

STRATEGIC HOUSING WORK PLAN 2016/17

Priority	Framework Action	Details	Update January 2017
<b>Support the delivery of quality new homes.</b>	Commuted sum policy	Development of policy to enable the expenditure of commuted sums for affordable housing.	Policy approved in October 2016.  Two applications were being considered by the Cabinet Member for Strategic Planning and Housing, but both were withdrawn by the RPs.
	Review the affordable housing supplementary planning document.	To have a more responsive SPD following the Housing and Planning Act, and other recent policy changes relating to affordable housing.	Draft document produced. However, until the regulations regarding Starter Homes are published this document cannot be finalised. The regulations were due to be published with the autumn statement in the Housing White Paper but this will now not be released in January following a statement from Government.
	Develop a programme to support affordable homeownership, including development of interest list.	Programme will include local criteria and interest list.	Draft programme produced, with implementation in January 2017. Interest list, leaflet and dedicated webpage currently in production. These should all be live as soon as White Paper released.
	Bring forward sites in the Local Plan.	Support the development of sites in the Local Plan by participating in Development Team and providing	Strategic Housing supporting sites through consultations.

**South Ribble Borough Council  
Scrutiny Committee – 31 January 2017  
Item 4) – Matters Arising Sheet: Page 1, Minute Number 53**

		consultee comments on planning applications.	<p>A number of key sites have recently been approved by Planning Committee including:</p> <ul style="list-style-type: none"> <li>• Altcar Lane, Leyland</li> <li>• The Maltings, Penwortham</li> <li>• Land at Claytongate Drive, Penwortham</li> <li>• Masterplan for Test Track</li> </ul> <p>As of September 2016, there were 65 housing completions, of which 16 were affordable.</p>
	Develop and maintain a Registered Provider Developer Forum.	Quarterly meeting with Registered Providers to discuss	Meetings taking place with the last meeting in October 2016, and the next meeting planned for 16 <sup>th</sup> February.
	Produce an updated evidence base for the Housing Framework.	<p>Overview of key housing data to inform projects and policies that arise from the Housing Framework.</p> <p>Undertake a Strategic Housing Market Assessment</p>	<p>Evidence base produced with next update for March 2017.</p> <p>Draft Strategic Housing Market Assessment produced. It will be reported to the Joint Advisory Committee early in 2017.</p>
	Complete local authority housing statistics return	Statutory return to Government of key housing statistics.	Completed and submitted.
<b>Supporting the health and wellbeing of residents through the provision of supported and</b>	Undertake a survey of all existing older person's accommodation.	Understanding of type, size and nature of housing stock for older people to inform development of new housing.	This work has now begun and will be completed by end of March 2017 to inform the below policy.

**South Ribble Borough Council  
Scrutiny Committee – 31 January 2017  
Item 4) – Matters Arising Sheet: Page 1, Minute Number 53**

<b>adapted accommodation</b>	Develop and introduce a policy to support the development of Housing for Older and Vulnerable People.	Informed by the current provision and robust demographic information, this policy (in the form of a Supplementary Planning Document) will support the development of adapted and wheelchair user accommodation through planning and the new optional housing standards (part of building regulations).	Production of the evidence base to support is currently taking place.  The adoption of the Supplementary Planning Document (if viable) will be in autumn 2017.
	Deliver an effective and efficient Disabled Facilities service subject to passported funding.	Deliver statutory service for households eligible for a grant.	On target to spend 100% of the original allocation and 80% of the additional allocation (via Better Care Fund) by end of financial year.
	Work with health partners to seek funding opportunities for home improvements and adaptations.	Ensure robust case is made annually for Better Care Funding to deliver Disabled Facilities service.  Identify other funding opportunities.	2 match funding DFG cases from Cash for Kids (part of Rock FM).
<b>Maintaining, and where possible improving, the quality of existing homes.</b>	Produce and maintain a database of empty properties.	Ensure we have an accurate and up to date record of all empty homes.	Database up to date with all owners of empty properties receiving the initial letter.  Monthly reports being produced.
	Review Empty Homes Policy	Review the policy to ensure it is updated to reflect changes to service.	Original policy introduced in 2014 and reviewed every 3 years.
	Develop an Empty Homes campaign to support the	Deliver grant funded project for empty property owners wishing to sign up to a social lettings agency.	A Place to Live scheme launched, with all owners of empty properties contacted about the scheme. The first property has already

**South Ribble Borough Council  
Scrutiny Committee – 31 January 2017  
Item 4) – Matters Arising Sheet: Page 1, Minute Number 53**

	reoccupation of properties.	Deliver events during Empty Homes Week.	<p>been identified and a survey is took on 30.11.16. 3 more properties to be surveyed.</p> <p>Workshop held on 1<sup>st</sup> December to promote A Place to Live for Empty Homes Week, and to offer general advice.</p> <p>Compulsory Purchase Order currently being undertaken for long term empty property.</p>
	Produce an action plan based on the findings of the Private Stock Condition Survey.	Grants projects produced linked to findings.	<p>Learning hour delivered to Members on Decent Homes.</p> <p>Private Sector Grants policy to address non-decency approved by Council in January 2017.</p>
	Look for funding to support energy efficiency and carbon reduction projects for private homeowners.	Identify funding pots and make applications. (Also complete monitoring and evaluation for previous funded opportunities, e.g. LCC funded Winter Warmth project).	<p>Signed Lancashire Central Heating Fund. Exact number of households to be determined at the end of the project in January 2017.</p> <p>£ 33137.00 awarded from Lancashire County Council to deliver Winter Warmer campaign to deliver measures including: double glazing, insulation and gas fire and boiler serving. Campaign is now live.</p>

**South Ribble Borough Council  
Scrutiny Committee – 31 January 2017  
Item 4) – Matters Arising Sheet: Page 1, Minute Number 53**

	Complete Home Energy Conservation Act (HECA report).	Statutory requirement to collect and publish information on carbon reduction measures undertaken across the borough.	To be published March 2017.
--	--	--	-----------------------------