

**Meeting of the Executive Members for
Housing and Adult Social Services and
Advisory Panel**

16 July 2007

**Housing Strategy / Older People's Housing Strategy 2006-09 Year
End Progress update**

Summary

1. The report outlines progress against the Housing Strategy and Older People's Housing Strategy action plans for the fourth quarter/Year End up to 31 March 2007.

Background

2. The Housing Strategy and Older People's Housing Strategy (OPHS) were approved in Spring 2006. Critical to the success of the two strategies is that they are not seen as purely something that Housing Services had the responsibility for delivering. This partnership approach was embedded into the action planning process where a number of other council departments and external agencies had lead responsibility for a number of the actions.
3. At the time of writing the strategies it was felt that that they should be aspirational and as such a number challenging target dates were set for key actions. It was agreed the housing strategy manager would provide regular progress updates to Housing Services Management Team (HSMT) and Housing EMAP (Executive Member & Advisory Panel). Monitoring progress improves delivery and enables the department to evidence key successes throughout the year.
4. The Housing Strategy and OPHS contain detailed actions and targets assigned to named lead officers. Lead officers complete a monitoring pro-forma each quarter giving an update on progress for the period. Lead officers are asked to highlight factors hindering progress, suggest ways forward and where necessary propose revised target dates.
5. Together the Housing Strategy and OPHS action plans contain over 100 actions and targets. Around 30 of these can be said to be Key actions or targets as they link directly to wider strategy plans such as the Regional Housing Strategy, Local Area Agreement and the Council Strategy.

Achievements

Housing Strategy Action Plan

6. Updates from lead officers for the period up to 31 March 2007 show that 67 of actions/targets within the action plan have been completed/met or are on track to be, just over 60%. Around 37% (41) of actions/targets are currently overdue or have not been met. Some of the targets completion dates have been missed due to things outside of the councils control. Where target completion dates have been missed these have been re-profiled and given new target dates.

7. Actions/targets delivered over the past year include:
 - the commissioning of a new housing market assessment to inform future housing and planning policies ,
 - bringing forward development proposals for the discuss bungalows,
 - ensuring that all council assets approved for disposal are assessed for the delivery of affordable housing by the councils Corporate Asset Management group,
 - undertaking refurbishment works on permanent travellers sites,
 - gaining planning permission for the Peasholme Centre and the new direct access hostel (Arclight),
 - monitoring of the homeless strategy in preparation for a new strategy in 2008,
 - implementing a revised allocations policy, a reward scheme for tenants,
 - investigate ways in which resident associations can become more self-empowered and representative,
 - introduce policy to allow for extension of introductory tenancies and demotion of tenancies when tackling anti-social behaviour,
 - introduced a range of incentive options for council tenants,
 - implementation of the new housing, health and safety rating system,
 - a significant rise in the number of homeless preventions,
 - a reduction in the number of non decent homes.

8. Two actions within the Housing Strategy have been proposed for deletion. These are:
 - Work with “Golden Triangle” partners to better understand the sub-regional housing market, and deliver more affordable housing. Outcomes will be monitored against the Golden Triangle Partnership Project Plan.

Reason - The action is proposed for deletion because, the sub-regional housing market work is now being picked up by the North

Yorkshire Housing Forum. Monitoring of the Golden Triangle Homebuy Plus scheme picked up in a new action.

- Market test the feasibility and value for money of City of York Council directly managing leased homes from private landlords with a view to this helping to reduce the number of homeless households in temporary council accommodation.

Reason - Change of emphasis in Govt targets (to reduce all temp by 50% by 2010) may be a conflict. It is proposed to delete this action as no significant increase in use of private landlords. Current contracts adequate.

9. Of the 33 overdue actions in the Housing Strategy all except one¹ have revised completion dates.

Older Peoples Housing Strategy Action Plan

10. Overall progress in relation to delivering the OPHS action plan shows that 40% (5) of actions/targets have been met or are on track to be with 54% (7) of actions or targets currently overdue/not met.
11. The overdue actions in the OPHS have been given revised completion dates.
12. A full copy of the action plan is available by request from the Planning and Policy Manager.

Summary

13. There have been significant achievements and successes over the year delivering the Housing Strategy and OPHS. Whilst some slippage has occurred delivering the action plans lead officers have identified revised target dates. Many of these actions were given challenging completion dates at the time the Housing Strategy and OPHS were agreed, and many require the input of other partners. Generally the revised deadlines should be more realistic than those previously set.
14. With the proposed revisions the council is still on track to deliver the key outcomes and broad objectives set out in the Housing Strategy and Older Peoples Housing Strategy by 2009.

Consultation

15. This report has been written in consultation with lead officers responsible for actions and targets within each of the strategies.

¹

Options

16. This report is for information and no options are included.

Corporate Priorities

17. Delivery of the Housing Strategy and Older People's Housing Strategy contributes to the following council priorities:
 - Improve the actual and perceived condition and appearance of city's streets, housing estates and publicly accessible spaces
 - Improve the health and lifestyles of the people who live in York, in particular among groups whose levels of health are the poorest
 - Improve the life chances of the most disadvantaged and disaffected children, young people and families in the city
 - Improve the quality and availability of decent affordable homes in the city

Implications

- **Financial**

All overdue actions within the Housing Strategy and OPHS have been given revised completion dates so there are no financial implications arising from non delivery expected at this stage.

- **Human Resources (HR)**

There are no HR implications for the authority.

- **Equalities**

There are no equalities implications at this stage.

- **Legal**

There are no legal implications for the authority at this stage.

- **Crime and Disorder**

There are no crime and disorder implications at this stage.

- **Information Technology (IT)**

There are no IT implications for the authority.

- **Property**

There are no property implications for the authority.

- **Other**

No other implications known at this stage.

Risk Management

18. Regular monitoring and reporting of progress should ensure early intervention to minimise non delivery.

Recommendations

That the Advisory Panel advise the Executive Member to:

19. Note the overall progress made to date in delivering the Housing Strategy and OPHS.
20. Agree to the proposed deletions as detailed in para 8.
21. Note that a further progress report will be submitted to them in 12 months time.

Reason: To keep the Executive Member informed of progress and to update the actions contained in the strategies.

Contact Details

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Report Approved **Date** 2nd July 07

Specialist Implications Officers: Finance – Debbie Mitchell, HASS Finance Manager

Wards Affected:

All

For further information please contact the author of the report

Annexes:

None.

Background Papers:

Housing Strategy 2006-09
Towards an Older People's Housing Strategy 2006-09