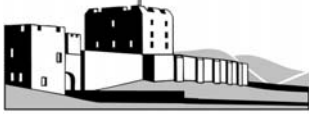


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COMMUNITY OVERVIEW AND SCRUTINY COMMITTEE

Committee Report

Public

Date of Meeting: 18th October 2006

Title: HOUSING CAPITAL PROGRAMME PROGRESS REPORT

Report of: DIRECTOR OF DEVELOPMENT

Report reference: DS 70/06

Summary:

This report presents Members of the Community Overview and Scrutiny Committee with the report that went to Executive giving an update on the Housing Capital Programme and the projects being undertaken.

Recommendations:

That the attached report that went to the Executive on the 25/9/06 be considered and commented upon.

Contact Officer: Simon Taylor

Ext: 7327

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
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Date of Meeting: 25 September 2006

Public Yes

Key Decision: Yes

Recorded in Forward Plan: Yes

Inside Policy Framework

Title: HOUSING CAPITAL PROGRAMME PROGRESS REPORT

Report of: DIRECTOR OF DEVELOPMENT SERVICES

Report Reference: DS. 58/06

Summary:

This report provides an update on the Housing Capital Programme and the projects being undertaken. It also seeks approval for the release of the capital funds allocated for the financial year 2006/07 for the delivery of the Housing Strategy.

Recommendations:

It is recommended that;

- Progress on the Housing Capital programme be noted;
- The capital funds totalling £1,250,000 allocated for the financial year 2006/07 to the Housing Strategy programme be released; and
- Members note the current estimated re-profiling of the 5 year programme.

Catherine Elliot
Director of Development Services

Contact Officer: Simon Taylor

Ext: 7327

1.0 BACKGROUND INFORMATION AND OPTIONS

- 1.1 This report sets out the background to the Housing Capital Programme and the three areas of funding for the programme and the amounts allocated. It then details budgets and spend to date and provides narrative on the projects. The Report also links the projects to the Housing Strategy Action Plan and states the importance of all current allocated funding to the delivery of the programme. The Housing Strategy Action Plan is reproduced in Appendix 1.
- 1.2 The overall capital programme provided by the Housing Service consists of operational budgets for private sector grants that have been provided since before stock transfer. In addition in 2005 a capital allocation of £5.3 million over 5 years was made for the delivery of the Housing Strategy. Following the floods in January 2005 the Government also gave a grant for recovery projects. All of these projects support the Housing Strategy.
- 1.3 The Housing Strategy Action Plan is monitored by the Community Overview and Scrutiny committee. The next monitoring report will include an updated Action Plan, which will include relevant information on the projects and their progress.
- 1.4 Delivery of the Housing Capital Programme will be reported internally to the Corporate Capital Projects Board who will support managers and staff in monitoring the progress of individual projects and the overall programme.
- 1.5 The Housing Capital Programme covers three main areas of spend and sources of funding. These are:
- Private Sector Grants – ongoing Council Capital operational budget;
 - Housing Strategy projects – additional approved allocation for delivery of the Housing Strategy; and
 - Flood Grant projects – part of Government grant post flood.

2.0 Private Sector Grants

2.1 These include statutory and discretionary grants. An annual amount of £768,000 is provided from the Council's ongoing Capital Programme. This is split into Disabled Facility Grants (DFG's) which are statutory, renovation grants and minor works grants, which are both discretionary. Grants are committed prior to the physical works occurring, which may lead to a significant delay before works are completed and grant paid. Part of this budget contributes to funding the group repair projects. In addition to the Council's grant funding for group repair work, matched funding is also provided by owners and landlords.

	Revised Budget	Expenditure to Date	Committed	Available
Renovation Grants	£871,900	£288,166	£587,612	-£3,878
Minor Works Grants	£34,300	£3,407	£6,509	£24,384
Disabled Facility Grants	£709,200	£166,083	£328,004	£215,113
Group Repair	£17,000	£0	£17,000	£17,000

2.2 The details of the above are as follows:

- Renovation Grants – Out of a budget of £871,900 the amount committed as at the end of August is £587,612 and the amount spent is £288,166.
- Minor Works Grants – Out of a budget of £34,300 the amount committed as at the end of August is £3,407 and the amount spent is £6,509.
- Disabled Facility Grants – Out of a budget of £709,200 the amount committed as at the end of August is £328,004 and the amount spent is £166,083.
- Group Repair – Out of a budget of £17,000 the amount spent is £0 but the funding is committed to part fund the group repair project with phase 1 starting in Denton Holme in December 2006.

3.0 Housing Strategy projects

- 3.1 The Housing Strategy was approved by Full Council in March 2005 and capital budgets were allocated for the delivery of the strategy Action Plan over a five year period 2005 – 2010.
- 3.2 Report (EPS 16/05) was presented to the Executive on 13 June 2005 requesting the release of the allocated funds within the capital programme for 2005/06 to be spent on the following areas:

Area of Spend	2005/06 £	2006/07 £	2007/08 £	2008/09 £	2009/10 £	Total £
Disabled Facilities Grant	300,000	300,000	300,000	300,000	300,000	1,500,000
Area Based Renewal/ Decent Homes	750,000	750,000	750,000	750,000	Nil	3,000,000
Empty Homes	100,000	100,000	100,000	100,000	Nil	400,000
Housing Provision	100,000	100,000	100,000	100,000	Nil	400,000
Total	1,250,000	1,250,000	1,250,000	1,250,000	300,000	5,300,000

- 3.3 The major part of the programme covered years 1-4 of the lifespan of the strategy with £1,250,000 being spent per annum as shown in the above Table. Year 5 was allocated £300,000 to fund Disabled Adaptations for the tenants of Carlisle Housing Association (CHA). The annual capital commitment projected for each year was therefore £1,250,000 with a final £300,000 being programmed for 2009/10 only. Release of the requisite funds for each year is however dependent upon a report being presented to the Executive requesting approval of the allocated budget.

	Revised Budget 2006/07	Expenditure to Date	Committed 2006/07	Available 2006/07 *1	Carried forward from 2005/06*2
Disabled Facilities Grant Carlisle Housing Association	£315,100	£166,976	£148,124	0	
Area Based Renewal/ Decent Homes	£1,495,000	£35,325	£509,675	£205,000	£745,000
Empty Homes	£200,000	£131	£99,869	£0	£100,000
Housing Provision	£100,000	£7,825	£92,175	£0	
Total	£2,110,100	£210,257	£849,843	£205,000	£845,000

*1 Balance of 2006/07 Budget not yet committed

*2 Budgets from 2005/06 carried forward to 2009/10 due to implementation issues.

- 3.4 The revised budgets for 2006/07 will be reprofiled to transfer the surplus carried forward from 2005/06 into 2009/10. The revised profiling of the £5.3m Capital allocation is shown in the table below. Updates on the profiling of expenditure over financial years will be given at regular intervals.

2005/06	2006/07	2007/08	2008/09	2009/10	Total
£390,000	£1,250,000	£1,250,000	£1,250,000	£1,160,000	£5,300,000

Disabled Facilities Grant (Carlisle Housing Association)

- 3.5 Out of a revised budget of £315,000 (£300,000 per year for the lifetime of the Housing Strategy plus £15,000 carry forward for committed grants) the amount committed as at the end of August is £148,024 and the amount spent is £166,976. This represents 60% of the Grant award from Central Government with the extra 40% coming from the Council's ongoing Capital Programme.

- 3.6 Prior to the transfer of housing, between £400,000-500,000 was spent per annum on disabled adaptations to Council housing. The business plan for CHA initially allowed £50,000 for disabled adaptations. The statutory responsibility for funding disabled adaptations lies with Carlisle City Council. As such a provision of £300,000 per year for 5 years was allocated as part of the delivery of the Housing Strategy. Carlisle Housing Association has subsequently increased their funding of disabled adaptations to £145,000.

Decent Homes/ Group Repair

- 3.7 Under this heading two main projects are being worked on Decent Homes (Thermal Comfort) and Group Repair. Currently two years worth of allocated funding for Decent Homes is within the current year's budget. It is intended to re-profile the budget allocation from 05/06 to financial year 09/10 and this can be done at year end together with the re-profiling of some of the year 2 funds.
- 3.8 The Decent Homes project concentrates on the delivery of works to properties that will improve their insulation and thermal comfort for the benefit of vulnerable households. This work is being carried out through the Energy Efficiency Advice Centre. It required a planning and lead in period of between 3-6 months starting in late May this year. In the first 8 weeks of the project £150,000 of work has been undertaken with the invoices due to be processed in the next few weeks. As such, it is intended for the project to continue to the end of March 2008 using funding from years 2 and 3 of the programme.
- 3.9 Group Repair is the second project and it has a planning and lead in time of 9 months. It is anticipated that this will be an ongoing process with a number of phases to the end of March 2010. The project is starting with an initial pilot, with the first two phases in Denton Holme programmed for October 2006. As works include re-roofing a number of properties, however, it may be early spring 2007 before the works are completed. Additional funding of £175,000 will also be utilised from the Decent Homes budget.

Empty Properties

- 3.10 As with the Decent Homes budget, funding from year 1 has been added to year 2 and it is anticipated that this will be re-profiled to year 5 at the year end. Work on dealing with Empty Homes has been delayed due to the implementation of provisions of the Housing Act 2004 which came in force in April 2006, including the introduction of licensing of Houses in Multiple Occupation and the Housing, Health and Safety Rating System.
- 3.11 A number of long term empty CHA properties have been brought back into use through use of the Housing provision funding. Currently Two Castles Housing Association are carrying out building inspections to 3 long term empty properties on the Raffles estate. It is anticipated that a significant proportion of this year's allocation of £100,000 will be used as an empty property grant to bring these properties back into use with work starting this financial year. The remainder of the budget will be re-profiled to later years.

Housing Provision

- 3.12 Of the budget of £100,000 for this year, £45,000 is committed to add to the £375,000 from the Regional Housing Board to Two Castles Housing Association for the provision of 8 units of affordable housing at Burgh by Sands. This project will be completed by 31st March 2007. The rest of the money will fund the continuation of the project to bring empty properties back into use with Carlisle Housing Association.

4.0 Flood Grant Projects

- 4.1 The Office of the Deputy Prime Minister provided a grant of £1.5million to the Council in April 2005 to deal with the recovery of the floods. The Housing Service has responsibility for 4 projects. These are:
- Decent Homes (in the affected areas)
 - Vulnerable properties (uninsured houses)
 - Flood resilience pilot
 - Energy efficiency measures (in the affected areas)

	Revised Budget	Expenditure to Date	Committed	Available
Decent Homes	£175,000	£0	£175,000	£0
*Vulnerable Properties	£325,000	£0	£120,000	£205,000
*Flood Resilience Project	£40,100	£1,120	£24,000	£14,980
*Energy Efficiency Measures	£34,000	£18,000	£7,000	£9,000

*Projected underspends to be re-allocated within the Council to other projects.

Decent Homes

- 4.2 The budget of £175,000 will be used to joint fund the initial group repair pilot scheme in Denton Holme. This project is due to start in the New Year.

Vulnerable Properties

- 4.3 Following the flooding in 2005, after the initial investigations it was anticipated that between 15-20 uninsured properties owned by vulnerable people would need work done to them. In the event only 3 properties are having work undertaken funded by the Council and these should be completed by spring 2007. The cost will be approximately £120,000. As such, the remainder of the budget is to be re-allocated to other works.

Flood Resilience Project

- 4.4 This started last year and there are 2-3 properties left to finish. The works should cost £25,000 with the rest of the budget available for re-allocation.

Energy Efficiency Measures

- 4.5 In the flood affected areas these measures are reaching the end of the programme. Out of a budget of £34,000, £14,697 has been spent, £7,000 committed and the remainder to be re-allocated.

5.0 Consultation

Consultation to Date

- 5.1 Internal consultation relating to the Housing Strategy Capital Programme has been held with senior management and the finance department together with the Portfolio Holder.

Consultation Proposed

- 5.2 Following the Executive meeting on 29th August 2006 this report has been worked upon for re-submission to the meeting on 25th September 2006. It will be presented to Community Overview and Scrutiny on 18th October 2006. Any comments made will be reported to the Executive on 23rd October 2006 prior to being forwarded to Full Council.

6.0 RECOMMENDATIONS

- 6.1 It is recommended that;
- Progress on the Housing Capital programme be noted;
 - The capital funds totalling £1,250,000 allocated for the financial year 2006/07 to the Housing Strategy programme be released; and
 - Members note the current estimated re-profiling of the 5 year programme.

7.0 REASONS FOR RECOMMENDATIONS

- 7.1 The recommendations will allow for the release of the Housing Strategy funding, which will enable the Programme to be implemented.

8.0 IMPLICATIONS

- Staffing/Resources – There will be a significant impact on the work for the staff within the Housing Services section. The spending of capital and the implementation of the Strategy will depend on the availability of resources and will continue to offer challenges through delivery within current resources. This will need to be monitored through the Action Plan progress reports.

- Financial – The report proposes a re-profiling of the Housing Strategy funding within the Programme but it is still anticipated that the programme as a whole will be completed in 2009/10 as originally envisaged and this report seeks approval for the release of the 2006/07 funding contained in the Housing Strategy allocation.
- Legal – N/A
- Corporate – The Housing Strategy is a corporate document as is delivery of the targets within it.
- Risk Management – There is a risk that the lack of resources will result in slippage in the programme. Management of the delivery of the Housing Strategy will be a continuous one with progress reports on projects being produced regularly for the Capital Projects Board, Community Overview and Scrutiny Committee and the Executive. There is also the risk that the Grant awarded by the Government may decrease in future years and there will be a greater call on the Council's capital receipts.
- Equality Issues – The Housing Strategy addresses equality issues in the provision of housing but there may be issues if projects are not delivered.
- Environmental – The Housing Strategy addresses some environmental matters and there may be issues on the built environment if projects are not delivered.
- Crime and Disorder – Will be taken into consideration in the delivery of projects.
- Impact on Customers – There may be issues if projects are not delivered.

Catherine Elliot
Director of Development Services

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**Housing Strategy for Carlisle
2005-2010
Action Plan Update 1
May 2005**

1. Supporting Vulnerable People

Priorities for Action	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
1.1 With partners, review services for homelessness, including number & type of accommodation to ensure it is suitable for changing needs	To complete review, including action plan. Scope and timetable to be agreed first meeting, Dec 2004	Review complete including SMART action plan; timescale to be agreed	Review underway; 2 workshops with partners. Draft action plan under production; will be reported on separately		Simon Taylor Tel 01228 817327 e-mail simont@carlisle.gov.uk. Support from Registered Social Landlords (RSLs)	For review- existing staffing resource: Carlisle City Council, staff & Members RSLs, Social Services, SPP Hostels- operation of current 60 units is self funded through housing benefit & SPP:
1.2 Continue to provide advice and assistance to homeless people to enable them to access appropriate, temporary accommodation that best suits their needs	To deal with all applications within the statutory timescale of 33 working days	Target achieved each month	Currently achieving 75% due to impact of flood recovery work; hope to address, refer 1.3 below		Supporting People Programme (SPP) Social Services & others to be defined	£485,000 cost 2004-05 £487,000 refunded plus £112,000 salaries & £10,000 additional operations
1.3 Continue to develop links with other agencies and private sector landlords to ensure a partnership approach to preventing homelessness, i.e. enabling people to remain in their own homes	To reduce number of applications by 20 each year, beginning 2005-2006 Target to be reviewed year 2, depending on resources	To reduce applications by 10, September 2005 and by 20 March 2006	All applications not yet entered onto system due to capacity issues exacerbated by flood. Capacity issues addressed through additional homelessness & admin support; 6-9 months from May 2005	Additional capacity funded by salary under spend c/fwds, Housing Strategy revenue & Belwin		£116,000 yrs 2-5 for salaries £50,000 yrs 2-5 for development work CHA: 39 units per week through Accommodation Support Initiative; £145,000 per annum Housing Visitor service; Croftlands in partnership with CASS (around 17 units); £50,000 per annum to help maintain tenancies of people with mental health problems
1.4 To develop life skills of young people to help to maintain tenancies						

Priorities for Action	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
1.5 Develop a partnership approach to aids & adaptations service so we may provide disabled facilities grants to all those that require them	100% of valid applications dealt with in statutory timescale of 6 months	Waiting list for grants reduced to zero, 2003	No waiting list; currently circa 90 [CHA] applications outstanding	£300,000 allocation per annum for 4 years to be targeted towards CHA homes	Simon Taylor & Carlisle Housing Association (CHA) Support from Occupational Therapists, Home improvement agency	£295,000 operational grant funding per annum <i>£300,000 capital bid for yrs 1-5</i> <i>£145,000 CHA</i>
1.6 Provide support to young people to enable them to maintain their housing benefit claim	To reduce number of homeless young people by 10%, April 2006; to be reviewed year 2	To reduce number of homeless young people by 10%, April 2006	A longer term target Further actions are identified in the Homelessness & Hostels action plan			Support for young people through the Council's Advice Centre & Supporting People Programme
1.7 Continue to support the Home Improvement Agency, Anchor Staying Put, to enable people to remain, and be cared for, in their own homes, especially elderly, disabled and those on low incomes	Targets for discretionary grants to be set when budget allocation confirmed & depending on applications for disabled facilities grants		Pending approval of carry forward request to determine amount payable to the Agency; aim is to increase capacity in the Agency to free up council staff time to deal with flood recovery	£s matched by Supporting People funding	Simon Taylor	£40,000 operational grant per annum
1.8 Continue to ensure that the needs of the vulnerable people, including minority groups are addressed through the Supporting People Programme	Targets for this programme to be finalised early 2005 when contract agreed	Needs assessment for the 5 year Cumbria wide SPP strategy (2005-2010) produced by end 2004	Supporting People Strategy in place. Standards of service set within contract documentation	Contract price still to be determined; dependent on value for money review [by Supporting People]	Simon Taylor	<i>£0.75-1million, to be confirmed early 2005</i>
1.9 To research the reasons for abandonment of tenancies	Impact Housing to agree		Impact Housing contacted May 2005; to follow up		Keith Dobson, Impact Housing	Registered social landlords

Priorities for Action	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
1.10 In partnership, deliver the Health and Affordable Warmth Strategy to improve energy efficiency and reduce the amount vulnerable households spend on keeping warm, assisting the Decent Homes standard	To improve 1500 homes by March 2006, 1090 measures installed April – Nov 2004	2052 home energy checks carried out April – Nov 2004	Cavity wall insulation to be removed from flood affected properties.	Cost of stock condition survey approx £150,000; £50k from Housing Strategy, £100,000 from Government grant of £1.5m	Simon Taylor / Suzanne Burgess, Energy Efficiency Advice Centre (EEAC) Tel: 01228 672448 e-mail: mailto:alland@carlisle.gov.uk Suzanneb@carlisle.gov.uk Supported by ICE ¹	ICE scheme- £3million over 2 years, 2004-2006 Cumbria wide Advice Centre - £2-3 million over last 3 years for Carlisle
		To improve 3000 homes by March 2007	Shorter term milestones to be identified as part of flood recovery work; stock condition survey to inform ways in which works can add value (refer Housing Recovery action plan, priority 8)			
		2003, reduction in the emission of carbon dioxide into the atmosphere of around 5600 tonnes achieved				
1.11 Provide benefit checks for customers of the energy efficiency service to maximise take-up of entitlement	Increase benefit take-up by £s by March 2006 – a new scheme so benchmark required	To identify benchmark, March 2005	Caseload benchmark March 2005 (housing & council tax benefit only) 8313 Target to increase by 10% March 2006	ACE ² learning from good practice day on housing benefit administration has resulted in a joint bid (5 Cumbrian councils) to DWP for £200,000 for benefit take-up campaign; £142,300 granted	Myrna Hill, Strategic Advice Co-ordinator, Carlisle City Council Tel 01228 817 475	

¹ Improving Cumbria's Energy

² Achieving Cumbrian Excellence programme

2. Decent Homes, including empty properties

Actions	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
2.1 In partnership with Eden District Council, produce and deliver an Empty Homes Strategy to provide a framework to identify and encourage owners to bring back these properties into use.	To reduce the number of long term privately owned empty properties by 20, by April 2005 Target to be reviewed year 2, depending on resources	Empty homes reduced by 13 2003 & by 20 2004 Empty homes reduced by total of 30 in the private sector & 120 in social rented sector, April 2006	Focus to be on supporting Housing Recovery action plan during year 1 of strategy; to be informed by stock condition survey	Resources for year 1 of strategy (£100,000) directed towards flood affected areas ³ Potential for additional allocation from Government grant; refer Housing Recovery action plan	Allan Dickson, Carlisle City Council Tel 01228 817339, email alland@carlisle.gov.uk Support from parish councils	<i>£100,000 capital bid for yrs 1-4</i>
2.2 To provide 25% grant assistance to bring targeted empty homes to Decent Homes standard (home owners to invest balance)	To reduce the number of empty properties by 10 through enforcement action, April 2006		New officer in post (March 05) to develop enforcement action protocols; target to be reviewed			
2.3 To develop a more proactive service that identifies where the empty properties are and prioritises / targets those of particular shortage, e.g. family homes and homes in rural areas; -include empty homes in the survey programme of unfit & non-decent homes -use enforcement action within the new Housing Bill to force owners to bring empty properties back into use	To reduce the number of vacant social sector homes by 120, April 2006; target to be reviewed every 6 months		Database of all empty properties in district completed; to use corporate GIS resource to map & to identify hotspots Longer term target, however, 30 CHA homes brought back into use to house flood victims Pilot scheme to bring empty CHA properties back into use to provide supported housing, 2005	£25,000 investment by Carlisle City Council; funding from Community Foundation for furniture £100,000 allocated from Housing Strategy, affordable homes, to lever in other resources	Carlisle Housing Association, Impact Housing & Two Castles Housing Association	Carlisle Housing Association, £46million stock investment programme following LSVT; £9.6million 2004 £13million 2005 £9million 2006 for repairs & modernisation

³ Part of £850,000 capital programme, 2005 – 2006

Actions	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
2.4 Introduce an Empty Property leasing scheme ⁴ when owners will not take action to bring their property back into use	Introduce a Leasing Scheme by March 2006 & identify no. of priority properties to be brought back into use	Leasing scheme in place March 2006	This will be delayed due to new priorities following flood. New timescales to be agreed	Financial impact of flooding on this action to be considered	Allan Dickson	<i>To be confirmed</i>
	Increase Council Tax to 100% on properties brought back into use		An automatic consequence of homes back in use		Allan Dickson	
2.5 Continue to target properties that are in poorest condition & are occupied by the most vulnerable through grant assistance for disabled facilities, repairs, & energy efficiency	40 homes made fit by March 2006 to achieve upper quartile performance for BVPI no. 62 (number of homes made fit)	To meet Govt targets: 771 non-decent homes made decent by 2006;	31 homes made fit by March 2005. Long term vacant posts recently filled will improve this performance further	Stock condition survey to identify how repairs can add value, including insulation, security & flood resilience measures; links to 2.1	Allan Dickson	<i>Cost of meeting Decent Homes standard is: £2.65million to 2006 £825,000 2007-2010 £825,000 2011-2020</i>
2.6 Use indices of deprivation, ward profiles, housing benefit recipient information & local house condition survey results to target unfit properties in these areas	Achieve 4% of unfit properties made fit each year	A further 240 by 2010; 241 by 2020	House condition survey currently being commissioned will concentrate on flood affected areas but will extend to sample survey covering the whole of the district, including rural areas. To inform spending priorities of £1.5m	Bid to Government for £3.9m for decent homes, refer Housing Recovery action plan		
2.7 To bring properties to Decent Homes standards in target renewal areas	Scheme completed by March 2008	1 scheme underway by March 2006 in Carlisle South ⁵	Focus to be on supporting Housing Recovery action plan. New scheme delayed; likely timescale Sept 2006		Simon Taylor	

⁴ Private sector property brought back into use & leased to housing association to provide affordable homes

⁵ To maximise match funding

Actions	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
2.8 CHA to develop individual Neighbourhood Investment strategies to bring all social, rented homes to Decent Homes standard by 2010 ⁶ , prioritised according to neighbourhood profiles	<p>Contained within Investment strategies</p> <p>Strategies to include targets to address social /economic factors including enterprise & community safety</p> <p>Investment strategies prioritised by December 2004</p>	<p>Within Investment strategies but ultimately 100% to reach Decent Homes Standard by 2010</p>	CHA to report progress as part of regular monitoring process	N/a	Carlisle Housing Association Tel 01228 882709	Carlisle Housing Association; £46million stock investment programme following LSVT
<p>2.9 Continue to support local education providers & private sector landlords in providing good quality, safe accommodation for students, by increasing the number of properties approved under the City's Accreditation Scheme.</p> <p>200 currently approved</p>	<p>Increase the number of accredited properties by 20; March 2006</p> <p>Target to be reviewed for subsequent years depending on resources</p>	<p>900 units (bed spaces) approved since scheme began, mid 1990s</p> <p>20 additional properties approved; March 2006</p>	Still on target, not affected by flood; supports Learning City priority		Allan Dickson	Existing staffing resource

⁶ Government target for social housing landlords

Actions	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
2.10 Establish regular liaison between HE & FE institutions, Carlisle City Council & other relevant agencies	To establish working group to progress development of student centre and accommodation in Carlisle	Group established, October 2004	<p>Student Centre: decision on Centre deferred pending submission of University Education Cumbria Business Plan to HEFCE⁷, October 2005</p> <p>Student Accommodation: Initial meeting convened by Impact Housing 9 Jan 2005; established need for HEIs to articulate future needs. Next meeting 25 May 2005</p>		<p>Alan Brown, Carlisle City Council Tel 01228 817552, email alanb@carlisle.gov.uk</p>	Existing staffing resource – Council & University Education in Cumbria project
2.11 Liase with HE & FE institutions, private developers and internally with the City Council's Property, Planning, Economic Development and Housing services to identify potential sites for purpose built student accommodation	Quantity & type of accommodation needed to be identified by 2005; achieving this target is dependent on information emerging on projected number of students	Potential site(s) identified in Local Plan, March 2005	Potential site identified at Willowholme, however, still dependent on need being clarified		<p>Chris Hardman, Carlisle City Council Tel 01228 817190, email christopherh@carlisle.gov.uk</p> <p>Supported by University of Central Lancashire & other HE providers</p>	Land required for development

⁷ Higher Education Funding Council for England

3. Affordability & Balancing the Housing Market

Actions	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
3.1 Strengthen section 106 policy in Local Plan in collaboration with planning to secure affordable / shared ownership units and / or commuted sums on new developments	25-30% of developments to be affordable/social units and/or 'commuted sum' payments; based on need and site development cost To identify more innovative ways in which to secure affordable housing, e.g. shared equity schemes / agreements with housing associations		S106 agreements strengthened in current plan out to consultation	£100,000 allocated to pilot programme, working in partnership with CHA to bring back empty properties into use (refer 2.3)	Simon Taylor, Carlisle City Council	£100,000 per annum potential commuted sums £4million from Regional Housing Board for the sub-region for affordable housing 2005 depending on scheme(s) put forward <i>Potential £4million 2006</i> <i>£100,000 capital bid for grants to RSLs, yrs 1-4</i>
3.2 CHA to produce a development plan which seeks to redress balance of social housing options [due to RTB particularly of family homes]	Within development plan for CHA	Plan produced by December 2004	CHA to report progress as part of regular monitoring process; details still to be agreed		Carlisle Housing Association	Plan commissioned by CHA <i>Bid to Housing Corporation</i> <i>Land for development</i>

Actions	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
3.3 Lobby at sub regional level so the needs of Cumbria, including Carlisle, are reflected in Regional Housing Strategy, currently being reviewed. To put particular emphasis on total cost indicator thresholds	Draft regional statement submitted October 2004	Draft Regional Housing Strategy published November 2004	Cumbria Housing Statement submitted; reviewed by Regional Housing Board [along with all other submissions]. Draft Regional Housing Strategy published ⁸		Simon Taylor, Carlisle City Council	Existing staffing resource but with additional support from Audit Commission & GONW ⁹ through Cumbria Housing Improvement programme & ACE
3.4 Sign-up to development of Housing Strategy for Cumbria	Formal commitment from Carlisle City Council, January 2005 (achieved November 2004)	Within project plan for Strategy, 2005 onwards	Terms of reference agreed & project plan to be produced, May 2005 Carlisle City Council currently project managing production of Strategy		Carolyn Curr, Carlisle City Council; support from other Cumbrian Districts, Cumbria County Council, RSLs through Affordable Homes, Decent Homes, Regeneration & Data Collection sub groups	
3.5 Continue to progress housing developments in rural areas; Longtown-permission granted; Burgh by Sands & Cumrew – may come within "exceptions" scheme	4 affordable units developed Longtown, 2004-2005 8 units developed Burgh by Sands, 2005-2006 Carry out housing needs survey, Cumrew, June 2005	Submission to Housing Corporation to support Longtown, December 2004 Burgh by Sands bid, June 2005	Longtown under review Burgh by Sands underway; brought forward through £4m Affordability Project, 2005/06; 4 shared equity units, 4 to rent Housing needs survey Cumrew done	£340,000 secured through Cumbria wide Affordability Project Further £4m allocated to Cumbria 2006/07; Cumrew survey to inform 2006-2007 bid	Simon Taylor, Carlisle City Council; Support from Impact (Longtown) & Two Castles (Burgh by Sands)	<i>Housing Corporation £s - support to be determined</i>

⁸ Priorities are: Urban renaissance & dealing with changing demand; Providing affordable homes to maintain balanced communities; Delivering decent homes in thriving neighbourhoods; Meeting the region's needs for specialist and supported housing

⁹ Government Office North West

Actions	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
3.6 Work in the sub-region to develop a robust database of evidence of housing need that may be used with other intelligence on demographics, employment, crime and disorder, health, etc to inform future strategy	<p>To be agreed in the sub-region by the project group</p> <p>To review & update the database on an ongoing basis, but at least annually</p>	<p>Enabling Officer in post, September 2004 (temporary)</p> <p>For Carlisle: Phase 1 – Morton area, October 2004</p> <p>Phase 2 – Stanwix, Upperby & up to 3 rural parishes, April 2005</p> <p>Database reviewed & updated April 2006</p>	<p>Phases 1 & 2 done; Dalston in progress, Orton to start, June 05</p> <p>CRHT¹⁰ to complete Brampton, Hayton & Burtholme</p> <p>Opportunity to assess housing need in Carlisle as part of the stock condition survey</p> <p>A Cumbria wide data collection group established to inform development of Cumbria Housing Strategy, refer 3.4</p>	CRHT funded by Carlisle City Council; to supplement Brampton Area Parish Plan	Simon Taylor, Carlisle City Council	Existing housing & planning staff within the 6 Cumbrian districts; Cumbria County Council
3.7 Work with other agencies, especially social services, health, social & private rented sector & lenders to improve intelligence about housing markets and need			Themed groups will include other agencies to inform housing need in support of the Housing Strategy for Carlisle & Cumbria Housing Strategy			
3.8 Link to Cumbria wide Race & Diversity group to improve information on needs of minority groups			Carlisle City a member of this group			

¹⁰ Cumbria Rural Housing Trust

Actions	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
3.9 Establish methodology to carry out research with new recipients of Council Tax bills	Survey 50% new recipients by April 2006	Survey 10% new recipients by April 2005	To be encompassed by stock condition survey		Simon Taylor, Carlisle City Council	Existing staffing resource
4. Monitoring & Evaluation						
Actions	Targets	Milestones	Update	Financial Update	Action Owner & Support	Resources
<p>4.1 Review governance arrangements for the delivery and performance management of the strategy and action plan including a review of the roles and functions of individual partners, officers and groups, such as the internal and external Housing Strategy groups</p> <p>4.2 Regularly review progress of action plan; each action owner to provide updates to review group Update as; -targets and milestones achieved -new priorities and opportunities emerge -evidence of changing needs & demographics is gathered</p>	<p>Review governance arrangements by March 2005 including membership and terms of reference for housing strategy group(s)</p> <p>Progress reviews held every 3 months to raise awareness of issues for all stakeholders</p> <p>Annual review of priorities and resources to update action plan</p>	<p>Housing strategy review group(s) in place March 2005</p> <p>1st review July 2005 & every 3 months thereafter</p> <p>First annual review in time for budget process 2005-2006, November 2005</p>	<p>(Internal) Housing Strategy group refreshed to report progress through Executive Committee & Community Overview & Scrutiny Committee. Executive group, 3 theme groups and Carlisle Housing Partnership (formerly the external Housing Strategy group) to support the reporting process - refer to flow chart</p>		<p>Chair of (Internal) Housing Strategy group; Carlisle City Council's Overview & Scrutiny Committee</p>	<p>Housing Strategy group(s) including Carlisle City Council & strategic partners</p>