



COMMUNITY OVERVIEW AND SCRUTINY COMMITTEE

Committee Report

Public/Private* **Public**

Date of Meeting: 22nd November 2007

Title: **PERFORMANCE INFORMATION – UPDATED HOUSING
STRATEGY ACTION PLAN**

Report of: **DIRECTOR OF DEVELOPMENT SERVICES**

Report reference: **DS. 109/07**

Summary:

The purpose of this report is to update Members of the Community Overview and Scrutiny Committee with updated performance information, for the second quarter – to September 2007, 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 for the 2nd quarter of the year.

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 Background

- 1.1 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 for the second quarter of this financial year (1/7/07 – 30/9/07).
- 1.4 In this second report on performance 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 but are continued as part of the ongoing service 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 enable schemes to be set up on a Sub Regional basis. Currently a bid has been submitted based on the eastern part of the County.

Targets 1.9 & 1.10 have been completed but are included as ongoing part of the development of the service.

Target 1.11 has been developed over the last 2 years. An interim payment process for staff on call has been put in place pending a corporate system being developed under the Pay and Workforce Strategy.

Target 1.12 is a significant project for the provision of 60 units of accommodation for the elderly. Eden Housing Association have been selected as the preferred housing provider 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 reported to Executive in October 2007.

Target 1.14 – To be piloted 2007/08.

2.2 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. For The level of Approved grant was £1,019,000 at the end of the first quarter with a number of grant enquiries still being processed. A number of measures have been taken to stop all new grant enquiries and identify funding in this years capital programme to reduce the level of Approved grant to nil by year end.

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 for which there is currently not the capacity.

Target 2.4 the Group repair scheme is progressing.

Target 2.5 has been successful in delivering the Government 2010 target for Decent Homes in the private sector in 2007.

Targets 2.6 & 2.7 have seen ongoing development as well as the Energy Efficiency Advice Centre coming joint first in the Ashden awards for the Decent Homes project.

- 2.3 Flood projects – These have also been included in the Action Plan from the projects under the £1.5 million that the Government made available following the flooding emergency in 2005.

The Group repair scheme at 3.1, as stated already has started.

- 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 end of the second quarter
2007/08 (30/9/07)**

Theme 1: Supporting Vulnerable People PHASE 1.

Project	Time Scale	Progress to Date	Outcome	Resources
1.1 <u>Early Warning System</u> Develop early warning system in partnership with HAs, Private Landlords, Probation and mortgage providers to identify those threatened with or soon to be homeless	Completion - March 2008 2006/07: Establish a similar agreement to that which has been put in place with CHA with other HAs operating in the district Following meeting April 2007 –	2004/05: A system is in place with all Housing Associations for rent arrears and Probation for offenders. RESOLVE provides a mediation service and is employed to assist in preventing young people becoming homeless Landlords Forum re-established as link to private sector lets – stronger links still required. Mediation service being reviewed while current service continues Crisis intervention approach introduced for under 25s at risk of losing tenancy	Homelessness and repeat homelessness can be reduced through an effective early warning system, Homeless Officers will be able to intervene and provide advice and assistance in order to prevent homelessness	Existing staff resource - (refer to structure plan <i>Appendix 1</i>).

	2007 - Develop links with mortgage providers with a view to developing an early warning system	Staff training, leaflet in production stage, & contact with providers in planning stage.		Staff resource issues.
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Project	Time Scale	Progress to Date	Outcome	Resources
1.2 Repeat Homelessness Identify and analyse causes of repeat homelessness	Complete but analysis will continue	Completed Nov 2006 Analysis identified two key groups who have a tendency to re-present as homeless; 1. Families with poor tenancy track record e.g. anti social behaviour, rent arrears. 2. Young people excluded through behavioural problems Ongoing discussions with key agencies through Housing Panel & Steering Group. March 2006: Analyse causes of repeat homelessness**	Reduction of repeat homelessness cases, 1.1 'Early Warning System' will contribute to achieving this outcome	Existing staff resource - (refer to structure <i>Appendix 1</i>).

** Repeat homelessness in this instance does not only relate to BVI 214 'Repeat Homelessness Acceptances.'

Project	Time Scale	Progress to Date	Outcome	Resources
<u>1.3 Customer Satisfaction Measures</u> Implement customer satisfaction measures and compliant monitoring system	Completion - May 2007 but measures will continue 2006/07 Introduce joint staff client working groups. Analyse and Incorporate client feedback where possible	January 2007 Survey form has been developed and consultation with residents has commenced to establish their views on current service provision and how they would like the service developed	Improved Service delivery and customer satisfaction	Existing staff resource - (refer to structure <i>Appendix 1</i>).

Project	Time Scale	Progress to Date	Outcome	Resources
<u>1.4 Information Sharing Protocols</u> Develop information-sharing protocols in relation to homeless clients. Partners would include welfare and benefits agencies, HAs, Shelter, Prolific and Priority Offenders (PROP), Probation and	Completion - 2008 2007/08 Further protocols will be developed with the remaining agencies	2005/06/07 - Draft protocol developed in relation to housing 16/17 year olds. Implementation due late 2007.	Reduction and prevention of homelessness, improved service delivery e.g. a reduction in the time taken to make a homelessness decision, reduction in time spent in temporary accommodation	Existing staff resource - (refer to structure <i>Appendix 1</i>).

Cumbria Action for Social Support (CASS)	By December 2007	<p>2006/07 - Draft joint protocol for housing offenders has been developed and launched.</p> <p>Draft joint protocol for people with mental health issues has been developed. Negotiations re final draft ongoing but have hit hiatus – awaiting feedback from FLOSS* group before passing to Mental Health re sign up.</p> <p>An informal partnership has been established ‘CHIP’ (Carlisle Homeless Improvement Partnership) which will investigate an assessment panel for all single homeless people & a new holistic services model.</p>	<p>None as yet.</p> <p>Project brief and bid being worked up.</p>	Training in place.
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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><u>1.7 Choice Based Lettings</u></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>Sept 2007 Submit bid to CLG for funding to contribute towards the set up costs of a CBL scheme</p>	<p>Work progressed during 2007. Copeland BC were to be the "Accountable Body" for the bid. Barrow withdrew from the bid and in September Copeland and Allerdale also pulled out. The bid and costings were revised and an East Cumbrian bid submitted in October. Agreement can not currently be reached for any local authority local authority to become the accountable body, so the bid stands to be withdrawn.</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>The cost of the revised bid would have been up to £30,000 within the Housing Capital Programme.</p>
<p><u>1.9 Homelessness Practices</u></p> <p>Review homelessness practices against DCLG checklist and best practice elsewhere</p>	<p>Completion - May 2007</p>	<p>October 2006 Started working through DCLG checklist</p>	<p>Measure progress of development of services</p>	<p>Existing staff resource – (refer to structure plan Appendix 1).</p>

Project	Time Scale	Progress to Date	Outcome	Resources
<u>1.11 Out of hours service</u> Improve the out of hours service currently available to homeless clients (this will link to the corporate review of out of hours service)	March 2007 Part of the Pay and Workforce Strategy time scale Interim payment for service from April 07 as time scale not met by organisation.	August 2006 Assessing number and complexity of calls	Improved customer service	Existing staff resource plus any cost identified through the corporate review.
<u>1.12 Extra Care Scheme</u> New build extra care scheme in partnership with County Council and Eden Housing Association	Completion – Autumn 2010 Nov 2007 Sep 2007	Target of housing provider partner. Full Council agree to release site off Low Meadow owned by Carlisle City Council at sub market value towards development of scheme. Eden Housing Association selected as housing partner by City & County Councils.	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.

<u>1.13 Foyer</u> Redevelopment of YMCA into Foyer for young people incorporating housing, education and recreational activities	Completion - April 2010	Agreed in principle by Executive July 2007 – further report re capital funding to Executive & Community O&S in October 2007.	Reduce homelessness and potential homelessness through enabling young people to live independently, access training, education and employment	£10,000.00 – Feasibility study for the building for this scheme Grant contribution from £400k for phase 2 projects – from Regional Housing Board Grant – subject to Council approval. Housing Corp and Supporting People funding to be secured.
<u>1.14 Preventative Homeless Measures</u> 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 4.3 – Housing Provision budget)

Theme 2: Decent Homes including Empty Properties

Project	Time Scale	Progress to Date	Outcome	Resources
2.1 Grants Programme 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 & 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
2.2 Home Improvements 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
2.3 Empty Property Scheme a) To enable empty properties to be brought back into use by HAs: <ul style="list-style-type: none"> - 6 properties at Raffles with Two Castles HA 	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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Project	Time Scale	Progress to Date	Outcome	Resources
<u>2.4 Group Repair Programme</u>				
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><u>2.5 Decent Homes Scheme</u></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 & 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 & 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>2.6 <u>HECA</u></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 & Wellbeing Portfolio Holder & 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	Clear data to refer to GONW (Government Office North West) regarding the improvements made towards HECA targets to date. Identification of areas by post code that have not installed energy efficiency measures and will need help to make their homes more efficient	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.

Project	Time Scale	Progress to Date	Outcome	Resources
2.7 Fuel Poverty 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
<u>3.1 Decent Homes/ Group Repair</u> Pilot project in Denton Holme (linked to the phased Group Repair Programme – see 2.4)	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

Project	Time Scale	Progress to Date	Outcome	Resources
4.1 <u>Section 106 Agreements</u>				
a) Affordable housing	Target introduced 2005 – ongoing	Recommendation from Planning to set target at 30% - pending approval by Local Plan Inquiry inspector. Currently meeting target (25 – 30%) through S106 negotiations. However, it will take time for new affordable housing to filter through due to time scale from negotiation stage to developers being on site	Continue to secure affordable housing in line with Housing Strategy target through the planning system	Existing staffing resources (Housing Strategy team -see <i>Appendix 1</i>)
b) Local connection	Dec 2007	Have discussed in principle with Legal & Planning colleagues to relax current restrictions – further work required – first s106 agreements with connection to Carlisle urban now agreed.	Local connection criteria in existing S106 agreements currently too rigid in urban areas as linked to specific wards – would be more practical if connection required to Carlisle area only	Existing staffing resources (as above)
c) “Commuted sums”	From 2006 – agreement reached in principle to accept commuted sum or partial commuted	The Revised Redeposit draft of the Local Plan (para 5.35) allows for developers to make a financial contribution (commuted sum) towards the provision of affordable	There will occasionally be sites where it would be justified to accept a commuted sum where this could be better used to meet an identified housing need	Existing staffing resources

	sum payments to meet the affordable housing contribution as part of the S106 agreements on 2 planning applications - negotiations ongoing	housing on a suitable alternative site: “where it is neither practical nor viable to provide the housing on site”. However, the Housing Strategy for Cumbria states that commuted sums may be used only in exceptional circumstances”. Due to the particular dynamics of Carlisle’s housing market** it is considered there are occasions where commuted sums are a viable option (Planning Policy Statement 3 (PPS3) released Nov ’06 does allow for a financial contribution in lieu of on-site provision where it can be “robustly justified (para 29.) – although on site provision would always be the strongly preferred option in most cases.	(e.g. family homes or elderly accommodation) better than the proposed application. We have already agree this would be the most appropriate solution for 2 of our development negotiations	
d) Standardise S106 across Cumbria (target in Housing Strategy for Cumbria)	Start date Jan 2006 per countywide strategy	Cumbria Housing Group have so far been unable to progress this timetable – to be reviewed in line with new national guidance	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
4.2 Affordable Development Sites a) Meet affordable housing target (25 to 30%) on S106 development sites. b) Tenure (social rented housing) c) Tenure diversification (location of affordable units)	From 2005 Nov 2007 – target now set at 30% pending Local Plan Inquiry (see 4.1 a) As above From Nov 2006	Negotiations at various stages in respect of numerous developments in the planning system towards meeting this target – negotiations with Planning & developers are site specific to meet unique issues on each scheme More recently we have had greater success in negotiating rented units on some schemes with developers, but there is still a lot more to be done – the District Housing Survey 2006 will help support the need for additional social rented housing Housing Strategy for Carlisle (main document & original Action Plan) recognises important role of housing in	Deliver appropriate element of affordable housing on various sites in Carlisle’s urban and rural areas Securing additional new rented units – this has often been problematic in the past, due to resistance on the part of developers or their agents. However, more social rented units (particularly family housing – due to high levels of Right to Buy sales) are needed on many of our urban estates and also rural areas. Promote social inclusion through ensuring affordable housing element is “pepper-potted” around each scheme,	Existing staffing resources Existing staffing resources Existing staffing resources

d) Affordable housing target / social rented housing	From 2005	<p>building sustainable communities. The CLG's new Delivering Affordable Housing statement (released simultaneously with PPS3) in Nov '06 makes it clear that the Housing Corporation now only funds section 106 sites: "which integrate different tenures in a single site design, following mixed community principles" (92.)</p> <p>First negotiation on this basis agreed Aug 2006</p>	<p>to avoid social rented or low cost housing being stigmatised. (There may very occasionally be schemes where this is not practical where the affordable element is intended to meet the needs of a specific client group & the layout of the scheme does not lend itself to tenure diversification, but this would be extremely rare).</p> <p>Due to the significantly increased expense to HAs in "stacking up" rented schemes, compared with intermediate housing & the corresponding increases in discounts required from developers, it would be appropriate for Housing Services to agree to a proportionate reduction in the actual number of units provided by the developer on sites where we have requested rented units due to an identified need, as long as the overall financial contribution provided is commensurate with Housing Strategy targets –</p>	Existing staffing resources
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e) Rural housing target	Continue to work towards improving policy with Planning colleagues – ties in with review of Local Plan - 2007	<p>The Revised Redeposit draft of the Local Plan allows for an element of affordable housing on rural schemes of over 3 units (compared to 10 units in the city) as follows:</p> <ul style="list-style-type: none"> • 25% development costs on large sites (0.8ha/ 25 units) • 20% on medium sites (over 0.3 ha / 10 dwellings) • 10% on small sites (over 0.1 ha or 3 dwellings). <p>Because of the high level of need identified and the difficulty of finding suitable sites in rural locations it is essential to try and negotiate an element of affordable housing even on small rural sites.</p>	<p>based on discounted sale – i.e. 30% units (at 30% discount).</p> <p>The District Survey 2006 identified considerable levels of need in our rural areas (106 households p.a. in Carlisle Rural East and 43 p.a. in Rural West unable to afford market housing)</p>	Existing staffing resources
f) Discounted sale %age	From Dec 2006 - apply to all future negotiations on discounted sale properties - ongoing	Due to increases in house prices over recent years we would expect that the discount should be 30% to ensure the properties remain	<p>The Revised Redeposit Draft of the Local Plan stipulates that: <i>“Where affordable housing is to be provided at a discounted market value a discount of 25-30% will be</i></p>	Existing staffing resources

<p>g) Identify suitable sites owned by Carlisle City Council for potential affordable housing development</p>	<p>Dec 2007 – Housing Services to provide report for SMT</p>	<p>affordable in perpetuity. We would only anticipate that a smaller discount would be agreed in exceptional circumstances.</p> <p>Initial inventory of sites drawn up based on discussions with Property Services & Planning. (Development on many of the sites owned by the Council currently problematic at present).</p> <p>O&S workshop held Aug 07 looking at land supply.</p>	<p><i>sought”.</i></p> <p>Provision of land for affordable housing sites.</p>	<p>Land owned by the City Council (approval would have to be sought from Executive with regard to best consideration on individual sites)</p>
<p>h) Increase the supply of Extra Care housing for the elderly (in line with Housing Strategy Target)</p>	<p>Approved by full Council Nov 07</p> <p>Target for completion of Scheme - autumn 2010.</p> <p>Capital. bid made by housing partner in 2008</p> <p>Lifetime of Housing Strategy - ongoing</p>	<p>Full Council approval to transfer site off Low Meadow to deliver scheme in partnership with the County Council and Eden HA (selected as housing partner Sep 07 following 3-stage tendering process)</p> <p>Will need ongoing approaches to meeting identified housing needs for elderly residents in future</p>	<p>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</p>	<p>Land owned by the City Council</p> <p>Potential Housing Corporation or Department of Health funding and environmental grants</p> <p>Existing staffing resources</p>

<p>i) HA partnerships:</p> <p>Schemes secured through Housing Corp mini-bids round:</p>	1)	March 2008	Two Castles - 6 properties at Raffles left over from stock transfer. Approval to transfer second phase of 3 properties made by full Council Nov 07	Bring empty homes back into use for affordable housing (rented).	Properties transferred for a nominal fee by City Council Housing Corporation funding
	2)	March 2008	Impact – St James Road, single men’s hostel – 9 units	Long-term replacement for Bridge Lane – hit by floods and since demolished.	Housing Corp funding
	3)	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 for urban Carlisle.	Housing Corp funding
	4)	March 2010	Eden – 10 properties in Carlisle – buy to rent	Meet a small element of the need for rented family housing identified in the Housing Market Assessment for urban Carlisle.	Potential Housing Corp funding

5)	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)	Potential Housing Corp funding
6)	Feb 2010	Impact – new build women’s hostel (7 units)	Replace out of date hostel with up to date provision.	Potential Housing Corp funding

Project	Time Scale	Progress to Date	Outcome	Resources
<u>4.4 Research Systems (Carlisle City Council)</u> i) Low Cost Home Ownership Scheme (LCHO) a) Introduce new policy & application form b) Set up new database	 Completed Feb 06/ marketing ongoing Completed Feb 06/ upgrades ongoing.	 New policy and application form introduced, along with review of waiting list & additional marketing Database in place to coincide with policy & application form	 As at Nov 06 we had 120 discounted sale properties with approximately 100 current applicants on the waiting list following review Updated & improved system for matching applicants to vacancies now in operation	 Existing staffing resources 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	6 discounted properties already sold		
• Lowry Hill – developer on site (16 units).	Completion expected 2008	4 discounted properties sold at Nov 07		
ii) Affordable Development Sites	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
<u>4.5 Housing Strategy for Cumbria</u> 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"> • Shortage of affordable housing • Creating decent homes & environments • Housing the homeless • Regeneration • Homes with support or additional facilities 	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"> • A Housing Chair (elected Councillor supported by their Lead Officer) • Cumbria Housing Executive (made up of Councillors from 7 LAs + LDNPA))* • Cumbria Housing – Policy & Practice Group (the Executive includes representation from GONW, NWHF** & Regional Assembly) • Officer Support Group (inc. 6 subgroups): <ul style="list-style-type: none"> - Decent Homes Group - Affordable Housing - Supported Housing - Homelessness - Research & Information - Regeneration

* 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

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).