

## LAA Delivery Plan Pro Forma 2008/09

**Block: Housing.....**

**Block Lead: John Rooney.....**

**ABG Allocation: £150,000.....**

### Key priorities for the Block

The vision and detailed main strategic outcomes for the Housing Block are detailed within the Housing Strategy 2006-2009. These are:

- Improving both socially rented and private sector properties to decent homes standards
- Improving services for homeless households and preventing homelessness
- To empower local people to have a greater voice and influence over local decision making and the delivery of services

Within these outcomes are a range of indicators which will assist in achieving the outcomes, for example, targets are set for improving thermal comfort, bringing empty properties back into use, increasing the numbers of households where homelessness is prevented, improving the provision and effectiveness of services to help those who experience domestic abuse and measuring tenant satisfaction with their landlords.

The block includes a 'stretch target' where it is intended that further improvements in performance will be achieved. This target focuses on reducing the level of homelessness acceptances and reflects the importance of effective measures to tackle and prevent homelessness. The LAA homelessness targets are also mirrored within the Homelessness Strategy 2006-2010. The Homelessness Strategy Action Plan has recently been refreshed based on current needs and regional and national emerging priorities. Whilst the main priorities have remained the same additional objectives have been added due to the recognised need for an increased focus.

The main objectives within the Housing Strategy are as follows:

- Responding to local housing markets;
- Widening choice and improving quality;
- Meeting vulnerable people's housing needs;
- Investment to provide excellent retained housing and improved neighbourhoods;
- Achieving community cohesion and sustainable communities.

The Housing Strategy is currently in the process of being revised.

## **Proposed Way forward 2008 and beyond**

### ***Homelessness Targets***

In terms of the refresh of the Homelessness Strategy Action Plan, the main objectives within the plan have remained the same. These are as follows:

- Improve the quality and reduce the use of temporary accommodation (including B+B).
- Reduce the number of homelessness presentations and acceptances, through prevention.
- Increase the range of housing options available
- Provide a range of services available to vulnerable groups, including rough sleepers.
- Provide homelessness services that are accessible to all members of the community.
- Provide a range of services to meet the needs of people who experience domestic abuse.
- Ensure the views of homeless service users are included in the development and delivery of services.
- Raise awareness of homelessness issues across the borough.
- Continuous improvement

Two appendices have been added in recognition of the increased focus required on the following areas:

- Temporary Accommodation Reduction Plan.
- Young Persons Homelessness Action Plan.

The monitoring and implementation of the action plan is led by the multi agency Homelessness Strategy Group. The strategy also includes key performance targets for reducing and preventing homelessness which will be monitored by the Housing Strategy Team and the Housing Partnership as part of the Local Area Agreement. The action plan is also a major component of the Service Improvement Plan for the Housing Strategy Service and the Homelessness Section Team Action Plan. As part of this, it feeds into individual staff appraisal. There are clear links between the Homelessness Strategy and a range of other strategies, including the Supported Accommodation Strategy and Supporting People Strategy.

In terms of homelessness and the Homelessness Strategy Action Plan one of the main priorities for the Housing Block is to 'reduce the number of homelessness acceptances'. This is a local target (LI 2) and a 'Tier 1' indicator. This has also been chosen as a

'stretch target.

It is recognised that progress against this target will impact on a range of other indicators, including the National Indicator relating to the 'number of households in temporary accommodation' (NI156). CLG have set a target against this indicator for all local authorities to reduce temporary accommodation (TA) by half by the end of March 2010. This is based on a baseline figure set in 2004. Oldham historically has used TA sparingly. As such we are finding it extremely difficult to achieve this target. Failure to achieve this target will impact on the CPA.

In focusing a range of resources towards reducing 'homelessness acceptances' we are also improving our performance in relation to other indicators. These include related Tier 2 and Tier 3 targets covering 'Increase numbers of cases where housing advice prevents homelessness' (LI 4), 'Reduce the number of households living within B+B'(LI 5) and 'Number of households living in temporary accommodation'(NI 156).

The work undertaken whilst focussing on these housing block indicators will also have a beneficial effect on indicators which are managed by other partnerships. These would include Tier 2 targets within the Safe and Strong Communities and Health and Well being partnerships: 'Number of vulnerable people achieving independent living (NI 141)', 'Number of vulnerable people who are supported to maintain independent living (NI 142)', 'Adults with learning disabilities in settled accommodation (NI 145)' and 'Adults in contact with secondary mental health services in settled accommodation (NI 149)'. Contributions could also be measured towards Safe and Strong Communities and Health and Well Being partnerships Tier 3 indicators, 'Care leavers in suitable accommodation (NI 147)', 'Youth offenders access to suitable accommodation (NI 46)', 'Offenders under probation supervision living in settled and suitable accommodation at the end of their order or licence (NI 143) and 'Repeat incidents of domestic violence (NI 32)'.

### **Affordable housing targets**

Delivery of affordable homes in 2007/8 (65) was hampered by delays in start on site / construction. Delivery in 2008/9 will therefore be higher due to some of 2007/8 backlog coming on stream. Further development of commissioning approach linked to ongoing project to select RSL developer partners should increase delivery and give greater certainty.

### **Decent Homes Targets**

Work continues to be undertaken to improve the standard of council homes properties, both by First Choice Homes Oldham (FCHO) and Housing 21 who currently undertake the management of the council stock. FCHO as the ALMO and Housing 21 under the PFI2 scheme (NI 158).

### **Affordable Warmth (Private Sector Housing SAP rating)**

Work is on going with partner organisations to improve the thermal warmth and comfort of homes in the private sector. Key partnerships have been established to promote and deliver energy efficiency action to private sector households (ie. Energy Savings Trust advice centre, Greater Manchester and Eaga plc who administer the Government's Warm Front Scheme, utility companies, installers, etc). Improvements to housing are also being undertaken by the Oldham and Rochdale Housing Market Renewal Pathfinder and Regeneration Department.

### **Overall risks and key areas**

#### ***Homelessness Targets***

Oldham is currently performing well in terms of the Tier 1 indicator of 'reducing homelessness acceptances (LI 2). Based on current performance, the stretch target should be achieved. Performance is also within range in terms of two of the other indicators. It is likely that targets in relation to LI 5, 'Reduce the number of households living within B+B' and BVPi 213/LI 4 'Increase numbers of cases where housing advice prevents homelessness' will be met.

Our main concern is in respect of the national indicator NI 156 'Number of households in temporary accommodation'. CLG have set a target against this indicator for all local authorities to reduce temporary accommodation (TA) by half by the end of March 2010. This is based on a baseline figure set in 2004. Oldham historically has used TA sparingly and therefore have a very low baseline when compared to other local authorities. As such we are finding it extremely difficult to achieve this target. Failure to achieve this target will impact on the CPA.

Whilst we are on target to achieve many of the indicators in relation to the homelessness there are a number of risks to these. Primarily these include:

- The worsening economic situation and the possible effect of households losing their accommodation.
- Progress on asylum case resolution by the UK Border Agency resulting in a large number of households losing their entitlement to supported accommodation.

### **Affordable housing targets**

The credit crunch is a major barrier to the delivery of affordable homes where these are a minority component of mixed tenure developments. On the other hand, land availability has increased as developers start to sell off their land banks. However, it is increasingly difficult to deliver mixed tenure developments, due to significant falls in house prices / lack of mortgage availability.

### **Decent Homes Targets**

NI158 has been chosen as a tier 2 indicator target within the new LAA. Currently the work to bring the councils properties up to the decent homes standard is being undertaken by First Choice Homes Oldham, the ALMO and Housing 21 under the PFI2 scheme. Currently risks to the delivery of the decent homes programme are limited in terms of the stock managed through the PFI2 scheme, as the funding is set and in place and the work to bring the properties up to standard being planned over the next 3 years. In terms of the stock managed by FCHO, there is likely to be a revision of the current figure reported as non decent. The council is undertaking a stock options appraisal and as part of the process a 25% stock condition survey will be undertaken and the results of which may require a revision of the figure quoted as the non decent stock. If the figure of properties classed as non decent increases there is a risk to the capital programme funds not being able to meet the new demand of work and a resulting slippage in the non decent figure.

### **Affordable Warmth (Private Sector Housing SAP rating)**

The baseline SAP rating for Private Sector housing was only established in Q4 (07/08) and relied upon survey data input by Energy Savings Trust advice centre, Greater Manchester. Pro-active work has subsequently been undertaken to ensure additional SAP data can be gathered from a variety of sources and included for reporting purposes. Sources identified include Greater Manchester Energy Savings Trust Advice Centre (ESTAC), Regeneration Dept, Private Sector Housing team, eaga plc.

### **Additional funding to support proposed activity**

#### ***Homelessness Targets***

Funding for activities which contribute towards the homelessness targets come from a range of sources. All of the Area Based Grant funding delegated to the Housing Partnership (£150,000) this year has been focussed on projects which contribute towards the prevention of homelessness. Funding for the Homelessness Advice Team and the Strategic Homelessness function is

primarily funded through General Fund at a cost of approximately £650,000. Homelessness Grant (received from CLG) of £51,000 for 2008/9 also funds a range of prevention activities which are directed by the Homelessness Strategy Group. A number of services which contribute towards homelessness targets and provide accommodation and support of households who are homeless or threatened with homelessness are funded through Supporting People. The contribution in terms of Supporting People funding is approximately £2.8 million for 2008/9.

### Affordable housing targets

Funding for affordable housing is provided through the Housing Corporation, PFI rounds 2 and 4, Housing Market Renewal, housing associations' own resources, private sector (S106 contributions).

## LAA Indicators

### Tier 1

| <i>LAA Outcome</i>                                   | <i>Proposed Action/Activity</i>               | <i>Resources</i>  | <i>Risks</i>  | <i>Indicator lead</i> |
|--|---|---|---|-----------------------|
| <b><i>Homelessness Targets</i></b>                   |   |   |   |                       |
| Reduce the number of homelessness acceptances (LI 2) | Oldham Reconnect (Mediation)                  | £35,000 (ABG)   | As detailed above. This target is currently set to be achieved but the economic climate poses particular risks to this. | Ann-Marie McGinn      |
|  | Oldham Nightstop                              | £35,000(ABG)  | As above  | Ann-Marie McGinn      |
|  | Oldham Bond Scheme                            | £35,000 (ABG)   | As above  | Ann-Marie McGinn      |
|  | Sanctuary Scheme                              | £10,000 (ABG)   | As above  | Ann-Marie McGinn      |
|  | Young People's Homelessness Awareness Project | £8,352 (ABG)  | As above  | Ann-Marie McGinn      |
|  | Emerging Communities Co Ordinator             | £25,000 (ABG)   | As above  | Ann-Marie McGinn      |
|  | Homelessness and Advice Team within FCHO      | £580,000 (General Fund)                                     | As above  | Ann-Marie McGinn      |
|  | Strategic Homelessness function               | £70,000 (General Fund) and £32,000 (CLG Homelessness Grant) | As above  | Ann-Marie McGinn      |
| Spend to Save  | £8,000 (CLG Homelessness Grant)               | As above  | Ann-Marie McGinn  |                       |
| <b><i>Affordable housing targets</i></b>             |   |   |   |                       |

|   |   |  |   |                 |
|---|---|--|---|-----------------|
| NI 155 number of affordable homes delivered   | Housing Corporation (plus HA contribution)  | Varies annually  | Dependent on bids submitted and funding available. Credit crunch and lack of developer activity is barrier to mixed tenure schemes                                | Barbara Neville |
|   | PFI 2   |  | Funding confirmed and delivery proceeding – risk on non-delivery very low   | Chris Kelsall   |
|   | PFI4  |  | Have got treasury approval for funding – currently at ITSFS stage with 2 bidders. Final bidder will be chosen / price agreed April 2009                           | Chris Kelsall   |
|   | Housing Market Renewal  | Varies according to schemes – gap funding  | 3 year funding stream – uncertain what Oldham will get in future years  | Mark Glynn      |
|   | Private sector developers S106 contributions  | Varies annually  | Dependent on planning applications submitted. Credit crunch and lack of developer activity is barrier to delivering affordable homes via this mechanism           | Barbara Neville |
| LI 1 Bringing new homes into use: the number of dwellings that are returned into occupation (this incorporates local authority and private dwellings) | Series of initiatives/projects to bring empty properties back into use. FCHO to manage Council acquired empty properties. Ongoing property exchange and homestep. | £350,000 OMBC HIP funding. Exploring the option to reuse HMR capital receipts generated from sales of properties | Low risk – well developed strategy lists a number of actions that are bringing properties back into use. Funding from the Council is allocated on a yearly basis. | Neil Crabtree   |

### Tier 2/3

| <b>LAA Outcome</b>                            | <b>Proposed Action/Activity</b> | <b>Resources</b> | <b>Risks</b>  | <b>Indicator lead</b> |
|---|---------------------------------|------------------|---|-----------------------|
| <b>Homelessness Targets</b>                   |                                 |                  |   |                       |
| Reduce the number of households in B+B (LI 5) | Oldham Reconnect (Mediation)    | £35,000 (ABG)    | As detailed above. This target is currently set to be achieved but the economic climate poses particular risks to this. | Ann-Marie McGinn      |
|   | Oldham Nightstop                | £35,000(ABG)     | As above  | Ann-Marie McGinn      |
|   | Oldham Bond Scheme              | £35,000 (ABG)    | As above  | Ann-Marie McGinn      |
|   | Sanctuary Scheme                | £10,000 (ABG)    | As above  | Ann-Marie McGinn      |

For further information, please contact the Partnership Support Team tel – 0161 7705255

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|---|---|---|---|------------------|
|   | Young People's Homelessness Awareness Project | £8,352 (ABG)  | As above  | Ann-Marie McGinn |
|   | Emerging Communities Co Ordinator             | £25,000 (ABG)   | As above  | Ann-Marie McGinn |
|   | Homelessness and Advice Team within FCHO      | £580,000 (General Fund)                                     | As above  | Ann-Marie McGinn |
|   | Strategic Homelessness function               | £70,000 (General Fund) and £32,000 (CLG Homelessness Grant) | As above  | Ann-Marie McGinn |
|   | Spend to Save                                 | £8,000 (CLG Homelessness Grant)                             | As above  | Ann-Marie McGinn |
|   |   |   |   |                  |
| Increase the number of households where housing advice prevents homelessness (LI 4) | Oldham Reconnect (Mediation)                  | £35,000 (ABG)   | As detailed above. This target is currently set to be achieved but the economic climate poses particular risks to this. | Ann-Marie McGinn |
|   | Oldham Nightstop                              | £35,000(ABG)  | As above  | Ann-Marie McGinn |
|   | Oldham Bond Scheme                            | £35,000 (ABG)   | As above  | Ann-Marie McGinn |
|   | Sanctuary Scheme                              | £10,000 (ABG)   | As above  | Ann-Marie McGinn |
|   | Young People's Homelessness Awareness Project | £8,352 (ABG)  | As above  | Ann-Marie McGinn |
|   | Emerging Communities Co Ordinator             | £25,000 (ABG)   | As above  | Ann-Marie McGinn |
|   | Homelessness and Advice Team within FCHO      | £580,000 (General Fund)                                     | As above  | Ann-Marie McGinn |
|   | Strategic Homelessness function               | £70,000 (General Fund) and £32,000 (CLG Homelessness Grant) | As above  | Ann-Marie McGinn |
|   | Spend to Save                                 | £8,000 (CLG Homelessness Grant)                             | As above  | Ann-Marie McGinn |
|   |   |   |   |                  |
| Number of households living within temporary accommodation (NI 156)                 | Oldham Reconnect (Mediation)                  | £35,000 (ABG)   | As detailed above. This target is currently set to be achieved but the economic climate poses particular risks to this. | Ann-Marie McGinn |
|   | Oldham Nightstop                              | £35,000(ABG)  | As above  | Ann-Marie McGinn |
|   | Oldham Bond Scheme                            | £35,000 (ABG)   | As above  | Ann-Marie McGinn |
|   | Sanctuary Scheme                              | £10,000 (ABG)   | As above  | Ann-Marie McGinn |

|   |  |   |   |                         |
|---|--|---|---|-------------------------|
|   | Young People's Homelessness Awareness Project  | £8,352 (ABG)  | As above  | Ann-Marie McGinn        |
|   | Emerging Communities Co Ordinator  | £25,000 (ABG)   | As above  | Ann-Marie McGinn        |
|   | Homelessness and Advice Team within FCHO   | £580,000 (General Fund)   | As above  | Ann-Marie McGinn        |
|   | Strategic Homelessness function  | £70,000 (General Fund) and £32,000 (CLG Homelessness Grant)   | As above  | Ann-Marie McGinn        |
|   | Spend to Save  | £8,000 (CLG Homelessness Grant)   | As above  | Ann-Marie McGinn        |
| LAA 104 (Old indicator) -To increase the number of families supported to address their anti-social behaviour and therefore prevent loss of their home | NCH Oldham Families Project  | Supporting People funding and also Youth Task Force Funding   | Youth Task Force funding initially guaranteed for three years. This is now due to be reduced and will threaten service delivery.  | Ann-Marie McGinn        |
| NI 154 – Net additional homes provided  | To deliver housing requirements set out in Regional Spatial Strategy (RSS) – at least 289 dwellings per annum net of clearance from 2003 to 2021 (total housing provision of 5,200). | N/A   | Market conditions and implications on completions and the need to take account of past performance to ensure delivery of total housing provision requirement.                                   | Elizabeth Dryden-Stuart |
| NI 158 Percentage of decent council homes   | Various schemes across the Borough to bring homes to the decency standards.  | £2.5million for each of the next 3 years – If you require this to be broken down on a scheme by scheme basis- work has been undertaken for Capital forecasting 2009-12. | Under the current climate the major risk to the work being undertaken is the reduction in the funding which is available and the combined decision on priorities for the allocation of funding. | David Smith             |
| NI 159 – Supply of ready to develop housing sites   | To ensure that there is five-year supply of deliverable housing land to deliver housing requirements set out in RSS (see above).   | N/A   | Market conditions and implications on delivery and sites coming forward for development.  | Elizabeth Dryden-Stuart |
| LI 3 The total proportion of private sector properties that were non decent at the  | Improving data collection via the recently acquired Tracdec software system  | Research resource has been utilised to purchase Tracdec   | Medium Risk – most of the initiatives are targeted at works that do not tackle decency  | Neil Crabtree           |

|   |  |  |  |                         |
|---|--|--|--|-------------------------|
| beginning of the year   |  |  |  |                         |
| LI 6 External Refurbishments to pre-determined standards e.g. face lifts                  | Programme of works on pre determined terraces across strategic neighbourhoods  | £1.870 million HMR<br>£1.732 million OMBC<br>HIP funding<br>£375,000 NDC funding                 | Low Risk – Most schemes will be practically completed this year. Low risk that funding is not allocated next year – bidding process currently ongoing  | Neil Crabtree           |
| LAA 111 – Number of properties added to the stock which have 3+ bedrooms in the HMR area. | To deliver a range of house types and sizes that meet the needs and demands of the Borough delivers a step change in local housing quality and choice (a key HMR objective).   | Unknown  | The ability to seek a range of house types and sizes. Keeping evidence base to support approach up to date.  | Elizabeth Dryden-Stuart |
| LI 7 - Provide a reasonable degree of thermal comfort: private sector housing SAP rating  | To improve take up of the Government's Warm Front Grant that is targeted at vulnerable people and provides funding towards energy efficiency measures (central heating system, boiler replacement, loft and cavity wall insulation, hot water cylinder jacket, etc). | £2700 maximum per property (subject to strict eligibility criteria)                              | Cost of approved works exceeds maximum grant available.  | Martin Farrell          |
|   | To provide some additional limited financial assistance to Oldham residents who already have applied for a Warm Front grant (£500 maximum per Warm Front application)  | £50,000 allocated from Private Sector Capital Programme to fund a pilot Warm Front Top Up Scheme | Limited budget available. Scheme to go live in November. Individual applicants responsible for paying any residual amount where the excess required is above £500. As a result, some residents may not be able to benefit from energy efficiency measures. | Martin Farrell          |

|   |  |   |  |                |
|---|--|---|--|----------------|
|   | Funding bid submitted to Scottish Power Energy Peoples Trust to finance the post of a dedicated Fuel Poverty Project Officer who is to target vulnerable groups and provide energy efficiency advice and assistance to prevent cases of fuel poverty/improve thermal warmth of homes in the Borough. | Application has been submitted for £91,500                            | Decision awaited in December following Trustees meeting. Other contingencies to be investigated in the event that the bid proves unsuccessful  | Martin Farrell |
|   | AWARM referral mechanism to be made available to health care professionals as part of a joint project with UK Public Health Association  | Unknown   | Time required to implement new arrangements. Energy Savings Trust advice centre, Greater Manchester, to provide training for health care staff on a phased programme                   | Martin Farrell |
| LI 8 Number of properties added to the stock which have 3+ bedrooms in the Housing Market Renewal Area                                  | Phase 1 of Suthers Street is due to complete by march 2009   | Gap Funding of £1.6 million of HMR funding for Suthers Street Scheme. | Suthers Street pahse 1 is to be built out with a large number of 3+ bedroomed properties however high risk that phase 2 does not commence due to the current housing market conditions | Neil Crabtree  |
| NI 12 Refused and deferred Houses in Multiple Occupation (HMOs) licence applications leading to immigration enforcement activity HO DSO |  | £2,880 licence fee. 12 HMO's licensed in total at £240 per HMO.       | The definition of this indicator has not been finalised and no targets have been set. All HMO's in Oldham have been licensed.  | Bryonie Shaw   |

### Local Indicators/additional indicators linked to sector

| <i>LAA Outcome</i>  | <i>Proposed Action/Activity</i> | <i>Resources</i>             | <i>Risks</i>  | <i>Indicator lead</i> |
|---|---------------------------------|------------------------------|---|-----------------------|
| <b>Homelessness Targets</b>   |                                 |                              |   |                       |
| BVPI 183a: The average length of stay of households incl. dependant children or a pregnant woman for whom the local authority duty has come to an end in A) B+B | Homeless Families Unit (FCHO)   | £375,000 (Supporting People) | As detailed above. This target is currently set to be achieved but the economic climate poses particular risks to this. | Louise Howard         |
| BVPI 183b: The average length   | Homeless Families Unit (FCHO)   | £375,000 (Supporting         | As detailed above. This target  | Louise Howard         |

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|   |   |  |   |                  |
|---|---|--|---|------------------|
| of stay of households incl. dependant children or a pregnant woman for whom the local authority duty has come to an end in B) Hostel  |   | People)  | is currently set to be achieved but the economic climate poses particular risks to this.                                |                  |
| BVPI 203: The % change in the average number of families, which include dependant children and pregnant woman placed in temporary accommodation under the homelessness legislation compared with the average number from the previous year. | Homeless Families Unit (FCHO)                     | £375,000 (Supporting People)   | As detailed above. This target is currently set to be achieved but the economic climate poses particular risks to this. | Louise Howard    |
| BVPI 225 - Assess the overall provision and effectiveness of local authority services designed to help victims of Domestic Violence and prevent further domestic violence   |   | £10,000 (ABG) from Housing Partnership but funding also been contributed from SSC block. |   | Ann-Marie McGinn |
| BVPI 202 - The number of people sleeping rough on a single night within the area of the authority (as per rough sleeper count 13/07/06)   | All of the homelessness activities detailed above | Funding not provided for this particular indicator                                       | As detailed above. This target is currently set to be achieved but the economic climate poses particular risks to this. | Ann-Marie McGinn |

*\* for those not in the National Indicators or where activity doesn't link to an Indicator, please provide a brief justification for it receiving funding.*

Signed .....

Designation .....

Date .....