessness Strategy (PHS) completed June 2017; 1st year review of Action plan Sep 2018				
	A		Implement Rough Sleeping initiatives and develop interventions to prevent future rough Sleeping	2016-21		Government Grant secured to fund rough sleeping outreach until Mar '19, more detail in PHS; Single & Street Homeless Partnership established with statutory and voluntary agencies with clear actions				
	A		Achieve government ('Gold') standard for homelessness prevention			No longer relevant target. NPSS to launch new standards shortly to reflect duties under HRA				No longer relevant
	PM		% of homeless households in priority need where homeless is prevented				87.7%	88.8%	84.7%	
	PM		% of homeless or potentially homeless young people prevented from becoming looked after				94.1%	94.6%	100%	
6.3	A	Ensuring the provision of adequate accommodation for homeless people	Review of temporary and emergency accommodation (EA) needs	Jul-2018	HAT and HPT	Review of TA needs undertaken with Alliance Homes and revised arrangements completed				
	A	Improving housing options for vulnerable households and people with support needs	Delivery plans established with providers and commissioners including former Supporting People contracts (SP)		Contracts and Commissioning Team	Individual delivery plans superseded by Housing with Support Strategy (HwS) which has analysis and estimates for need for new supported housing for each needs group. Strategic review of commissioning in process of being undertaken to support the delivery of the action plan				
	PM		Reduce no. of households placed in temporary accommodation (TA) (by % to be determined)		HPT		31 Mar '16 - 60	31 Mar '17 - 62	31 Mar '18 - 82	
6.4	A	Ensuring that the allocation of social housing meets needs in the best way	Undertake a review of the HomeChoice policy	2016-17	HAT and HPT	Latest review completed April 2018 incorporated H'lessness Reduction Act, annual review to be completed to incorporate identified best practice				
6.5	A	Improving training and employment opportunities linked to the development of housing	Develop further train and build schemes for young/unemployed people to provide training and employment opportunities	2016-21	HDST / Development Management Team; Team North Somerset / RPs / Weston College / Employers	First train and build scheme of 14 rented flats for ex-service people completed Jun '17. No further schemes currently in the pipeline. Looking for further opportunities as they arise.				

NOTES:

[1] Indicated lead team/s, support from other housing teams and other parts of the council will be accessed as necessary

[2] Registered Providers also known as housing associations or social landlords; HO Strategy also benefits solicitors, independent financial advisers and developers

[3] Through the West of England Landlords Panel NSC is monitoring whether increase in Rent with Confidence (RwC) membership. Also working with Panel on where to market to get more RwC members

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[4] Policy builds on the Housing and Planning Act 2016 powers which were released gradually

[5] Numbers going up or down may only reflect the no. of HMOs coming up for inspection. Five year cycles of inspection of HMOs proving successful

[6] National Institute for Health and Care Excellence

[7] Ecoflex is the name for energy efficiency funds levied from fuel utilities companies

[8] General uncertainty around Government energy policy, therefore difficult at this stage to confirm 'our offer' to NSC residents

[9] Our review of our housing initiatives shows to date there has been relatively minimal effect on local housing market supply by the demand for workers at HPC

All actions and PIs at Green/Amber/Red

