

WFDC Housing Strategy (County) Action Plan 2011-12

Goal 1: Better use of existing homes					
Challenge: Increase the number of empty homes brought back into use					
Action	Work Required	Target Completion Date	Officer Responsible	Progress	Strategy linked to
Rewrite the Empty Property Strategy	<p>Review other authorities empty property strategies for best practice</p> <p>Rewrite strategy</p> <p>Send out draft strategy for consultation</p> <p>Finalise strategy</p>	November 2011	Principal Strategic Housing Officer	Best practice reviewed with the aim to writing the Strategy in April 2011	<p>WFDC Private Sector Action Plan (action point 6)</p> <p>WFDC Temporary Accommodation Reduction Plan (action point 17)</p> <p>WFDC Audit Improvement Plan (action point 9 and 17)</p>
Increase the use of the private rented sector	<p>Review existing work undertaken with the private sector</p> <p>Undertake research into best practice work surrounding the private rented sector</p> <p>Develop business plan surrounding the development of a</p>	March 2012	Principal Strategic Housing Officer	<p>Review into existing work streams started</p> <p>Landlords forum arranged for 11th May 2011</p> <p>WFDC are working with St Basils to bring forward the rent bond scheme for 18-25 year olds.</p>	<p>WFDC Private Sector Action Plan (action point 6)</p> <p>WFDC Temporary Accommodation Reduction Plan (action point 13)</p>

	<p>rent bond scheme for all homeless households</p> <p>Research and pilot the local lettings agency model</p> <p>Continue with landlord liaison work such as the landlord forum and the private rented newsletter</p>				
<p>Improve housing opportunities for single people by developing a shared housing model across all tenures</p>	<p>Work with the private rented sector and various organisations who are working with single people e.g. Bothways, St Basils and Whabac</p> <p>Purchase 2 Existing Satisfactory Dwellings for single homeless</p>	2011-12	<p>Strategic Housing Services Manager</p> <p>Principal Strategic Housing Officer</p> <p>Principal EHO (Housing)</p>	<p>Developing a rent bond scheme with St Basils for people 18-25 to access the private rented sector</p> <p>Assisting Bothways and Whabac in contacting landlords</p> <p>WFDC are working with Community Housing to identify 2 existing satisfactory dwellings for purchase</p>	<p>WFDC temporary accommodation action plan (action point 13)</p> <p>WFDC Homelessness Action Plan (part of the County Homelessness Strategy) (action points 3, 6 and 8)</p>

Goal 2: Delivering New Homes					
Action	Work Required	Target Completion Date	Officer Responsible	Progress	Strategy linked to
To implement a tenancy strategy for Wyre Forest	<p>Identify approach with other Worcestershire authority partners</p> <p>Look at strategies that are emerging from other parts of the country</p> <p>Consult with partners such as Registered Providers and existing RP tenants about what they think should be included in a strategy</p> <p>Draft Strategy Consult on Draft Strategy</p> <p>Finalise strategy and publish</p>	April 2012	<p>Strategic Housing Services Manager</p> <p>Principal Strategic Housing Officer</p>	<p>Discussions have taken place at CHOG to discuss approach</p> <p>RPs have been consulted about their approach to the use of affordable rents in their stock</p>	Not currently part of existing action plans due to being new legislation (Localism Bill)
Implement and continually review the Local	Submit priorities as part of the North Worcestershire bid to the HCA	2011-2016	<p>Strategic Housing Services Manager</p> <p>Principal Strategic</p>	<p>Priorities submitted to HCA</p> <p>Meeting with RPs to</p>	WFDC Temporary Accommodation Reduction Plan (action point 15)

<p>Investment Plan which sets out partner investment over the period 2011-14</p>	<p>Meet with Registered Providers to discuss their bids to the HCA to ensure they match with the strategic bids put forward by WFDC</p> <p>Keep delivery under review as part of the NW Delivery Group</p>		<p>Housing Officer</p> <p>Policy and Regeneration Manager</p>	<p>discuss the bids to be submitted to the HCA</p>	
<p>Fully utilise and review housing needs evidence available to bring forward and identify the right numbers and mix of affordable housing</p>	<p>Participate in the Worcestershire Housing Market Assessment 2011-16 and contribute to subsequent reviews Fully utilise the HMA study and enhance through research undertaken at a local authority level including review of housing stock data</p> <p>Continue with Rural Housing Needs Surveys with the Worcestershire Housing Needs Enabler</p>	<p>March 2012</p>	<p>Principal Strategic Housing Officer</p>	<p>GVA have started work on the HMA for 2011-16</p> <p>Meeting arranged with the Rural Housing Needs Enabler to discuss future work programme</p>	<p>WFDC Homelessness Action Plan (part of the County Homelessness Strategy) (action point</p> <p>WFDC Audit Commission Improvement Plan (action points 12 and 26)</p>

	Complete a new Gypsy and Travellers Needs Assessment				
Review the existing Registered Provider commissioning partner arrangements to have regard to government changes and the views of the HCA and develop new partnership working	Identify processes that other authorities have undertaken in the commissioning of Registered Providers Identify process and get agreement from Cabinet to progress Commission Partners	March 2012	Strategic Housing Services Manager Principal Strategic Housing Officer	Best practice from other authorities has been identified	WFDC Audit Improvement Plan (action point 11)
Goal 3. Improving the condition of Existing Housing					
Action	Work Required	Target Completion Date	Officer Responsible	Progress	Strategy linked to
Develop a consistent approach to working with private sector landlords including a common accreditation scheme, through	Contribute to the project that Redditch BC will be leading on to join up our existing accreditation schemes	March 2012	Principal Strategic Housing Officer	None to date	WFDC Private Sector Action Plan (action point 4)

establishing a working group comprising of the local authorities and landlord representatives					
Explore opportunities with private industry, social enterprise etc to provide greater levels of funding and ways to improve property standards	Continue to investigate and develop partnership working with renewable energy providers, equity release schemes, energy providers etc. to improve property conditions.	March 2012	Principal Sustainability Officer Principal EHO (Housing)	None to date	WFDC Climate Change Strategy
Goal 4 – Providing housing related support					
Action	Work Required	Target Completion Date	Officer Responsible	Progress	Strategy linked to
Work with the joint commissioning unit to develop financially sustainable models for extra care provision and implementation	Look at developing extra care policy for Wyre Forest in conjunction with Planning Policy and JCU	March 2012	Strategic Housing Services Manager	Consultant commissioned and work underway	Older People Strategy (County Council)

Agenda Item No. 8.1
Appendix 2

<p>Review and renew the Worcestershire Homelessness Strategy and action plan</p>	<p>Undertake an update of the WFDC Homelessness Action Plan for 2011-12</p> <p>Contribute to the update of the County Homelessness Strategy</p>	<p>March 2012</p>	<p>Principal Strategic Housing Officer</p>	<p>Draft WFDC action plan has been discussed at the homelessness forum</p>	<p>WFDC Audit Improvement Plan (action point 1)</p>
<p>Focus on increasing homeless preventions through a toolkit of measures available across the County</p>	<p>Continue the work following the Supporting People commissioning review into single homelessness</p> <p>Contribute to the County Homeless Action Plan and ensure the actions are met in Wyre Forest</p> <p>Recruit to the homelessness prevention officer role</p> <p>Undertake the housing options toolkit review</p>	<p>March 2012</p>	<p>Strategic Housing Services Manager</p> <p>Principal Strategic Housing Officer</p>	<p>Already working closely with the County to deliver services such as the NW Young Persons project and the 16-17 year old protocol. Funding allocated for the development of a one stop shop service for people across the county.</p>	<p>WFDC Audit Improvement Plan (action point 24)</p> <p>WFDC Homelessness Action Plan (part of the County Homelessness Strategy) (action point 9)</p>

	Undertake the prompt toolkit work with Homeless link Ensure that the projects commissioned through the CLG grant are assisting in homeless prevention work				
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