

A stylized graphic of a city skyline in shades of blue and white, featuring various building shapes, houses, and clouds. A large white curved arrow points from the top left towards the center. The text is centered within this graphic.

# Action Plan

## Healthier Housing Strategy 2011-2014

2011/12											
Strategy outcome/ priority	Objective	Action	Activities we will undertake	Who is Responsible?	Quarter 3 - Oct - Dec 2011	Quarter 4 - Jan - March 2012	Quarter 1 - Apr - June 2012	Quarter 2 - July - Sept 2012	Outputs by October 2012		
1. There are suitable homes for everyone (access)	There are more homes suitable to meet different aspirations and needs	Develop and adopt the Core Strategy	Complete and submit the Core Strategy for examination and subsequent adoption	Development Plan Manager / Development Plan Team							
			Monitor its implementation through the planning application process to ensure its policies are delivering on housing need and aspirations								
		Deliver priorities within the Local Investment Plan	Undertake a housing market and needs assessment	Housing Strategy Manager / Housing Strategy Team							Local need understood & services planned accordingly
			Work with the HCA and developer partners to develop a local delivery plan								
					Review availability of funding mechanisms i.e. NHB etc	Housing Strategy Manager / Housing Strategy Team / Development Plan Manager / Development Plan Team					Plans in place to deliver priorities within the LIP
					Conduct feasibility studies of Council owned sites for regeneration to link decent homes, worklessness & tenure diversification						
					Take forward the council-owned garage sites project to identify land for new housing (to incorporate specialist provision where appropriate)						
					Assess potential to use HRA funding for development						
					Take forward any section 106 opportunities to deliver affordable housing (to incorporate specialist provision where appropriate)						
					Work with neighbouring authorities to identify suitable gypsy and traveller sites						
					Develop co-ordinated approach to the delivery of flexi care housing and other housing options for older people						
		Make better use of the private sector to meet housing need and demand			Bring empty properties back in to use through advice, Financial Assistance or direct intervention (Enforcement)	Housing Advice Manager / Private Sector Enforcement Team					Empty Homes brought back into use
					Increase supply of long term private rented tenancies (12 months or more) to assist in discharging the homelessness duty by working with Private Sector Landlords						
					Develop and improve the Private sector leasing scheme and increase the numbers of properties on the PSL scheme by working with Empty Property Owners and Private Sector Landlords						
Make better use of social and affordable rent homes			Develop a tenancy strategy with social landlords to provide direction to the use of fixed term tenancies in social housing stock, and conversions from social rent to affordable rent	Housing Strategy Manager / Housing Strategy Team					Local need understood & services planned accordingly		
			Work with partners to consider the use of flexibilities within the Localism Bill to better manage social and affordable housing to meet needs								

		Households are able to move to a quality, affordable, home to meet needs	Improve mechanisms by which households are able to access accommodation	Further develop the allocations policy and Finding a Home CBL scheme in light of recommendations from the impact assessment, and to increase access to other tenures for example to include accredited private sector landlords	Housing Advice Manager						Private sector properties advertised on the CBL scheme	
				Develop & promote approach to housing options that is focused on earlier interventions, helps people to plan ahead & provides broader advice to include home ownership (e.g. Firstbuy) options, private sector options, mortgage product advice & advice on downsizing etc.	Housing Advice Manager / Housing Advice Team						A bespoke housing options service received by all those approaching for advice Increased awareness of the Housing Advice service in the Borough	
				Enable mobility between social housing providers	Head of Landlord Services						Mechanisms agreed to increase mobility	
				Develop an improved incentive to move scheme	Head of Landlord Services						Arrangements made to reduce the number of under utilised social housing in the borough	
				Further develop and expand the bond scheme to offer to social tenants in unsuitable accommodation	Housing Advice Manager /Private Sector Enforcement Team						Bond scheme is utilised for social tenants & PRS is used to accommodate homeless households	
		Identify and enable households living in inappropriate homes to recognise why the issue exists and work through to find an appropriate solution to meet their needs	Raise awareness with front line staff to enable the identification of inappropriate accommodation (including overcrowded housing) and signpost to relevant agencies	All Housing Managers (Strategic and Landlord Services)						Staff are able to identify inappropriate housing conditions and proactively reach a solution		
			Raise public and partner awareness of the relationship between housing condition and health, and how this can be addressed	Housing Strategy Manager / Housing Strategy Team						Partners and members of the public can identify where housing conditions (negatively) impact on health outcomes as a result of a promotional campaign		
		People are able to afford a wider range of housing options	Enable people to improve their household income	Establish ways to encourage unemployed tenants and residents into work	All Housing Managers (Strategic and Landlord Services)						Fewer people unemployed	
				Maximise incomes of Council tenants by referral to the appropriate money advice services to ensure income maximisation							Incomes are improved and people are able to access a wider range of housing options	
			Work with the business sector to improve the health and housing offer to economic ambitions.	Participate in the emerging LEP housing group as appropriate  Lobby for housing activity to be included in the LEP strategy  Discuss with private landlords their business support requirements and enable these to be met through the BEP and LEP	Housing Strategy Manager / Housing Strategy Team Economic Development Manager							

2. Homes are healthy, warm and safe (aspects)	Homes will be safe, warm and well-maintained	New housing development proposals will be encouraged in sustainable & accessible locations	<p>Relevant policy included in Core Strategy</p> <p>Relevant guidance included in Place Making &amp; Design Supplementary Planning Document</p> <p>Building Control to stay up-to-date with latest building techniques &amp; ensure regulations are met</p> <p>Ensure all new development is in accordance with policies &amp; latest design standards</p>	Head of Strategic Planning and Development						Policies in place that will promote sustainability by minimising and / or mitigating pressure on the environment, natural resources & infrastructure whilst also mitigating & adapting to climate change	
		Improve housing conditions in the private sector	<p>Agree &amp; implement Y1 Household Sustainable Energy Action Plan</p> <p>Revise Financial Assistance Policy &amp; improve awareness of assistance available to home owners &amp; tenants</p> <p>Further develop the Landlord Accreditation Scheme</p> <p>Increase the number of Landlords Accredited in the Borough</p> <p>Further develop the landlord forum</p> <p>Launch the first landlord expo</p>	Housing Strategy Manager / Housing Strategy Team						Partnerships & schemes are in place that facilitate warmer homes, lower energy bills for residents, employment opportunities & cleaner air	
		Improve housing conditions in social housing	Develop and deliver the council's business and investment plan for council owned homes, in partnership with tenants to ensure standards are maintained	Head of Landlord Services						Decent homes are maintained & enhanced & all TA utilised by the Council is safe & decent	
			Put in place mechanisms in place to check that conditions in TA, provided outside of the Tamworth Borough meet the legal minimum standard	Housing Advice Manager / Private Sector Enforcement Team					Temporary Accommodation meets the legal minimum standard		
		Households take responsibility for improvements in the quality of their home environment	Promote measures by which people can improve their living conditions and reduce hazards	Work in partnership to deliver home repairs via the Home Improvement Trust	Investment Manager / Property Services Team					Scheme promoted and utilised	
				Provide information and undertake publicity with partners and offer advice to tenants, homeowners and landlords to enable them to make their homes safe and secure, enabling access to measures such as smoke or carbon monoxide detectors Promote home security	Housing Strategy Manager / Housing Strategy Team					Residents receive appropriate advice & assistance to keep their home safe & free of hazards	

3. People able to maintain an independent and healthy lifestyle (Individual behaviour)	There is a reduction in all forms of homelessness	Homelessness prevention activities are improved/increased	Review Housing Advice operational systems in line with Transforming Tamworth project	Housing Advice Manager / Housing Strategy Manager					Plans, schemes & approach are in place to effectively tackle increased demand on homelessness services	
			Utilise prevention tools available to prevent repossessions and evictions							
			Delivery of interim, updated Homelessness Strategy action plan & refresh Strategy in line with DCLG guidance							
			Further develop homelessness prevention prevention protocol to incorporate registered providers in the Borough							
			Promote Housing Advice Services to encourage pre-crisis approaches	Housing Advice Manager					Service is promoted to encourage those at risk of homelessness are aware of the services provided and know where to go to get advice and assistance	
			Further develop THEPP as a prevention tool, including the hospital discharge process	Housing Strategy Manager / Housing Strategy Team				Fewer young people and people in inappropriate accommodation or those with no permanent address approaching the Housing Advice Service as homeless		
			Commission a revised Debt Service Provider in the voluntary sector and explore the potential to extend provision of this service to Council Tenants Publicise and refer service users to the newly commissioned debt advice service provider	Housing Strategy Manager / Housing Strategy Team				Debt service in place and reporting quarterly on outcomes		
		Understand and monitor the needs of vulnerable people	Actively monitor all approaches to the councils housing and other advice services and outcomes from interventions  Conduct a rough sleeper's estimate in partnership with appropriate agencies  Monitor failed tenancies approaching for housing advice and identify higher risk households requiring additional support  Review data collection methods and systems compatibility relating to homelessness prevention and vulnerable clients	Housing Advice Manager / Housing Advice Team / Housing Strategy Team				Improved intelligence & ability to plan services to meet identified need		

		Vulnerable people are supported to live independently	Assistance is targeted to people with a disability	Review approach to delivery of Disabled Facilities Grants & Disabled Facilities Adaptations	Housing Strategy Manager / Housing Strategy Team					Adaptations delivered effectively & available resources achieve VFM outcomes	
			Ensure that vulnerable people are given the support to sustain tenancies	Improve information and signposting for vulnerable people Improve joint working with partners	Housing Advice Manager / Housing Advice Team					Service users are supported to maintain independent living	
			Target information and advice to those who need it most	Increase housing advice availability for older people Housing options information available in range of locations including community Pharmacies & GP Surgeries	Housing Advice Manager / Housing Strategy Manager					Information & contacts are provided in appropriate formats throughout the Borough	
				Make access to health services for households living in temporary accommodation easier	Housing Advice Manager / Housing Advice Team					Ensure that information and advice relating to health services are included in the Temporary Accommodation Pack	
		People are able to make informed decisions to improve their health and lifestyle	Enable access to health and leisure services for housing customers	Raise awareness of health and leisure services available within communities	Head of Landlord Services / Housing Strategy Manager / Housing Advice Manager					Increase in the number of residents accessing health & leisure services	
			Promote healthy living	Provide brief intervention training for housing staff to enable recognition of health and lifestyle issues	Head of Landlord Services / Housing Strategy Manager / Housing Advice Manager					Increase in the number of referrals to the Lifestyle Service	
	4. Neighbourhood environments that enable safer and healthier communities (Neighbourhood)	Homes are in healthy environments	Planning policy and practice enables new homes to be developed in healthy environments	PCT engage with Strategic Planning and Development Service to ensure development plan policies take account of health implications PCT engage with Strategic Planning and Development Service to ensure Infrastructure Planning includes health infrastructure PCT ensure new development is in accordance with policies	Development Plan Manager / Development Plan Team					Health requirements identified & included in Core Strategy & Place Making and Design SPD	
		Improve neighbourhood management		Tackle ASB by ensuring Council tenants fulfil their tenancy & contractual obligations Work in partnership with stakeholders (ASB Hub) and residents to reduce ASB Appoint a dedicated ASB officer	Head of Landlord Services					The appointment of an ASB officer resulting in an integrated approach to ASB and increased levels of satisfaction in the way that ASB is dealt with	














