

## Housing Strategy Action Plan 2011- 2015 – Actions relevant to Single Homelessness 2013 Progress report

### 1. MAXIMISING HOMES FOR THE CITY

<b>Actions</b> <i>Measure of success</i>	<b>Timescales and milestones</b>	<b>Financial and other resource requirements</b>	<b>Responsible Officer</b>	<b>Progress to end July 2013</b>	<b>RAG</b>
<p>Assist Housing Associations to bid for the maximum resources for affordable homes through the 2011-15 HCA bidding round</p> <p><i>Deliver 850 new affordable homes during 2011-2015 that meet HCA design guide and minimum Level 4 Code for Sustainable Homes</i></p>	March 2015	RSL partners, developers, Planning, HCA £18.8m funding from HCA already in place for schemes completing in 2011/12. Attract maximum future funding for period 2011-15.	Housing Delivery & Renewal Manager	<p>196 affordable homes provided in 2012/13. On target to provide 330 in 2013/14.</p> <p>All 7 partner Registered Providers have funding available to work in the city and the council continues to support any new bids for funding from partners, including successful bids under the 2013-15 mini bidding round.</p>	G
<p>Manage the Housing Register with a focus on households who will realistically be housed</p> <p><i>Removal of applicants no longer in need of social housing and more reliable information about those in need to enable focus on assisting and prioritising applications. Improved offer process and reduced numbers of refusals</i></p>	March 2012	Within existing budgets. SCC in partnership with RSL partners, housing management and other support providers	Housing Needs Manager	Now subject to Lettings Policy review. Current Administration show clear wish to retain housing needs as the priority for social housing.	G
<p>Promote Shared Ownership, low cost home ownership and Right to Buy</p> <p><i>Shared Ownership and other low cost home</i></p>	Ongoing	Shared Ownership – resources from HCA, Partners -RSL partners, planning,	Head of Housing Management and Housing	SCC continue to take part in the bi-annual HomeBuy shows to help promote all new build low cost home ownership opportunities to residents- c 500 visitors per event.	G

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<i>ownership opportunities promoted to residents via partnership between council and HomeBuy agent</i>		developers	Delivery & Renewal Manager	RTB number have increased significantly since Government changed level of discount 63 homes sold in 2012/13, and 20 so far in 2013/14.	
Develop a new letting policy and Strategic Tenancy Policy to accommodate legislative changes and new affordable housing products  <i>New policy agreed which is a simplified policy which will make it easier and less time consuming to explain and administer</i>	April 2012	Within existing budgets - Partners - tenants/ wider community. Housing Association Partners and neighbouring authorities	Housing Needs Manager	Completed. Tenancy strategy and requirement to have Landlord policy for use of Fixed term (flexible) tenure in place.	G

## 2. IMPROVING HOMES TRANSFORMING NEIGHBOURHOODS

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Attract investment to improve Southampton's private homes  <i>Secure external funding to improve a minimum of 100 private homes in 2012/13</i>	31 March 2012	Work within existing budgets to attract funds Partners – SCC Contractors, PUSH, LEP, HCA	Regulatory Services Manager (Neighbourhoods)	Grant funding of £114,000 was obtained from the Department of Health to fund a winter fuel poverty project in 2012/13. The project levered in additional funding from energy companies and combined with some council funding this was used to improve 1,643 private homes in 2012/13, which exceeded the target.	G

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<p>Work with other partners and social landlords develop ongoing and sustainable projects that help tenants and residents into training and employment and reduce worklessness and financial exclusion</p> <p><i>Reduced demand on state benefits from Council tenants</i></p> <p><i>More tenants and family members in work and contributing to the local economy</i></p> <p><i>Reduction in arrears and evictions due to financial issues</i></p>	March 2015	Project funding currently available of £30k pa in Housing management – wider resources drawn in from third party funding and other partners	Head of Housing Management	Housing Skills & Employment Group now meeting- brings together council & RP partners. Intention is that longer term, £30k from HRA will be pooled into a wider Strategic Investment Budget, but in short term £30k being used to reopen job clubs from Sep '13. Further £75k of HRA money given to City Limits to fund Employment Officers- 157 have been supported by these posts to move closer towards the job's market.	G

### 3. EXTRA SUPPORT FOR THOSE WHO NEED IT

<b>Actions</b> <i>Measures of success</i>	<b>Timescales and milestones</b>	<b>Financial and other resource requirements</b>	<b>Responsible Officer</b>	<b>Progress to end July 2013</b>	<b>RAG</b>
<p>Manage the tender process for new support services for homeless people in the city</p> <p><i>Tenders completed and awarded</i></p>	Up to March 2012	Within existing staff and Supporting People resources. £2.5million available in 2011/12, £1.9 million available from 2012/13	Commissioner for Adult Care Services	Tender process undertaken and successfully concluded. New services commenced between February and April 2012. All services operating effectively	G
Plan to increase housing options, with support for those who need it, including people with mental health problems, drug and alcohol users (to promote recovery), people fleeing domestic violence, and other need	March 2013	Within staff resources	Commissioner for Adult Care Services, Head of Housing	Individual strategic reviews undertaken, and leading to changes: - reconfiguration of services to people with mental health problems – and second review commencing in 2013	G

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<p>groups.</p> <p><i>Plan developed to manage increased and changed accommodation options for a range of groups in place. Action plan for delivery agreed.</i></p>			<p>Management, Head of Housing Needs</p>	<ul style="list-style-type: none"> <li>- New accommodation being developed for teenage parents, close to the city centre</li> <li>- Changes made to some domestic violence services – increasing self-contained flats</li> </ul> <p>New units added to future contracts for people with alcohol problems, including short-term/respice flat.</p>	
<p>Continue to focus on homeless prevention</p> <p><i>No increase in homeless acceptances – sustain current level of homeless prevention casework (700)</i></p>	<p>According to legislative change implementation - ongoing</p>	<p>Within existing staff resources CLG funding £486K 2012/13– future years expected at the same level Partners SCC and voluntary sector</p>	<p>Housing Needs Manager</p>	<p>Homelessness prevention remains clear priority for the Homelessness team. 2012 saw increased numbers of cases where homelessness was prevented.</p>	<p>G</p>