



HOUSING STRATEGY ACTION PLAN



STRATEGIC OBJECTIVE 1. To meet the community's need for a choice of affordable properties based upon a good understanding of the housing market in the Borough							Lead Officer Housing & Community Partnerships Manager
Measures	2004/05 Actual	Targets					Links to other strategies
		2005/06	2006/07	2007/08	2008/09	2009/10	
CP5.5.1.The amount of new affordable houses built/refurbished	106 units	5% of completions	10% of completions	15% of completions	20% of completions	20% of completions	National/regional Communities Plan/ Homes For All – providing more affordable housing & quality & choice for those who rent Y&H Regional Housing Strategy – Creating better places & delivering better homes choice and opportunity Local Calderdale Unitary Development Plan
CP5.5.2 % Registered Social landlord stock included in a Calderdale Choice Based Letting scheme	0%	0%	0%	80%	100%	100%	
Actions		Time Scales		Resources Required			Officer Responsible
Maximise the supply of affordable housing via the National affordable Programme and S106 agreements		In accordance with targets above		Additional capacity to deal with S106 applications			Housing Enabling Manager
Develop a new Supplementary Planning Document on affordable Housing		By end of 2006/07		Completed Housing Requirements Study			Head of Planning and Regeneration /Housing & Community Support Manager
Review the Social Housing Grant Investment Plan including scope for shared equity housing		By end of 2006/07					
Consider reviewing the Council's Land Disposal Policy		By end of 2006/07		Corporate action			Group Director Regeneration & Development
Gather evidence and lobby the Housing Corporation for an increase in the cost parameters/land cost allowances for new social housing		By December 2006		Local evidence			Housing Enabling Manager
Develop initiatives to address rural housing issues including routes into affordable home ownership using commuted sums,S106 agreements and Social Housing Grant Allocations		Through the plan period		Committed Sums, S106 Agreements and Social Housing Grant Allocations.			Head Of Housing & Community Support

Actions	Timescales	Resources Required	Officer Responsible
Develop and maintain a housing needs and housing market monitoring system that links to the West Yorkshire sub regional system	Commence in April 2006	Dedicated staff resources	Housing & Community Partnerships Manager
Develop a Choice Based Lettings system that includes all social landlords operating in Calderdale and incorporates Local Lettings Criteria	Pilot scheme in operation by April 2007	Staff time and appropriate IT systems. Budget required	Housing Strategy & Partnerships Officer in conjunction with PH2K and Housing Association partners
Monitor RSL lettings to ensure lettings are in accordance with published allocation policies and reflect the priorities of Calderdale Council	Preliminary work complete	Existing resources	Housing Strategy & Partnerships Officer

STRATEGIC OBJECTIVE 2. To reduce the amount of poor quality housing and increase the number of decent homes							Lead Officer Service Manager- Private Sector Housing
Measures	2004/05 Actual	Targets					Links to other key Strategies
		2005/06	2006/07	2007/08	2008/09	2009/10	
CP3.3.1/CPA – The proportion of unfit private sector dwellings made fit or demolished as a direct result of action by the local authority	1.92%	3.00%	3.00%	3.00%	3.00%	3.00%	National/Regional Community Plan/ Homes For All- Decent homes theme Y&H Regional Housing Strategy – Delivering Better Homes, Choice & Opportunity
CP3.3.3 Number of private sector properties occupied by vulnerable households, brought to Decent Homes Standards with assistance from the Local Authority	50	150	200	250	To be reviewed	To be reviewed	Local Calderdale Futures Plan - Healthy Communities theme
% of Registered Social Landlord Properties achieving Decent Homes/12point Standards	85%	90%	95%	100%	100%	100 %	Calderdale Framework For Tackling Health Inequalities – Strengthening Disadvantaged Communities
Number of private sector properties included in Landlord Accreditation Scheme	17	350	375	410	440	500	Calderdale Affordable Warmth Strategy Private Sector Housing Renewal Policy
Actions	Time Scales			Resources Required		Officer Responsible	
Undertake a Private Sector Stock Condition Survey in 2006/07	By 31/3/07			£60,000		Service Manager- Private Sector Housing	
Establish base line data on number of vulnerable households living in non decent homes	By 1/6/07						
Develop an integrated investment plan with key partners	By 30/9/07			Use existing resources			
Develop and promote loan and equity release products to finance home repairs and improvements	By 30/3/06			Regional Housing Board and other resources		Housing Projects Manager	
Develop a comprehensive home maintenance advice service	By 30/9/07			£60,000 in addition to existing resources		Service Manager- Private Sector Housing	

Actions (cont'd)	Time Scales	Resources Required	Officer Responsible
Implement a rolling programme of inspection of HMO's and Introduce mandatory private sector licensing arrangements in accordance with 2004 Housing Act	By 1/4/06	Use existing resources	Principal Environmental Health Officer
Promote the Landlord Accreditation Scheme and publicise landlord responsibilities in respect of property maintenance.	From 2005	Use existing resources	Private Sector Development Officer
Develop and implement strategies in areas of low demand aimed at removing poor quality housing and replacing it, where appropriate, with housing suitable for modern requirements	Complete work in Upper Parkinson Lane, Dudleys, Akeds Rd & Todmorden by 2010	Regional Housing Board resources	Service Manager- Private Sector Housing
Increase the number of properties receiving financial assistance to improve energy efficiency	From 2005	Use Existing resources	Home Energy Conservation Officer

STRATEGIC OBJECTIVE							Lead Officer Housing & Community Partnerships Manager	
3. To ensure an effective housing contribution to the regeneration of the Borough								
Measures	2004/05 Actual	Targets						Links to other strategies
		2005/06	2006/07	2007/08	2008/09	2009/10		
CP3.3.2/BV64No of non local-authority properties returned to occupation or demolished during the year as a direct result of action by the local authority	16	50	100	50				
No of people employed by housing linked training schemes and social enterprise initiatives	41	44	50	50	50	50		
Number of homes funded by SHG with employment links	0	0	0	0	10	15		
Actions		Time Scales		Resources required		Officer Responsible		
Complete a Supplementary Planning Document on Sustainable Design		By 1/8/08		Use existing resources		Head of Planning & Regeneration		
Encourage and facilitate the use of redundant town centre premises for residential use when no suitable commercial use can be identified.		April 2006 onwards		Private Sector resources, use of SHG where appropriate		Principal Officer - Regeneration		
Introduce mandatory acquisition of problematic empty homes		By 30/9/06		Legal work required		Service Manager- Private Sector Housing		
Review the Council Tax discounts available to second and empty homes		By end of 2008		Staff time and legal work required		Chief finance Officer		
Support the housing priorities that are within the Ovenden Neighbourhood Pathfinder Initiative		April 2006 onwards		Existing budgets		Housing & Community Partnerships Manager		
Explore the possibility of incorporating live-workspace within regeneration areas and projects		Demonstration project by December 2007		Regional Housing Board funding		Housing Enabling Manager		
Facilitate the creation of additional training /enterprise opportunities linked to physical regeneration activities		From 2006		Yorkshire Forward funding and advice		Principal Officer - Regeneration		

STRATEGIC OBJECTIVE							Lead Officer Housing Access Manager/ Housing & Community Partnerships Manager
4. To Meet Diverse Needs, Foster Community Cohesion and Support Vulnerable People.							
Measures	2004/05 Actual	Targets					Links to with other key strategies
		2005/06	2006/07	2007/08	2008/09	2009/2010	
CP2.4.1/BV183a/CPA – The average length of stay in bed and breakfast accommodation of households which include dependant children or a pregnant woman and which are unintentionally homeless and in priority need(weeks)	5.6	3	1	1	1	1	<i>National/Regional</i> Communities Plan/Homes For All – tackling homelessness & providing support for those who need it Sustainable Communities: settled homes; changing lives
BV183b/CPA - The average length of stay in hostel accommodation of households which include dependant children or a pregnant woman and which are unintentionally homeless and in priority need (weeks)	6.42	4	0	0	0	0	
CP2.4.2/BV203/CPA The percentage change in the average number of families, which include dependant children or a pregnant woman, placed in temporary accommodation under the homelessness legislation, compared with the average from the previous year	+31.40	-15.8%	0	-10%	To review	To review	Local Calderdale Futures Plan – Healthy communities & Community Engagement
CP2.4.3/BV214/CPA Proportion of households accepted as statutorily homeless who were accepted as statutorily homeless by the same or another authority within the last two years	10%	9%	5%	4%	2%	2%	Calderdale Homelessness Strategy 2003 Calderdale Supporting People Strategy 2005 –2010
CP2.4.5 Number of households accepted as unintentionally homeless and in priority need	551	500	300	250	200	To review	Calderdale Community Cohesion Plan 2005
CP2.44/BV213/CPA. Number of households who considered themselves as homeless, who approached the Housing Advice Service and for whom housing advice casework intervention resolved their situation.	N/A	3.08% of presentations	3.74% of presentations	4.6% of presentations	5.68% of presentations	To review	

Number of households in temporary accommodation at year end	62	62	54	50	41	33	
% of Registered Social Landlord Lettings to applicants from BME communities	No reliable figures available	5%	6%	7%	7%	7%	
% of available general purpose social housing let to households accepted by CMBC as unintentionally homeless and in priority need	9%	20%	25%	25%	To be reviewed	To be reviewed	
Cp3.3.7 Number of disabled and mobility impaired people helped to maintain their independence by providing a suitably adapted home (DFG + new build + HA adaptations)	1200	1100	1100	1100	To review	To review	
Actions	Time Scales		Resources required			Officer(s) Responsible	
To review and implement the Homelessness Strategy	By end of 2006		Use existing resources			Housing Advice Centre Manager	
Undertake research into the causes of homelessness and the housing support needs of people from B&ME communities	From April 2006		Supporting people funding and funding from partner agencies for joint research project			Housing Access Manager and key partners	
Implement the action plan accompanying the Supporting People Strategy 2005-2010 and ensure the plan is reviewed annually	Start in 2005/06		£500,000 between 2005-2010 to be funded in part be savings made in existing services			Housing Access Manager and key partners	
Re-instate a strategic interagency homelessness group to ensure that initiatives are 'joined up' and link to the national homelessness agenda	By December 2005		Commitment from partner agencies			Housing Advice Centre Manager and key partners	
Secure a proportion of lifetime homes and wheelchair accessible homes in all new RSL developments wherever possible	Ongoing		NAHP funding & S106 agreements			Housing Enabling Manager	
Deliver Disabled Facilities Grants and reduce waiting times	From 2005		Specific Government allocations and local funds			Project Co-ordinator, Housing Adaptations Service	
Incorporate adapted and wheelchair accessible properties into a Choice Based Letting System for social housing	From April 2006		Officer time			Housing Strategy & Partnerships Officer	
Work with RSL partners to secure new properties and tenancy model suitable for Supported Living for people with a learning disability	From April 2006		Officer time and Housing Corporation ADP funding			Housing Enabling Manager & Housing Strategy & Partnerships Officer	
Explore home ownership options for people with a learning disability	From April 2006		Officer time			Housing Strategy & Partnerships Officer	

Actions (cont'd)	Time Scales	Resources Required	Officer Responsible
Ensure that new residential developments include a mix of dwelling types and sizes to meet the needs of all the communities in Calderdale	From April 2005	Adjustments to planning policy and guidance	Chief Planning Officer
Undertake research into the support requirements of households moving to non- traditional areas and implement recommendations	By December 2006	Dedicated budget	Housing & Community Partnerships Manager
Develop links between Housing Advice Centre and RSL staff and the Women's Centre to encourage and facilitate joint working on domestic violence issues	From April 2006	Officer time	Housing Advice Centre Manager
Work with RSL partners to increase the number of apartment properties available to younger people	Work commenced in January 2005	Officer time, information about current restrictions	Housing Strategy & Partnerships Officer
Review CMBC and RSL housing allocation policies against Regional Housing Strategy criteria to ensure that they are non discriminatory	Commence when RHS guidance received	Officer time	Housing Strategy & Partnerships Officer
Undertake research into the housing needs of Gypsies and travellers in Calderdale as part of West Yorkshire Supporting People study	By October 2006	£5000 contribution to the cost of the research	Supporting People Deputy Manager and West Yorkshire partners
Respond to the supply mapping exercise to be conducted by the Calderdale Mental Health Partnership by working with partners to reconfigure existing provision and meet gaps in service that require the provision of new accommodation.	When supply mapping completed	Reconfiguration of services, may impact on Supporting People budget	Housing Access Manager/ Housing Strategy & Partnerships Officer

STRATEGIC OBJECTIVE							Lead Officer
5. To help residents feel safe and free from fear in their homes and neighbourhoods							Community Safety Manager
Measures	2004/05 Actual	Targets					Links to other strategies
		2005/06	2006/07	2007/08	2008/09	2009/10	
Number of domestic burglaries	2502	1064	1030	1001	970	940	National/Regional
The % of harassment and illegal eviction cases reported to CMBC Housing Advice Centre successfully resolved	N/A	76%	77%	78%	79%	80%	Communities Plan/ Homes For All - Reviving Communities & Housing Markets theme
Number of Anti Social Behaviour Orders obtained in the year	37	35	35	35	35	35	Local
% of valid ASBOs/ABAs/ABCs linked to behaviour in residential areas that have not been breached within the year	81%	81%	82%	83%	84%	85%	Calderdale Futures Plan – Safe Communities theme
The number of target hardening and security improvements to homes of victims of domestic violence, racist and homophobic incidents.	N/A	10	50	50	50	50	Calderdale Safer Communities Strategy
% of residents who feel fairly safe or very safe after dark while outside in the Calderdale wider area	46.1%	34.7%	To be reviewed	To be reviewed	To be reviewed	To be reviewed	
Actions	Time scales		Resources required			Officer(s) responsible	
Ensure that all new RSL properties incorporate high quality security features including those acquired via S106 agreements	From April 2005		Officer time			Housing Enabling Manager	
In conjunction with the ASBO panel and other partner agencies, develop and implement an Anti-Social Behaviour Strategy for Calderdale	By March 2006		Officer now in post to undertake this work			Anti Social Behaviour Co-ordinator	
Improve communication with and involvement of Housing Association Partners and the Safer Communities Partnership	2005/06		Officer time			Housing Strategy & Partnerships Manager	
Ensure that all RSLs sign the Safer Communities Partnership information sharing protocol and share information about incidents of ASB and action taken.	By March 2007		Use existing resources and create a shared database			Housing Strategy & Partnerships Manager	
Secure long term funding for the CALM project	December 2005		Safer Community Partnership funding and RSL contribution			Housing & Community Services Manager	

Actions	Time Scales	Resources Required	Officer Responsible
Improve target hardening and security measures installed in the homes of victims of domestic violence, racist and homophobic violence.	December 2005	Safer Communities Partnership funding	Community Safety Manager
Ensure that information is available about housing options available to people experiencing domestic violence	By April 2006	Use existing resources	Housing advice centre manager & Calderdale Women's Centre Manager
Promote awareness of Hate Incident Reporting facilities amongst Housing Association staff and tenants	2005/06	RSL staff time	RSL Managers/ Housing Strategy & Partnerships Officer
Develop information packs for both landlords and tenants to include material about harassment and illegal eviction	By April 2006	Budget required for development and printing	Housing Advice Centre Manager
Continue to roll out the Landlord Accreditation Project and review the case for selective licensing of privately rented properties in parts of the Borough.	From 2006	Regional Housing Board funding	Private Sector Housing Manager
Implement housing design and layout policies aimed at reducing fears about community safety	By April 2007	Use existing resources	Community Safety Manager in conjunction with Chief Planning Officer

STRATEGIC OBJECTIVE 6. To reduce fuel poverty and contribute to tackling health inequalities							Lead Officer Service Manager- Private Sector Housing
Measures	2004/05 Actual	Targets					Links to other strategies
		2005/06	2006/07	2007/08	2008/09	2009/2010	
Average Standard Assessment Procedure (SAP) energy rating of all private sector housing	54	55	57	59	61	63	National/Regional Communities Plan/ Homes for all – decent homes theme
No of vulnerable households where affordable warmth measures are installed with the help of the local authority	1932	2000	2000	2000	To review	To review	'Tackling Health Inequalities, A Programme For Action' 2003
% of household in temporary accommodation who confirm that they have been able to maintain satisfactory access to health services during their stay	N/A	80	90	100	100	100%	Yorkshire & The Humber Regional Housing Strategy-reating better homes Local Calderdale Futures Plan- Healthy Communities Theme Calderdale Draft Framework for Tackling Health Inequalities
Actions	Time Scales			Resources required		Officer Responsible	
Establish baseline data on households experiencing fuel poverty from data obtained by Housing Requirements study	By 1/4/06			Use existing resources		Home Energy Conservation Officer	
Raise awareness of affordable warmth amongst key agencies and the public	From 2005			Use existing resources and secure additional contribution from utilities companies and partners			
Improve health through affordable warmth by raising awareness of fuel poverty amongst health practitioners, integrating fuel poverty into health needs assessment and ensuring mainstreaming of fuel poverty in relevant partner agencies							
Establish networks and referral systems to facilitate the targeting of households likely to be in fuel poverty							
Improve access to grants and advice							

Actions	Time Scales	Resources Required	Officer Responsible
Support the Calderdale Home Safety Forum in raising awareness of home safety and accident prevention	From 2005	Use existing resources	Home Safety Forum
Establish systems to collect data on accidents in the home	By 1/4/08	Secure resources from Health Inequalities Partnership	Home Safety Forum
Secure funding to employ a Home Safety Officer to be based within Calderdale Council	By 1/4/08	Secure funding from Regional Housing Board or locally	Home Safety Forum
Work with health practitioners and other partners to develop health promotion initiatives for homeless people	From April 2006	Use CMBC & PCT existing resources	Temporary Accommodation Manager
Identify health needs of homeless people in temporary accommodation and ensure that access to health services is facilitated			
Monitor satisfaction of households in temporary accommodation with access to health services as part of exit monitoring			
In partnership with the Homelessness Forum undertake a 'snapshot' of health issues of homeless people in Calderdale on a given date.	By October 2006	Time of staff employed in partner agencies	Homelessness Forum