



# COMMUNITY OVERVIEW AND SCRUTINY COMMITTEE

## *Committee Report*

**Public**

**Date of Meeting:** 29 July 2008

**Title:** Housing Strategy Performance Update 07/08

**Report of:** Director of Development Services

**Report reference:** DS.84/08

### **Summary:**

The purpose of this report is to update Members of the community Overview and scrutiny Committee with updated performance information to the end of March 2008 regarding the Housing Strategy Action Plan. The updated Action plan is included as Appendix 1.

### **Questions for / input required from Scrutiny:**

Questions relating to the performance information provided.

### **Recommendations:**

It is recommended that Members consider the report

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Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: None

- 1.0 The Housing Strategy for Carlisle was approved by Carlisle City Council in March 2005 to run for a five year period from 1/4/05 –31/3/10. The Action Plan lists the areas of work and targets to be delivered within that period.
- 1.2 In March 2007 approval was given to the Updated Action Plan which brought together all the streams of work that the Housing Service are involved in delivering. The updated document provides clarity in terms of the direction that the service is going in and to the reporting of progress on delivery of the Housing Strategy.
- 1.3 Attached at Appendix one is the Updated Action Plan with progress information against the work areas up to the end of the 07/08 financial year.
- 1.4 As agreed previously by this committee under the new format the background information and completed actions have been taken out.

## **2.0 Performance Commentary**

### **2.1 Theme One – Supporting Vulnerable People**

Targets 1.1 to 1.6 focus on system improvements to our own service. A number have been completed or are completed and ongoing. In terms of 1.4 the development of working protocols with external agencies can be resource intensive and require progressive development.

Target 1.7 covers Choice Based Lettings which is a system for letting accommodation based on applicants submitting 'expressions of interest' in properties that are ready to let and that are advertised on that basis. The Government have a target of having all social housing let on this basis by 2010. There is funding available to help schemes be set up. A bid was made on behalf of the Cumbria sub region by three local authorities and a number of housing providers in October 2007 which was unsuccessful. A bid is planned for submission this year from the Cumbria sub region.

Under 1.9 the authority has carried out a review of homelessness and will have to have a homelessness strategy in place by 31/7/08. This is currently being finalised. The Government checklist review is anticipated to be completed by October 2008.

Work on 1.10 is still ongoing and for the out of hours service (1.11) an interim payment system for staff is in place pending the review of arrangements as part of the Pay and Workforce strategy being taken forward corporately.

Target 1.12 is a significant project for the provision of 60 units of accommodation for the elderly. A bid for funding has been submitted by the partnership to the Department of Health for funding and the project is ongoing.

Target 1.13 is also a significant project to develop a Foyer for young people attaching support, training and education with accommodation. This project has been allocated £100,000 per annum revenue funding and is awaiting bids for capital funding and a revised planning application.

Target 1.14 – This was to be piloted in 2007/08 but has had to be put back and will need reviewing due to the costs involved and complexities of putting a system in place.

- 2.2 Progress has been made on two key capital projects which need to be updated within the action plan. This is the homeless hostels 'Centre of Excellence' and the potential for a Gypsy and Traveller site at Ghyll Bank, Carlisle. Both these projects are subject to individual updates to this committee meeting and progress will be reported in future updates of the strategy action plan.

2.3 Theme Two – Decent Homes including Empty Property

The Private Sector Housing annual grants programme has also been incorporated into the Action Plan.

Target 2.1 covers statutory Disabled Facility Grants (DFG's). As with all grants there is a time period between approval, works completed and payment stages and funds will also be committed in advance. All the grant applications for DFG's were dealt with within statutory timescales.

Target 2.2 covers Renovation and Minor Works grant's which are discretionary. The level of outstanding approved grant has been reduced significantly over the financial year and renovation grant approvals were stopped last September.

Target 2.3 following an amendment to the Private Sector Renewal policy being obtained from Council from 1/4/07 we have started to work to encourage owners of empty property to apply for grant so empty properties can be brought back into use. Engagement with owners of empty property can be difficult with a need for significant staff input. Some progress has been made .

Target 2.4 the Group repair scheme is progressing with targetted completion by July 2008.

Target 2.5 has been successful in delivering the Government 2010 target for Decent Homes in the private sector early.

Targets 2.6 & 2.7 have seen ongoing development. The development of a Sustainable Energy Centre has meant the transfer of staff at the Energy Advice centre in March 2008 to the new provider of that service.

Flood Projects – These have been completed

#### 2.4 Theme 3 – Affordability and Balancing the Housing Market

Under target 4.1 a number of policy areas have been taken forward locally and through the Cumbria Housing Group.

Under target 4.2 dealing with affordable housing on development sites has been taken forward including negotiating with developers for 25-30% affordable housing on new developments including a mix of tenure provision.

Most of the targets under 4.4 & 4.5 have been completed.

# **The Housing Strategy for Carlisle 2005 – 2010**

## **Updated Action Plan from 2007**

**Progress updated for the financial year end (2007/8)**

### Theme 1: Supporting Vulnerable People PHASE 1.

Project	Time Scale	Progress to Date	Outcome	Resources
<b><u>1.2 Repeat Homelessness</u></b>  Identify and analyse causes of repeat homelessness	Complete but analysis will continue	Completed Nov 2006 and monitoring of statistics and trends continuous	Reduction of repeat homelessness cases, 1.1 'Early Warning System' has contributed to achieving this outcome.  Development of new services through Carlisle homelessness Improvement Partnership (CHIP) ongoing and linked into the 'Centre of Excellence'	Existing staff resource  Bid for funding to external bodies for co-ordinator and CLG for 'Centre of Excellence' - £1.89 million awarded to council in April 08
<b><u>1.3 Customer Satisfaction Measures</u></b>  Implement customer satisfaction measures and compliant monitoring system	2007 to develop and to use on an ongoing basis	Completed January 2007 and used on an ongoing basis	Improved Service delivery and customer satisfaction	Existing staff resource



		holistic services model.		
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\*FLOSS = Front Line Officers Strategic Subgroup

## Theme 1: Supporting Vulnerable People PHASE 2

Project	Time Scale	Progress to Date	Outcome	Resources
<p><b><u>1.7 Choice Based Lettings</u></b></p> <p>Develop a district wide approach to allocations and lettings</p> <p>This is a Government led initiative, all Local Authorities and Housing Associations nationally should have a scheme in place by 2010</p>	<p>Completion – 2010 (Gov't target)</p> <p>October 2008 Submit bid to CLG for funding to contribute towards the set up costs of a CBL scheme</p>	<p>A bid was submitted in 2007 for funding from central government for a Cumbria scheme but 3 authorities pulled out.</p> <p>Progress is being made towards a bid in October 2008 led by South Lakeland District Council.</p>	<p>Cross-district Choice Based Lettings scheme</p> <p>Reduce number and time spent in temporary accommodation</p> <p>Improved access and choice to Housing throughout the district</p>	<p>To be determined as part of the bid being worked up.</p>
<p><b><u>1.9 Homelessness Practices</u></b></p> <p>Create new Homelessness Strategy</p>	<p>Completion – July 2008</p>	<p>The Strategy has been drafted and consultation has taken place</p>	<p>New Homelessness Strategy</p>	<p>Existing staff resource</p>



Review homelessness practices against DCLG checklist and best practice elsewhere	Completion – Oct 2008	<p>October 2006 Started working through DCLG checklist</p> <p>Review 75% complete &amp; due for 100% completion in Oct 2008</p>	Measure progress of development of services and integrate into homeless strategy action plan	Existing staff resource
<b>Project</b>	<b>Time Scale</b>	<b>Progress to Date</b>	<b>Outcome</b>	<b>Resources</b>
<p><b><u>1.10 Customer Access and Information</u></b></p> <p>Improve access and information available to customers</p> <ul style="list-style-type: none"> <li>• Ensure customer info. is available in languages other than English</li> <li>• Make use of plain English in written communication</li> <li>• Review and update homelessness section of the Council's web site</li> </ul>	Ongoing – to be reviewed July 08	<p>Direct access service in Customer Contact Centre from September 2007</p> <p>Target completion date was 30 Sep 2007, but still ongoing (info leaflets &amp; letter revised in line with this)</p>	Improved access to information and services	Existing staff resource

<b>Project</b>	<b>Time Scale</b>	<b>Progress to Date</b>	<b>Outcome</b>	<b>Resources</b>
<b><u>1.11 Out of hours service</u></b>  Improve the out of hours service currently available to homeless clients (this will link to the corporate review of out of hours service)	Part of the Pay and Workforce Strategy	In line with corporate project timescale	Improved customer service	Existing staff resource plus any cost identified through the corporate review.
<b><u>1.12 Extra Care Scheme</u></b> New build extra care scheme in partnership with County Council and Eden Housing Association	Completion – Autumn 2010  Sep 2007  April 2008	Target of housing provider partner.  Eden Housing Association selected as housing partner by City & County Councils.  Bid to Dept of health for funding made.	Provision of 60 units to meet the need for elderly and also some younger disabled residents along the lines of the mixed community model. Extra Care housing is an alternative to residential care where people retain their independence as far as possible.	Allocation of land plus potential funding from Department of Health (DOH), Housing Corporation and Supporting People, as well as environmental grants.

<b><u>1.13 Foyer</u></b>  Redevelopment of YMCA into Foyer for young people incorporating housing, training, education and recreational activities	Completion - April 2010	Agreed in principle by Executive July 2007 and capital agreed.  Planning application turned down April 08 and further application due June 08.	Reduce homelessness and potential homelessness through enabling young people to live independently, access training, education and employment. Better partnership working practices Supporting People funding secured 17 new accommodation units	Grant contribution from £400k for phase 2 projects – from Regional Housing Board Grant  Housing Corp funding to be secured.
<b><u>1.14 Preventative Homeless Measures</u></b>  Mortgage rescue (“Buyback”) scheme in partnership with CHA	To be piloted 2007/8	In principle agreement reached with CHA for joint protocol on reducing repossessions Pilot complete – future of such a scheme to be reviewed in context of available funding.	Reduce mortgage repossessions – simultaneously preventing homelessness	Proposed £20,000 allocation to pilot (cross-reference with section <b>4.3</b> – Housing Provision budget )

## Theme 2: Decent Homes including Empty Properties

Project	Time Scale	Progress to Date	Outcome	Resources
<b>2.1 Grants Programme</b>  a) Statutory Disabled Facilities Grants (DFGs) – required operational programme	<p>Statutory grants must be processed within 6 months of receipt of full application</p> <p>There is a time delay in works being carried out &amp; grant expenditure due to a shortage of interested contractors in the area</p>	100% compliance with statutory time scales	Works completed and adaptations provided for residents where needed in private sector housing	<p>2007/08 budget - £851,000 (this is an annual budget that also includes grant commitment carry forwards from the previous financial year)</p> <p>Spent - £302,000 Approved grant commitment - £683,000</p> <p>Number of DFGs (1/7/07 – 30/9/07) completed – 24 approved – 39 C/F from 2006/07 - 84</p> <p>Approved grants will involve the commitment of future budget, as there is a time delay between works being carried out and grant expenditure.</p>

b) Disabled adaptations to Carlisle Housing Assoc. (CHA) homes – programme agreed under Housing Strategy	As above	100% compliance with statutory time scales	Works completed and adaptations provided for residents where needed in properties owned by CHA	<p>2007/08 budget - £300,000 (annual budget of £300,000 until 31/3/10). Current budget also includes grant commitment towards carry forwards from the previous financial year.</p> <p>Spent - £223,000 Approved grant commitment - £245,000</p> <p>Approved grants will involve the commitment of future budget, as there is a time delay between works being carried out and grant expenditure</p> <p>No. of grants (1/7/07-30/9/07): Completed – 14 Approved – 29 C/F from 06/07 – 44.</p>
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Project	Time Scale	Progress to Date	Outcome	Resources
<b>2.2 Home Improvements</b>  a) Renovation Grants – operational programme	These are discretionary grants & are processed within 6 months of the application	100% of applications are processed within set time scales	Renovation works completed for residents where needed in privately owned housing	<p>Current budget - £525,000 (this is an annual budget that also includes grant commitment carry forwards from the previous financial year)</p> <p>Spend - £662,000 Approved grant commitment - £569,000</p> <p>Approved grants will involve the commitment of future budget, as there is a time delay between works being carried out and grant expenditure</p> <p>No. of grants (1/7/07-30/09/07) Completed – 31 Approved – 29 C/F from 06/07 – 94.</p>
b) Minor Works Grants – operational programme	There may be a time delay in grant approval, works being carried out, and grant expenditure	As above	Minor works completed for residents where needed in privately owned housing	Revised current budget - £24,000 (this is an annual budget that also includes grant commitment carry forwards from the previous financial year)

				<p>Spend - £18,500 Approved committed grant - £394</p> <p>Approved grants may involve the commitment of future budget, as there is a time delay between works being carried out and grant expenditure</p> <p>No. of grants (1/7/07-30/9/07) Completed – 2 Approved – 1 C/F from 06/07 – 5.</p>
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Project	Time Scale	Progress to Date	Outcome	Resources
<b>2.3 Empty Property Scheme</b>  a) To enable empty properties to be brought back into use by HAs: <ul style="list-style-type: none"> <li>- 6 properties at Raffles with Two Castles HA</li> </ul>	By March 2008	Full Council agreed Nov 07 to transfer of second tranche of 3 properties	Empty properties to be brought back into use – targets to be agreed	Allocated budget spent on schemes.

b) To enable empty properties to be brought back into use through grant provision. Property owners to be contacted & targeted to bring empty properties back into use	Start date April 2007	An amendment to the Private Sector Renewal Policy (Regulation Reform Order – PRO) needs to be approved by the Council – approval obtained and work started on contacting landlords who are interested in the scheme.	As above	Annual budget of £100,000 will fund empty property grants from 07/08 to landlords with the property being handed to a HA to for letting after a period of 3-5 years.
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<b>Project</b>	<b>Time Scale</b>	<b>Progress to Date</b>	<b>Outcome</b>	<b>Resources</b>
<b><u>2.4 Group Repair Programme</u></b>				
a) Pilot – a pilot phase is to be carried out in Denton Holme – see Action Plan 3 (Flood Projects)	Completion – target Nov 2007  Work started on site – Sep/ Oct 2007	Preliminary work on scheme completed.  Most roofs, chimneys, flashings etc. completely replaced	Assess the level of work and resources required to carry out the main Group Repair Programme	£17,000 attached to pilot programme (no funding spent to date)  £175,000 from the Decent Homes projects under the flooding projects to be attached to this pilot.
b) Main Programme - a phased programme of group repair to private properties in Denton Holme	Timescales as in a) above	2 phases identified with work on site in phase 1 starting July 07	Completion of group repair schemes in Denton Holme.	As in a) above.



Project	Time Scale	Progress to Date	Outcome	Resources
<p><b><u>2.5 Decent Homes Scheme</u></b></p> <p>Carrying out work to privately owned properties throughout the district, initially those occupied by the most vulnerable people, to improve them to the Decent Homes (DH) standard set by the Government</p>	<p>Government target is 70% of privately owned homes reaching Decent Homes standards by 2010</p>	<p>Work on the scheme commenced June 2006 through the Cumbria Energy Advice Centre (EEAC), with the 2010 target due to be achieved in 2007</p>	<p>Bring properties up to DH standard. Info. on the following to be produced &amp; monitored annually:</p> <p>No. of home energy checks carried out – we have moved away from monitoring these checks and concentrated on the no. of measures of insulation actually installed;  No. of energy efficiency measures carried out – (April &amp; May 07): 458 – value of work £146,000;  No. of homes made decent – (April 06 – March 07): 1044 (mainly through insulation work);</p> <p>No. of homes occupied by vulnerable people made decent (April 06 – March 07): 1024;  Percentage of HA properties meeting DH standards – 65.8% (most of those failing</p>	<p>Annual budget - £750,000 (for each financial year until the end of the Strategy – 31/3/2010)</p> <p>Spend 07/08 year - £251,000  Committed (06/07) - £648,000  Money to be brought forward under the programme – subject to Council approval</p> <p>The scheme will continue into the next financial year but all this year's budget will be spent in the current financial year.</p>

			were CHA properties, although the situation is improving – by April 06 - 38.9% of CHA's stock failed to meet DH -compared with 56.9% a year earlier; No. of houses in multiple occupation (HMOs) made decent – (April 06 – March 07): 20.	
Project	Time Scale	Progress to Date	Outcome	Resources
<p><b>2.6 <u>HECA</u></b></p> <p>Prepare business plan to support bid for Sustainable Energy Centre (SEC)</p> <p>Tender for SEC</p>	<p>May 2007</p> <p>Formal tender could potentially be sent to SEC Dec 07/ Jan 08 - PQQ Nov 07</p>	<p>Got business plan from pilot SEC, preliminary discussions with and endorsement of key stakeholders in the region</p> <p>The Pre Qualifying Questionnaire (PQQ) is now in the public domain (was subject to Comprehensive Spending Review) – to be completed in conjunction with the Health &amp; Wellbeing Portfolio Holder &amp; Procurement Officers, then returned to Energy Savings Trust. If succesful – formal tender to SEC next 6-7weeks</p>	<p>Solid foundations and proven delivery vehicle for SEC when Energy Saving Trust tenders for SEC.</p> <p>Successful tender would secure local employment and continuation of delivery of energy efficiency/renewable projects in Carlisle</p>	<p>Existing staff resources, supplemented by other departments</p> <p>Existing staff resources, supplemented by other departments</p>

Review original HECA (Home Energy Conservation Act) strategy and revitalise in line with current needs	September 07	Not started	Document to support targeted marketing to enhance the energy efficiency of all housing in Carlisle	None currently available but may be some time during summer months in EEAC (Energy Efficiency Advice Centre)
Install database and clarify baseline HECA data after the improvements made over the last 10 years	April 07	Database purchased, training planned for March 2007, data interpretation in progress	<p>Clear data to refer to GONW (Government Office North West) regarding the improvements made towards HECA targets to date.</p> <p>Identification of areas by post code that have not installed energy efficiency measures and will need help to make their homes more efficient</p>	None currently available. Some EEAC staff time may be found to analyse the database during the summer months
Identify funding routes to support the subsidised installation of insulation in fuel rich homes.	Ongoing	Small amounts of funding secured to subsidise mainstream insulation but no funding secured for solid wall insulation etc	CO2 (carbon dioxide) reduced in line with HECA statutory requirements, reduced energy bills meaning saved expenditure spent in local economy	None. EEAC staff may find time to seek funding during the summer months
Purchase a mobile unit to attend outreach events and promote the benefits of energy efficiency	September 2007	The EEAC was shortlisted for the Ashden Awards 2007. If successful £15,000 of the prize money will go towards purchasing a mobile unit – came joint first	Delivery of the energy efficiency message to rural parts of the district	None. EEAC has spent substantial time making the original submission for the award and providing subsequent information to the judging panel (existing staff)

Identify new means of improving energy efficiency in hard to heat homes	September 2008	Looking into local market opportunities and supply chain issues for biomass	More efficient methods of heating homes assisting with achieving the HECA targets	None
Create an easily accessible insulation scheme with subsidised prices and quality contractors	Ongoing	Funding is sporadic at best. The current ICE (Improving Cumbria's Energy) project has been running for almost 3 years. Our model has been widely disseminated to other local authorities in the UK	"Hand-holding" service that means not insulating is a nonsense. Much closer to HECA targets as a result	Funding secured by EEAC via Scottish Power, Eaga and Climate Energy.

<b>Project</b>	<b>Time Scale</b>	<b>Progress to Date</b>	<b>Outcome</b>	<b>Resources</b>
<b>2.7 Fuel Poverty</b> Update current Affordable Warmth Strategy	November 2007	None	New strategy to identify and deliver affordable warmth in Carlisle.  Provide progress report to GONW with HEC Report	None
Create a referral system with local agencies (voluntary and charitable etc.)	April 2008	Lead for energy efficiency referrals in Local Area Agreement, providing new opportunities	Speedy, efficient referral system for those in direct contact with fuel poor on a regular basis.	None – possibility of EEAC's Strategic Development Officer spending more time developing links across the county, enhancing the service received in Carlisle
Identify funding for a solid wall insulation pilot for the fuel poor	September 2007	Some funding identified but more needed	Funding to proceed with pilot for pre-1920s homes in Carlisle	Some funding secured from Climate Energy

Run a pilot using different solid wall technologies and monitor efficiency	March 2008	None	Clear guidelines regarding the insulation of solid wall properties and baseline data to support future bids for funding.	See above
Research use of air source heat pumps in hard to treat properties where the occupant is in fuel poverty	January 2008	First monitoring equipment installed	Independent “real” data to be disseminated across the country as part of the Innovation fund commitment.	Remaining Innovation Fund resources
Work with the housing associations in Carlisle to create and deliver their affordable warmth strategy.	Ongoing	Substantial work carried out with Impact HA, Two Castles HA and CHA	Ensure that wherever a tenant moves they will never be at risk of fuel poverty	None. Work to date funded via measures installed and supported funding from ScottishPower. Further funding currently being sought
Target private landlords and their tenants with grants to improve the SAP (Standard Assessment Procedure) of their property beyond 65	September 2008	None	Ensure that wherever private tenants move they are never at risk of fuel poverty.	None
Create a more fluid referral process for central government grants	April 2007	Working via our insulation contractors - reduced waiting times for insulation from 14 to 3 weeks & for central heating 6 to 2 months by fully utilising existing partnerships.	Vulnerable customers are dealt with quickly and efficiently	None

### 3: Flood Projects (see Introduction)

Project	Time Scale	Progress to Date	Outcome	Resources
<b>3.1 <u>Decent Homes/ Group Repair</u></b>  Pilot project in Denton Holme (linked to the phased Group Repair Programme – <b>see 2.4</b> )	Completion – Nov 2007  Started on site – July 2007	Completed.	2 phases of Group Repair Programme completed in Denton Holme.	Current budget - £175,000 (no funding spent to date)  Funding to be carried forward into 2007/8.

### Theme 3: Affordability and Balancing the Housing Market

<b>Project</b>	<b>Time Scale</b>	<b>Progress to Date</b>	<b>Outcome</b>	<b>Resources</b>
<b>4.1 Section 106 Agreements</b>  a) Affordable housing b) Local connection c) “Commuted sums”  d) Standardise S106 across Cumbria (target in Housing Strategy for Cumbria)	) ) Ongoing - as per previous report. ) )  From 2008	To be taken out of future reports unless any updates             Cumbria Housing Group’s Affordable Housing subgroup to take responsibility for this issue, which has previously faced repeated delays.	Improve and speed up negotiations on S106 sites	Cumbria Housing Group.

\*\* The high level of current planning applications for flats and apartments (including 1-beds & studios) in Carlisle urban raises issues of sustainability over future demand for these properties. This is compounded by high levels of Right to Buy sales of family accommodation – with up to 90% of 3-bed houses sold on some more popular estates – leading to a parallel shortage of affordable rented accommodation for families.

Project	Time Scale	Progress to Date	Outcome	Resources
<b>4.2 Affordable Development Sites</b>				
a) Meet affordable housing target (25 to 30%) on S106 development sites.	} } } } }			
b) Tenure (social rented housing)	} } All ongoing as } per previous } report	To be taken out of future reports unless any updates		
c) Tenure diversification (location of affordable units)	} } } }			
d) Affordable housing target / social rented housing	} } }			
e) Rural housing target	From March 08	Recommendation to full Council to release 2 rural sites at below market value for affordable housing. <b>(see (g) below)</b>	Deliver new build affordable rural homes.:	<b>(See (g) below</b>
	Ongoing	Continue to promote rural exception sites	Deliver new affordable rural housing.	Existing staffing resources.(working with land owners. Local Plans & local RSLs)
f) Discounted sale %age	} Ongoing as } per previous } report	To be taken out of future reports unless any updates		



<p>g) Identify suitable sites owned by Carlisle City Council for potential affordable housing development</p> <p>h) Increase the supply of Extra Care housing for the elderly (in line with Housing Strategy Target)</p> <p><b>Extra Care Housing Scheme:</b></p> <p>Will meet a need identified in Carlisle's Housing Strategy 2005-10 for additional Extra Care spaces for people aged 55+, as well as providing accommodation for some younger</p>	March 08	Agreement from full Council to release 3 sites at below market value for affordable housing.	Deliver new affordable homes, as follows (site/capacity):	Valuations per Property Services:
	May/ June 08	Advertise for Housing partners as start of tendering/ selection process.	<ul style="list-style-type: none"> <li>• Low Meadow – up to 30 houses max</li> <li>• Brampton (Gelt Rise) – approx 16-18 houses</li> <li>• Rockcliffe – approx. 2 houses</li> </ul>	<ul style="list-style-type: none"> <li>• Low Meadow - £700k</li> <li>• Brampton - £820k</li> <li>• Rockcliffe - £100k</li> </ul> <p>Est. revenue (c.£12k per plot)*</p> <ul style="list-style-type: none"> <li>• Low Meadow - £360k</li> <li>• Brampton - £216k</li> <li>• Rockcliffe - £24k</li> </ul>
	Sep 07	Carlisle City Council and Cumbria County Council select Eden Housing Association as preferred partner to develop scheme and provide housing services (care provider to be selected later).	Partnership agreement in place to allow scheme to progress.	Work provided within Existing staffing resources.
	Nov 07	Carlisle City Council agrees to transfer site at Low Meadow, Belle Vue to Eden Housing for a nominal fee.	Secure site for development of scheme.	Value of site - £350k (Property Services valuation)
	Jan 08	Cumbria County Council confirms revenue funding for project.	Care provision secured.	County Council funding - £400k p.a.

\* Information provided by RSLs suggests they would be able to pay approximately £12k per plot based on a 2/3 bed house, but this will depend on the exact specification of the housing schemes, so these valuations are provided as a guide only.

<p>physically disabled people. Extra Care housing promotes independent living but with a 24/7 onsite care team.</p> <p>Developing further Extra Care schemes is also a priority of the <b>Cumbria Housing Strategy 2006/11</b>.</p> <p><b>Provisional construction timetable for Extra Care scheme</b> (assuming external grant funding secured in DH bidding round)</p>	April 08	Outline planning permission secured	Increases chance of securing DH funding as more security over scheme “deliverability”.	Cost of application paid by Eden. Support for application provided by Housing Services.
	May 08	Bid submitted to Department of Health (DoH) for funding to deliver scheme (£80m allocated to Extra Care Housing over the next 2 years (2008-10).	Mixed tenure housing scheme delivered to meet the housing needs of elderly and physically disabled people. Mixed community model to promoted independent living and help people with a range of support needs, including use of Telecare	Bid to DH for £4.74 million (of overall scheme cost of over £9.5 million)
	Nov 07 - Mar 09	Services of a specialist consultant have been secured to work with us on drawing up the bid.		Supporting People funding agreed - £50k p.a.
	April 09	Pre-construction preparation (inc. pricing, finalising design, and work by mechanical & electrical and structural engineers).	This would contribute towards meeting the need for the additional 144 units of Extra Care housing identified as being required during the lifetime of the Housing Strategy 2005-10 (p.42) – original source: Cumbria County Council Social Services, Very Sheltered Housing Strategic Development Plan 2002-2014	Cost of Consultant - £11600 (divided 3 ways with County Council & Eden HA)
	June 10	Start on site.		<ul style="list-style-type: none"> <li>Land supplied by Carlisle City Council</li> <li>Care funding provided by Cumbria County Council</li> <li>Grant funding from Department of Health</li> <li>Funding put in by Eden Housing Association</li> <li>Supporting People funding</li> </ul>
	Oct 10	completion of core building		
		Completion of bungalows (& houses with ‘disability suite’).		

<p>i) HA partnerships:</p> <p>Schemes approved through Housing Corp mini-bids round:</p> <p>Bids approved under Housing Corp's National Affordable Housing Programme 2008-11:</p>	1)	March 2008	Two Castles – refurbished 6 houses at Raffles empty since stock transfer	Bring empty homes back into use for affordable housing (rented).	Housing Corporation funding
	2)	March 2008	Eden – 6 properties in Carlisle – buy to rent	Meet a small element of the need for rented family housing identified in the Housing Market Assessment (HMA) for urban Carlisle.	Housing Corporation funding
	3)	March 2008	Impact - Men's hostel – St James Road (9 units)	Long-term replacement for Bridge Lane – hit by floods and since demolished	Housing Corporation funding
	4)	June 2009	Eden – refurbish 2 properties at the Square, Dalston for rent.	Contribute to need for rural affordable housing (identified in HMA for Carlisle Rural West)	Housing Corporation funding
	5)	Feb 2010	Impact – new build women's hostel (7 self-contained homes)	Replacement for existing out of date refuge – lacking modern facilities	Housing Corporation funding

Bid to Housing Corp through Regular Market Engagement (RME) May 2008:	6)	March 2010	Eden – 10 properties in Carlisle – buy to rent	Meet small element of need for rented family housing identified in the HMA for urban Carlisle.	Housing Corporation funding
	7)	Feb 2009	Eden – purchase 2 properties for rent in Hallbankgate	Contribute to need for rural affordable housing (identified in HMA for Carlisle Rural East)	Housing Corp funding (subject to approval of bid)

Project	Time Scale	Progress to Date	Outcome	Resources
<b><u>4.4 Research Systems (Carlisle City Council)</u></b>  <b>i) Low Cost Home Ownership Scheme (LCHO)</b>  a) Introduce new policy & application form	Completed Feb 06/ marketing ongoing	New policy and application form introduced, along with review of waiting list & additional marketing	As at Nov 06 we had 120 discounted sale properties with approximately 100 current applicants on the waiting list following review	Existing staffing resources

b) Set up new database	Completed Feb 06/ upgrades ongoing.	Database in place to coincide with policy & application form	Updated & improved system for matching applicants to vacancies now in operation	Existing staffing resources
c) Advise LCHO applicants on alternative affordable housing products	Ongoing – Eden “road show” facilitated by City Council for Jan 07	New applicants are provided with information on <i>HomeBuy</i> Products, administered through the “Zone Agent” for Cumbria (Eden Housing Association)	Inform applicants on alternative affordable housing solutions	Existing staffing resources
d) Update database for current & new LCHO developments. Current LCHO schemes:			Increase scope and range of intermediate housing products to local residents in need of affordable housing	Envisaged increase in workload for Housing Services if the no. of discounted sale properties we manage continues to increase
• Turnstone Park, Newtown Road (24 affordable units)	Completion expected 2008	8 discounted properties already sold at April 08		
• Lowry Hill – developer on site (16 units).	Completion expected 2008	6 discounted properties already sold at April 08		
ii) <b>Affordable Development Sites</b>	From Sep 2005 - constantly updated	Development table established giving summary of all affordable housing schemes in the district	Ongoing monitoring re progress of affordable housing projects now much easier and transparent	Existing staffing resources

Project	Time Scale	Progress to Date	Outcome	Resources
<b><u>4.5 Housing Strategy for Cumbria</u></b>  a) Sub-regional housing strategy (first document of its kind)	2006-11	Strategy completed and subject to review Nov 07 – April 08.  Key priorities identified in line with Regional Housing Strategy: <ul style="list-style-type: none"> <li>• Shortage of affordable housing</li> <li>• Creating decent homes &amp; environments</li> <li>• Housing the homeless</li> <li>• Regeneration</li> <li>• Homes with support or additional facilities</li> </ul>	The countywide strategy will exist as a “higher level” document in conjunction with Carlisle’s own district strategy 2005-2010	Cumbria Housing Group encompasses: <ul style="list-style-type: none"> <li>• A Housing Chair (elected Councillor supported by their Lead Officer)</li> <li>• Cumbria Housing Executive (made up of Councillors from 7 LAs + LDNPA))*</li> <li>• Cumbria Housing – Policy &amp; Practice Group (the Executive includes representation from GONW, NWHF** &amp; Regional Assembly)</li> <li>• Officer Support Group (inc. 6 subgroups): <ul style="list-style-type: none"> <li>- Decent Homes Group</li> <li>- Affordable Housing</li> <li>- Supported Housing</li> <li>- Homelessness</li> <li>- Research &amp; Information</li> <li>- Regeneration</li> </ul> </li> </ul>

\* LDNPA = Lake District National Park Authority

\*\* GONW = Government Office North West/ NWHF = North West Housing Federatio

## ***Glossary***

BC – Borough Council

BVI – Best Value Indicator

CASS – Cumbria Action for Social Support

CHA – Carlisle Housing Association

CHG – Cumbria Housing Group

CLG – (Department) for Communities and Local Government (formerly DCLG)

CLS – Community Legal Service

DC – District Council

DFG – Disabled Facilities Group

DH – Decent Homes standard

DoH – Department of Health

EEAC – Energy Efficiency Advice Centre

FLOSS – Front Line Officers Strategic Subgroup

GONW – Government Office North West

HA – Housing Association (also sometimes called a Registered Social Landlord)

HECA – Home Energy Conservation Act

HMA – Housing Market Area

*HomeBuy* – the Government's flagship shared equity scheme

HMO – House in Multiple Occupation

ICE – Improving Cumbria's Energy

LCHO – Low cost home ownership scheme (administered by Carlisle City Council's Housing Services)

LDNPA – Lake District National Park Authority

NAHP – National Affordable Housing Programme

NWHF – North West Housing Federation

PPS3 – Planning Policy Statement 3 (Housing)

PRO – Private Sector Renewal Policy (Regulation Reform Order)

PROP – Prolific and Priority Offenders

RME – Regular Market Engagement (in relation to Housing Corporation bids)

SAP – Standard Assessment Procedure

SEC – Sustainable Energy Centre

SP – Supporting People

S106 (Section 106 Agreement) – part of the *Town & Country Planning Act*, 1990, covering planning obligations – including affordable housing contributions.

Zone agent – a local housing association with the responsibility for managing the *HomeBuy* scheme (in Cumbria this is Eden Housing Association).