

# **Appendix A**

## **LICHFIELD DISTRICT HOUSING STRATEGY 2013-2017**

**DRAFT VERSION FOR  
CONSULTATION**

**DECEMBER 2012**

# Housing Strategy Contents

Page Number

Foreward 1

Executive Summary (to be added)

## Section One

|   |    |
|---|----|
| 1. Introduction                                     | 3  |
| 2. Setting the scene: an overview of the district   | 5  |
| 3. National and Local policy context                | 8  |
| 4. Our achievements since the last Housing Strategy | 12 |
| 5. Our resources                                    | 14 |
| 6. Consultation                                     | 15 |
| 7. Monitoring and evaluation                        | 16 |
| 8. Equalities Impact assessment                     | 16 |

## Section Two

Our Priorities for Action 17

## Section Three

Our Delivery Plan 22

## List of Appendices

|   |    |
|---|----|
| Appendix 1 Evidence to support Priority 1     | 34 |
| Appendix 2 Evidence to support Priority 2     | 52 |
| Appendix 3 Evidence to support Priority 3     | 63 |
| Appendix 4 Evidence to support Priority 4     | 74 |
| Appendix 5 Projections of affordable housing  | 92 |
| Appendix 6 Draft Equalities Impact Assessment | 93 |
| Appendix 7 Glossary of terms                  | 95 |

List of figures 101

## Housing Strategy Foreword-

By Cllr Ian Pritchard, Cabinet Member for Housing Health and Environmental Protection

Welcome to our new Housing Strategy, which sets out the council's plans for housing in Lichfield district from 2013 to 2017. The district council as Strategic Housing Authority and community champion and advocate, places great priority on ensuring Lichfield District is a great place to live. Residents of the district are fortunate to live in such an attractive, safe and enjoyable location, mostly in good quality housing which meets their needs.

However, the cost of property makes it difficult for our young people to stay here once they have grown up and the shortage of rented accommodation means that homelessness is relatively high. We also have a growing elderly population whose needs for housing will change as they become older. In this strategy, we describe how we will work towards addressing these issues over the next four years. We cannot do this on our own and therefore work closely with a range of partners who share our goals and ambitions for developing and improving housing in the district.

This Housing Strategy has been developed and written at a time of great change and economic uncertainty; we have witnessed unprecedented housing market conditions resulting in a much slower rate of house building since 2008 and the coalition government has introduced a range of housing and welfare policies which have changed the funding arrangements for building new homes and will reduce the ability of some households to access or retain accommodation. These changes will impact not only on the finances and resources available to deliver our housing strategy but on the way we work and the organisations we work with. We therefore need to regularly review our methods of delivery and actions to achieve the best possible outcomes for our residents in this changing and challenging time.

However, we do have many assets within the district including good quality housing stock and a relatively buoyant local economy which helps to ensure the majority of the population benefit from secure, safe and healthy homes. The importance of housing to health is being more widely recognised as local government regains its responsibility for public health (effective from April 2013); housing is an essential 'underlying determinant' of health and well being and therefore this aspect is given more recognition in this strategy than has previously been the case and is enshrined in our vision for the district

### **Our Vision**

'To ensure that the housing stock meets existing and future housing needs and includes a wide choice of affordable homes in healthy, safe and sustainable communities'

In developing this strategy the district council and our partners have identified the following four priorities for housing in Lichfield District for the period until 2017:

- Improve housing choice and access to a wide range of affordable homes
- Prevent and reduce homelessness
- Ensure warm, healthy, well maintained homes, reduce fuel poverty and cut carbon emissions
- Support older and vulnerable people to live as independently and healthily as possible

These priorities are underpinned by a range of key aims and the Delivery Plan contains a

range of actions and initiatives designed to help us address these four priorities in conjunction with our partners.

We would like to acknowledge the contributions of the many organisations that have helped us shape this strategy, particularly through the Strategic Housing Partnership, and also to thank the residents who have provided feedback through the residents' survey 2012.

Housing is a complex and challenging area of work and we are grateful for the support and enthusiasm of all who, like us, are driven to continually improve the quality of life for people who live in the district. Housing is at the very heart of this ambition and we will strive to achieve the priorities set out in this document. We are confident that positive changes can be made, even in these challenging times and look forward to working in partnership to achieve our shared aims.

Photo of Cllr Ian Pritchard – to be added

Signature – to be added

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## SECTION ONE

### 1. Introduction

This Housing Strategy has a key part to play in delivering our 'Plan for Lichfield District 2012-2016', particularly within the themes of 'supporting people' and 'shaping place'. The council and the Local Strategic Partnership want to improve the quality of life of our residents, and ensure that we live in a district where people love to live, work and visit with a high quality residential and commercial environment. Housing is very important as it is the foundation upon which we build our lives, and good quality housing is fundamental to the health and well being of members of our communities.

The Housing Strategy 2013-17 has been produced against a background of economic recession which has affected the country's housing market and restricted financial lending. The government's 2010 comprehensive spending review has also led to reductions in funding for affordable housing, and has introduced welfare reforms that affect the level of benefits that eligible residents can access which will be far reaching and have a significant effect on some local residents and on the way that the council delivers its services.

The strategy sets out how the council and its partners will work together to ensure that more residents get the opportunity to live in good quality housing of their choice, with the support they need. It does not deal with the overall number or specific locations of new homes as this is the role of the Lichfield District Local Plan<sup>1</sup> which will plan monitor and manage future growth and change in Lichfield District up to 2028.

This strategy builds on the good work that has been undertaken since the last housing strategy was published in 2007 and the Homelessness Strategy 2008-13. It covers all the main aspects of private sector housing and we no longer have a separate strategy for this, however a separate homelessness strategy document will be available in 2013.

#### 1.1 Why do we need a Housing Strategy for Lichfield District?

As Lichfield District Council no longer owns any housing stock the importance of the housing strategy to set out how we will fulfill our strategic and enabling role is very important. This includes how we will meet our statutory responsibilities for homelessness and to periodically review the housing needs and housing conditions of the area.

This strategy sets out how the council and its partners will address our housing challenges and explains what our priorities for action are over this period. The actions within the strategy will be monitored and reviewed to ensure that they remain relevant to the housing agenda in the District. The strategy sets out high level actions only; more detailed actions are included in service plans and policies that sit below this strategy.

#### 1.2 Our Vision for Housing

Central to this strategy is our vision for housing which is:

"To ensure that the housing stock meets existing and future housing needs and includes a wide choice of affordable homes in healthy, safe and sustainable communities"

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<sup>1</sup> The Lichfield District Local Plan is available to view online at [http://www.lichfielddc.gov.uk/downloads/download/1440/lichfield\\_district\\_local\\_plan\\_strategy\\_july\\_2012](http://www.lichfielddc.gov.uk/downloads/download/1440/lichfield_district_local_plan_strategy_july_2012)

### 1.3 Priorities for the Housing Strategy

Our priorities are to:

- Improve housing choice and access to a wide range of affordable homes
- Prevent and reduce homelessness
- Ensure warm, healthy, well maintained homes, reduce fuel poverty and cut carbon emissions
- Support older and vulnerable people to live as independently and healthily as possible

### 1.4 Our delivery partners

Our priorities can only be delivered by working closely with our partners and the wider community. Our key partners include:

- Members of the Local Strategic Partnership (LSP)
- Members of the Strategic Housing Partnership (SHP)
- Development partners- Bromford Living, Midland Heart and Waterloo
- Private Developers
- The Homes and Communities Agency (HCA)
- Marches Energy Agency (MEA)
- Beat the Cold (BtC)
- Metropolitan Care and Repair (MCR)
- Staffordshire County Council (SCC)
- The Staffordshire and Stoke-on-Trent Partnership Trust
- Clinical Commissioning Groups (CCG's)
- Lichfield District Council for Voluntary Services (LDCVS)
- South East Staffordshire Citizens Advice Bureau (SESCAB)
- Housing Associations (HA's)
- Private landlords
- Staffordshire Fire and Rescue Service

### 1.5 Format of the Housing Strategy

The housing strategy has three sections with seven appendices.

**Section one:** contains an introduction which sets the scene for the strategy by giving an overview of the district and the national and local policy drivers. It also contains a summary of achievements since the last strategy, the consultation we have carried out and details of the resources we have available to deliver the strategy.

**Section two:** contains details of our four priorities for action, why they are a priority and our aims to achieve it.

**Section three:** contains our delivery plan setting out the activities and actions to deliver our priorities of the housing strategy. It includes our milestones, outputs and details of the partners responsible for delivery.

**Appendices 1-4** contain all the detailed evidence to support each of our four priority areas from a local and national perspective



**Appendix 5** contains a housing trajectory showing all anticipated affordable housing completions up to 2017

**Appendix 6** is a draft Equalities Impact Assessment

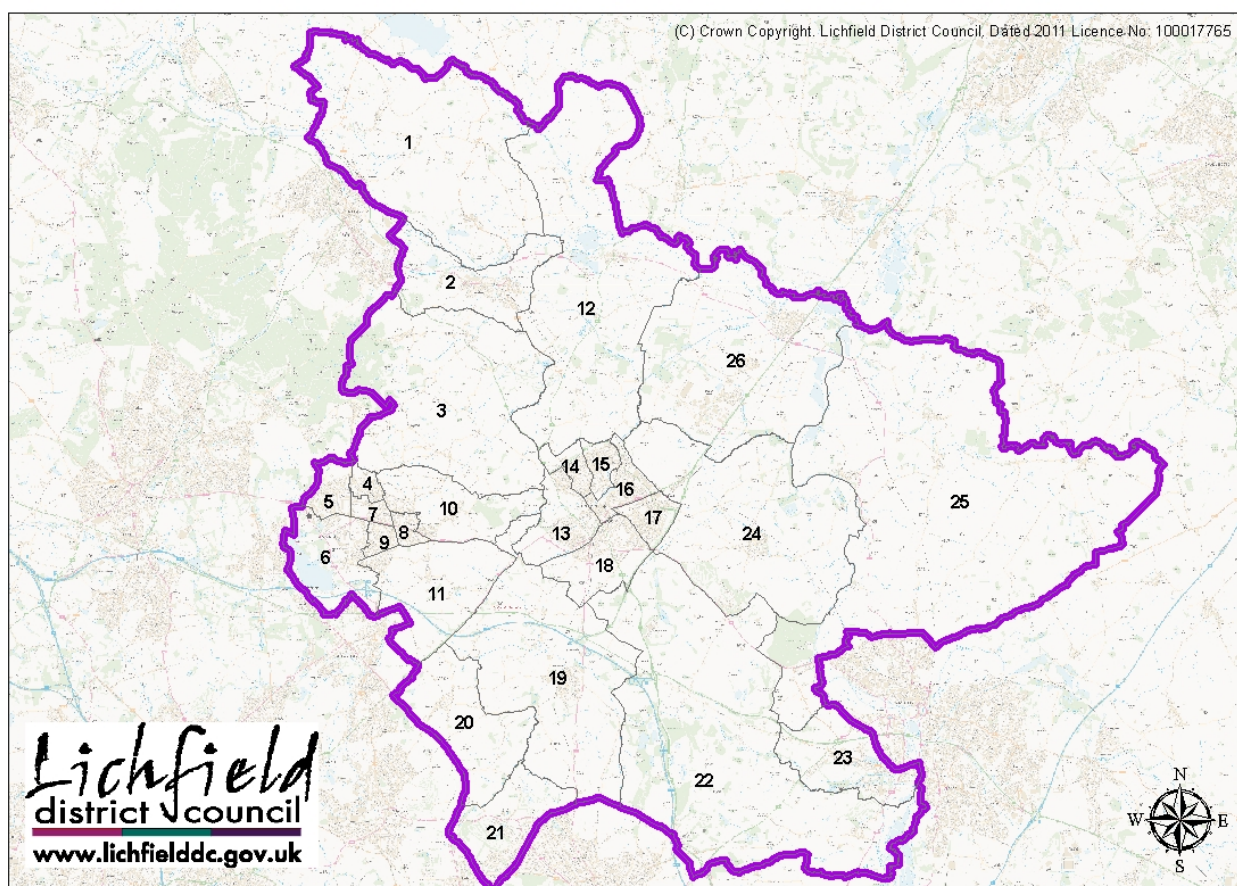
**Appendix 7** is a glossary of terms.

## 2. Setting the Scene

### 2.1 An Overview of the district

Lichfield District is in South East Staffordshire, twenty miles north of Birmingham and abuts the West Midlands conurbation to the south. The majority of residents (71%) live in one of the two main urban settlements- the ancient cathedral city of Lichfield and the industrial town of Burntwood. The rest of the district is predominantly rural where 29% of the population live in over 50 villages and hamlets in the countryside. Lichfield is a very attractive destination for people to live and has seen significant in-migration from the West Midlands conurbation and other nearby towns. This has led to increased pressure for housing growth beyond that generated from the local population.

Figure 1: Lichfield District showing ward boundaries



Source: Lichfield District Council 2012

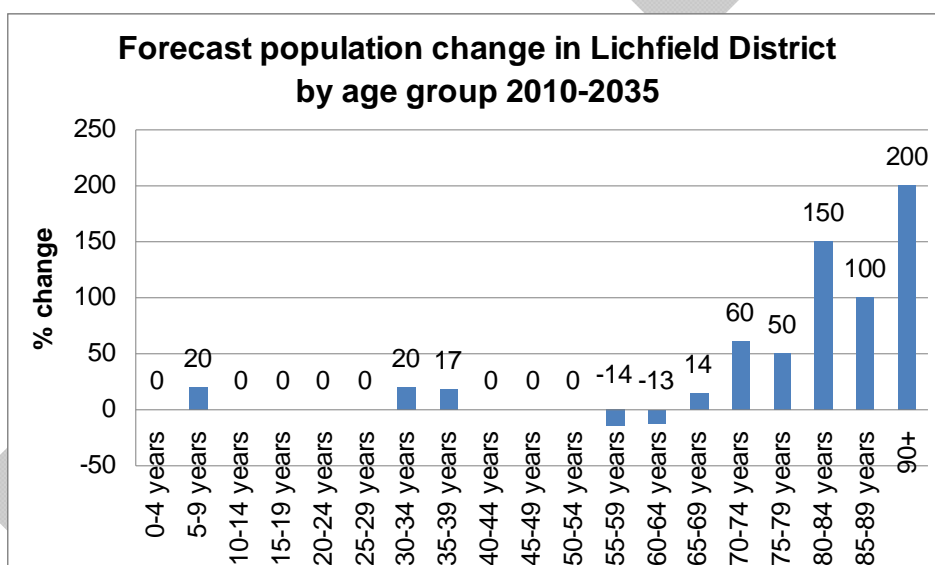
**Key to Map:** 1. Colton & Mavesyn Ridware. 2. Armitage with Handsacre. 3. Longdon. 4. Boney Hay. 5. Chase Terrace. 6. Chasetown. 7. Burntwood Central. 8. All Saints. 9. Summerfield. 10. Highfield. 11. Hammerwich. 12. Kings Bromley. 13. Leomansley. 14. Chadsmead. 15. Curborough. 16. Stowe. 17. Boley Park. 18. St Johns. 19. Shenstone. 20. Stonnall. 21. Little Aston. 22. Bourne Vale. 23. Fazeley. 24. Whittington. 25. Mease & Tame. 26. Alrewas & Fradley

## 2.2 Demographic and Household projections

The district has a population of 100,654<sup>2</sup> with 41,224 households. There is a higher proportion than the West Midlands average of the older working age population (40-65) and people aged between 65 and 79, but a much smaller proportion of younger working age population (20 to 34)<sup>3</sup>. Due to the ageing population the number of older people is forecast to increase even further, particularly in the over 80 age group which is forecast to increase by 127% by 2030<sup>4</sup>. This demographic shift will present an increasing challenge for the district particularly in terms of the impact on the economy of health and social care services and is likely to result in a greater need for smaller and more supported accommodation along with support services so that elderly residents can live safely and independently within the community, despite growing levels of frailty and disability.

Recent research<sup>5</sup> has tested a range of scenarios to forecast housing growth requirements from 2006 to 2028. All scenarios<sup>6</sup> found that the district is expected to continue to experience very high levels of net in-migration, at around c850 net in-migrants per annum up to 2028 (14,500 people) predominantly in the post retirement age groups. Lichfield is clearly an attractive destination for a range of migrants particularly those with greater levels of disposable income and/or seeking retirement and this will continue to represent a challenge for the council and our partners.

Figure 2



Source: NLP Southern Staffordshire Districts Housing Needs Study and SHMA update 2012

## 2.3 The Housing Market

There are four identified housing markets in the district<sup>7</sup> Lichfield City, Burntwood, Rural North and Rural South and East which can be seen in figure 3. The main housing issues across all areas are in relation to affordability and housing choice with house prices being the highest in Staffordshire particularly in the rural areas and parts of Lichfield City.

<sup>2</sup> 2011 Census

<sup>3</sup> Southern Staffordshire Districts Housing Needs study and SHMA update 2012

<sup>4</sup> Projecting Older People Population Information system (POPPI) data 2012

<sup>5</sup> The areas are defined as distinct housing market areas and share some common housing characteristics -see the C1 SHMA and Southern Staffordshire Districts Housing Needs study and SHMA update 2012

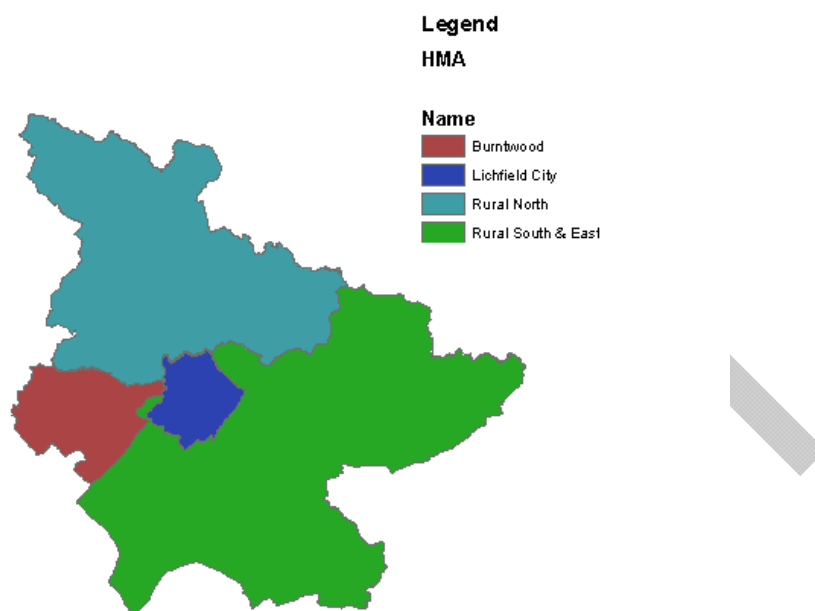
<sup>6</sup> The zero-net migration scenario is not included.

<sup>7</sup> Southern Staffordshire Districts Housing Needs study and SHMA update 2012



The affordability ratio which is the ratio of house prices to incomes is in the region of 7.86<sup>8</sup> meaning that home ownership is out of the reach to many, particularly would be first time buyers. There is also a large proportion of larger four bed detached dwellings and an undersupply of smaller dwellings which limits choice and housing options for residents.

Figure 3: Housing market areas



Source: Lichfield District Council 2012

## 2.4 The Housing Stock

The housing stock in the district is predominantly owner occupied and is generally in a good condition. The 2010 Stock Condition Survey found that whilst the overall standard of the private sector housing stock is better than the national average, there are parts of the district where it is poor with just under 20% of the stock failing the decent homes standard, predominantly in the private rented sector with the highest rate of non decent homes being recorded in the Burntwood sub-area.

## 2.5 Deprivation in Lichfield District

Lichfield District is generally regarded as an affluent area with many assets that benefit the quality of life and well being of local residents. Many issues associated with deprivation and inequality are often at a lower prevalence than in other districts in the county and across the country overall. However, this often masks smaller pockets of inequality. These may be apparent at a geographical level, but also may apply to individuals and families in what are generally considered to be affluent areas. The impact on these individuals, families and communities is just as great in Lichfield District as it is in more obviously deprived areas and in these areas, multiple problems of low educational attainment, poor housing, poor health and unemployment occur concurrently.

<sup>8</sup> This has been calculated by measuring average incomes against average house prices with the higher the ratio the less affordable an area. A ratio of 7.86 means an average property is valued at 7.86 times average income which is more than can be obtained by a mortgage (which is normally 3 to 4 times income).

The National Indices of Multiple Deprivation (IMD) 2010 is split into 9 categories<sup>9</sup>, and the ones which feature most deprivation, relatively to the others are housing and education. There are 4 Lower Super Output Area's (LSOA)<sup>10</sup> in the district which are in the 10% most deprived in England for barriers to housing and services, and these are located in the following wards; Bourne Vale, Mease and Tame, Colton and Mavesyn Ridware and Alrewas and Fradley Wards. All of these are rural wards and score fairly low for other measures of deprivation. A further 3 LSOA's fall within the 10% to 20% most deprived for housing and each of these areas has no further categories in which they score highly for deprivation.

The income deprivation indicator<sup>11</sup> for Lichfield District shows that around 9% of the district's population was deemed to be living in income-deprived households, which equates to approximately 9,200 people. However the average household income varies significantly across the district ranging from £29,800 in Summerfield Ward to £71,800 in Little Aston Ward<sup>12</sup>.

There are also rural areas of the district which are classed as relatively deprived because of difficulties to access housing and services. According to the Indices of Multiple Deprivation barriers to housing and services domain<sup>13</sup>, the wards of Bourne Vale, Mease and Tame, Colton and Mavesyn Ridware are all within the 10% most deprived wards nationally for access to housing and services.

### 3. National and Local Policy Context

There are many national and local strategies and plans that play a role in housing in Lichfield District. Since we wrote the last strategy there have been many changes and the national picture in particular has changed considerably. In this next section we highlight the main national policy and local housing related issues.

#### 3.1 National Policy context

In November 2011, the Government published '**Laying the Foundations: A Housing Strategy for England**'. This document sets out the objectives of the government's agenda for housing which include to:

- Establish a more responsive, thriving, active and stable housing market
- Deliver more new homes and give a boost to the construction industry
- Support choice and quality for tenants
- Tackle empty homes
- Improve design quality and domestic energy efficiency

This national strategy also introduced some new initiatives designed to help the government to meet its objectives including:

<sup>9</sup> The 9 IMD 2010 areas are: Income; Employment; Health; Housing; Education; Crime; Environment; Children and Older People

<sup>10</sup> LSOA –A Lower Super Output Area represents an area with a population of approximately 1500 people

<sup>11</sup> The income deprivation indicator is one of 7 domains in the IMD, the factors used to calculate this domain are; - Adults and children in Income Support Households - Adults and children in Income-Based Job Seekers Allowance Households - Adults and children in those Working Tax Credit households where there are children in receipt of Child Tax Credit whose equivalised income (excluding housing benefits) is below 60 per cent of the median before housing costs - Adults and children in Child Tax Credit Households (who are not eligible for IS, Income-Based JSA, Pension Credit or Working Tax Credit) whose equivalised income (excluding housing benefits) is below 60 per cent of the median before housing costs

<sup>12</sup> Source: Health and Wellbeing Profile for Lichfield District 2012; Staffordshire Council County & Staffordshire PCTs

<sup>13</sup> The Barriers to housing and services domain is calculated using the following indicators - Household overcrowding - District level rate of acceptances under the homelessness provisions of the 1996 Housing Act, assigned to the constituent LSOA's - Difficulty of access to owner-occupation - Road distance to a GP surgery - Road distance to a general store or supermarket - Road distance to a primary school - Road distance to a Post Office or sub post office.

- A new-build indemnity scheme, to provide 95% loan to value mortgages for new build properties in England, backed by a house builder indemnity fund
- A £400 million 'Get Britain Building Investment Fund' designed to support developers with stalled sites that need finance to unlock
- A £500 million 'Growing Places Fund', designed to support infrastructure that unblocks housing and economic growth
- Promoting the 'Right to Buy' scheme on improved terms for council tenants and eligible housing association tenants that wish to purchase their rented home
- An intention to welcome 'for profit' private firms into the social sector as housing providers and introduce new approaches to funding affordable housing
- Encouraging self build and giving communities new powers to deliver the development they want through the new community right to build.
- A commitment to delivering the zero carbon homes standard for all new homes from 2016

Through the **Localism Act 2011** the government has signalled its intention to devolve greater powers to councils and neighbourhoods, and give local communities more control over housing and planning decisions. It also marks a shift away from regional planning towards neighbourhood planning, including incentives to promote new development where it is needed locally. The **National Planning Policy Framework** has streamlined planning guidance and introduced a presumption in favour of sustainable development.

Under the Localism Act, local authorities now have a duty to produce a Tenancy Strategy setting out the matters to be considered by housing associations<sup>14</sup> with stock in their area when they are formulating their tenancy policies. The Tenancy Strategy must also explain the local authority's responses to the changes to affordable housing tenures introduced through the Act. The Act has also introduced new powers and responsibilities relating to the letting of affordable housing and has enabled local authorities to determine which categories of applicants should qualify to join the register for affordable housing in addition to enabling local authorities to use the private rented sector to discharge their homelessness duty.

The government's **Affordable Homes Programme** has signalled a significant change with the introduction of a new form of social housing called affordable rent. These properties, which will now be the main type of new affordable housing supply, will be made available to tenants at up to 80% of market rents, and can also be offered by social landlords on fixed-term tenancies.

The government has also introduced a range of proposals designed to reform welfare in order to improve work incentives and simplify the benefits system. **Welfare reforms** have introduced major changes to the calculation and entitlement to housing benefit, including capping payments according to the size of property rented, and increasing deductions for adult household members. The introduction of Universal Credit will cap a household's overall benefit to no more than the national average salary. These changes, which will be introduced over several years, will present a significant challenge to landlords, their tenants and local authorities responsible for meeting housing needs in an area.

The introduction of the **New Homes Bonus** in 2011/12 is designed to act as a financial incentive for communities and local authorities to encourage housing growth and bring empty homes back into use. For every new home built and empty property brought back into use local authorities receive the equivalent of the annual council tax raised, together

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<sup>14</sup> Housing Associations are also known as Registered Providers and Registered Social Landlords

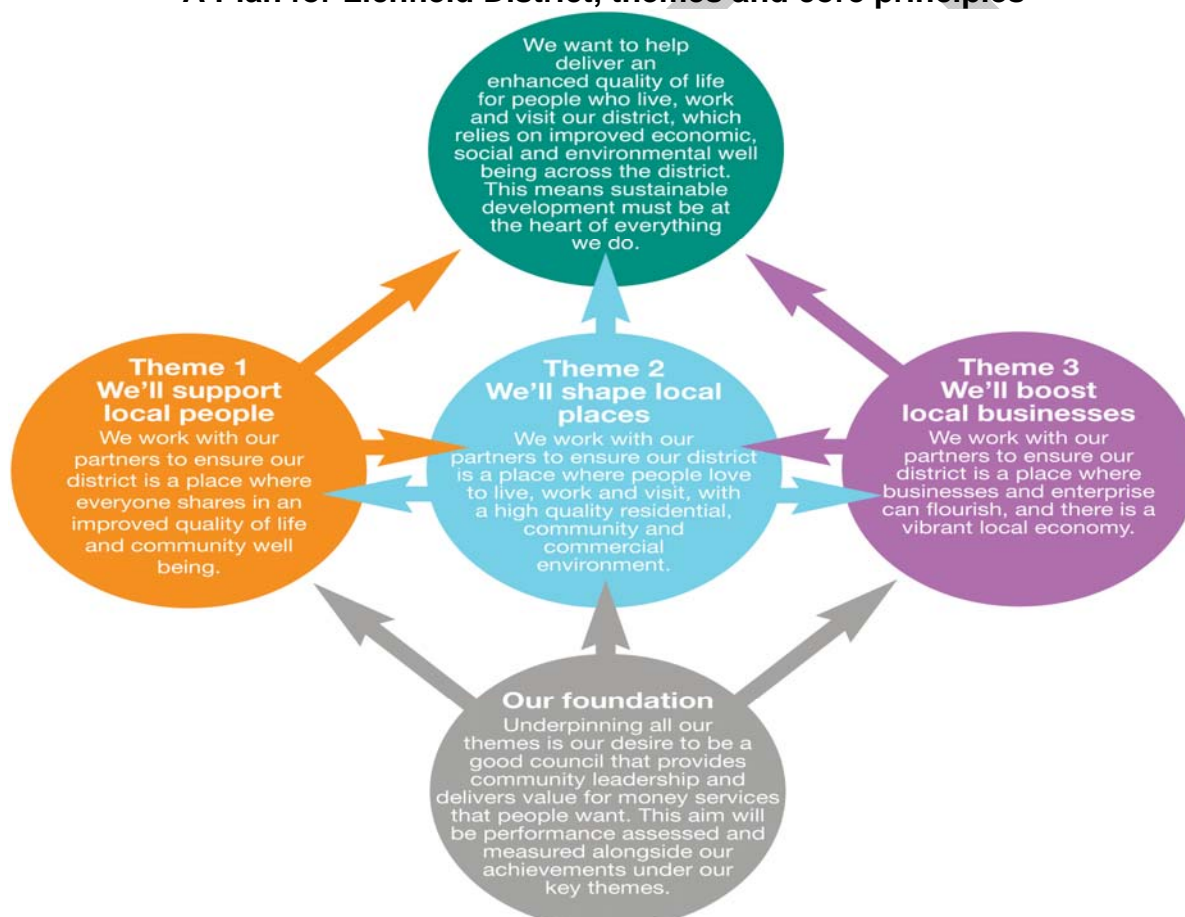
with an additional £350 for affordable units, for a period of 6 years.

As part of the government's commitment to addressing the issues of energy inefficiency within the housing stock, the Energy Act 2011 introduced the 'Green Deal' which is designed to allow households to carry out energy efficiency improvements to their homes with no upfront cost. Under the 'deal', energy consumers will pay back the cost of the improvements through a charge on their utility bill providing that the charge on the bill is no more than the actual savings gained from having the improvements.

### 3.2 Local policy context

The District Council and Lichfield District Strategic Partnership<sup>15</sup> has both endorsed and adopted **The Plan for Lichfield District 2012-16**<sup>16</sup> which sets out a shared vision and direction for tackling issues that are important to local residents and businesses. The overall purpose of the plan and the three themes is shown in the next diagram:

#### A Plan for Lichfield District, themes and core principles



Source: A Plan for Lichfield District 2012-2016 Lichfield District Council

Within the strategic theme of 'we'll support people' there are the following long term outcomes relevant to housing:

- We'll help people to be and to feel secure in their homes, neighbourhoods and town and city centres by tackling crime and anti-social behaviour

<sup>15</sup> The District Board is the decision making body of the Local Strategic Partnership which brings together the Council, Staffordshire County Council with the police, fire service, health services and many other local agencies and businesses.

<sup>16</sup> This is available at [http://www.lichfielddc.gov.uk/downloads/file/4086/a\\_plan\\_for\\_lichfield\\_district\\_2012\\_2016](http://www.lichfielddc.gov.uk/downloads/file/4086/a_plan_for_lichfield_district_2012_2016)

- We'll help and support vulnerable adults, families and children to live independent and fulfilled lives in their own homes and communities, and prevent homelessness wherever we can
- We'll improve the health and wellbeing of the whole population making sure we make the biggest improvement for people with the lowest life expectancy

Within the strategic theme of 'we'll shape place' there are the following long term outcomes that are of most relevance to this strategy:

- We'll work with others to provide access and choice to a range of market specialist and affordable homes that meet the needs of our existing and future residents
- We'll reduce carbon emissions and promote energy efficiency and renewable energy within the home
- We'll enhance and protect the district's built environment assets, its historic environment, open spaces and local distinctiveness

The District Board is made up of representatives of the LSP and works through the following groups- Tamworth and Lichfield Business Economic partnership, Sustainable Environment Partnership, Lichfield One Place Board and also the **Strategic Housing Partnership**. The Strategic Housing Partnership was established in 2005 and is made up of representatives from local housing associations, the voluntary sector, Staffordshire County Council and a developer. The chair of the partnership, the Head of Neighbourhoods at Bromford Living the largest housing association in the district, sits on the District Board and is able to play an important role in ensuring that there is a housing focus in the work of the wider strategic partnership and that the relevant actions in the Plan for Lichfield District are completed.

### 3.3 Other Local Strategies

The Staffordshire **Flexi Care Housing Strategy 2010-2015** identifies the number of flexi-care or extra care units that are required in the district to meet current and future needs. The majority of people in a flexi care housing scheme will be over the age of 55 but may include some younger people with disabilities. The strategy outlined the need for an additional 700 flexi care units by 2015 rising to 1,199 by 2030; with a tenure split of 68% owned and 32% rented.

The **2012 – 2016 Staffordshire Strategy for Tackling Domestic Abuse** aims to break the cycle of domestic abuse within families through four objectives. The first focuses on prevention through, for example, raising awareness and working with young people; the second is to focus on provision by ensuring adequate access to quality services; the third is through partnership; and finally the fourth is to work with perpetrators.

The **2012-2015 Staffordshire Housing Support and Independence Strategy** puts in place a 3 year plan to achieve the vision to enable every citizen in Staffordshire to live as independently as possible. It is based on a 'whole life' approach which joins services up and helps people to take control of their lives.



### 3.4 The Local Plan

The Local Plan is a very important document as it will plan, manage and monitor future growth in the district up to 2028. The local plan comprises a strategy<sup>17</sup> and a land allocations document, with a number of supporting documents which will provide the framework for managing development, addressing key planning issues and guiding investment across the district. It covers a broad range of spatial issues that contribute towards the creation of sustainable communities, including the provision and management of new development, community infrastructure, environmental and heritage protection and measures to help reduce carbon emissions. Within the strategy document is a 'Homes for the Future' chapter which sets out the core housing policies including the affordable housing policy based on evidence contained in the Affordable Housing Viability Study and update which proposes a target of up to 40% affordable housing on large sites but it is a flexible policy that allows the council to change the % provision of affordable housing according to market conditions.

### 3.5 Local Economic Partnerships

Lichfield District is a member of two Local Economic Partnerships (LEP) - the Greater Birmingham<sup>18</sup> and Solihull LEP and the Staffordshire and Stoke LEP<sup>19</sup>. The LEP's will provide the strategic leadership to create the right environment for economic growth in an area by tackling issues such as housing, planning, infrastructure, local transport, employment and enterprise.

In terms of a housing agenda, the Greater Birmingham LEP has a Housing and Growth Board with the remit to prioritise locations and publicly-owned sites for housing and economic development, with the aim of supporting the demand for new housing and jobs and also a planning group that is considering the implications of the emerging local planning policy for housing and looking at the longer term issue of accommodating housing growth across the LEP. The Staffordshire and Stoke LEP is developing a housing and regeneration strategy which will build upon the 2011 Southern Staffordshire Local Investment Plan (LIP)<sup>20</sup> which was developed for Lichfield District, Cannock, South Staffs and Tamworth in conjunction with the HCA and local housing associations in order to guide investment decisions in the area. The delivery plan emerging from the LIP is also periodically reviewed with our development partners and the HCA.

## 4. Our achievements since the last Housing Strategy

The priorities and actions contained in our Housing Strategy 2006-2009 have been regularly monitored and reviewed. Some notable achievements for each priority area of the strategy include:

### Delivering affordable housing

- Between 2007 and 2012 we have delivered 235 affordable homes which included 143 social rented, 37 shared ownership, 46 Homebuy Direct/Low cost home ownership units and 9 homes through Mortgage Rescue

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<sup>17</sup> This can be viewed online at

[http://www.lichfielddc.gov.uk/downloads/download/1440/lichfield\\_district\\_local\\_plan\\_strategy\\_july\\_2012](http://www.lichfielddc.gov.uk/downloads/download/1440/lichfield_district_local_plan_strategy_july_2012)

<sup>18</sup> The Greater Birmingham LEP is one of the largest in the country and includes Birmingham, Solihull, Lichfield, East Staffordshire, Tamworth, Bromsgrove, Cannock, Redditch and Wyre Forest. The work of this LEP can be viewed at <http://centreofenterprise.com/>.

<sup>19</sup> The Staffordshire and Stoke LEP include all Staffordshire district councils with the exception of East Staffordshire.

<sup>20</sup> It is available to view at [http://www.lichfielddc.gov.uk/site/scripts/download\\_info.php?downloadID=1327](http://www.lichfielddc.gov.uk/site/scripts/download_info.php?downloadID=1327).



- In addition there are 87 affordable units on site in the development pipeline set to complete by the end of 2014
- We launched a pilot private sector leasing scheme with Bromford Living
- We updated our evidence base and completed a Strategic Housing Market Assessment<sup>21</sup>, Affordable Housing Viability study and Housing market reports
- We maintained an excellent working partnership with our Development Partners and revised the Development Partnership Agreement in 2008 and 2011
- We have developed new housing policies for the Lichfield District Local Plan 2012
- We have worked with our partners and the HCA to enable the delivery of a flag ship city centre scheme to replace the Friary Outer car park

### Supporting vulnerable people

- Between 2007 and 2012 we have spent just under £2.5 million on delivering 338 disabled facilities grants (DFG's) to improve the quality of life of disabled people
- We completed a whole scale review of the DFG process with Metropolitan Care and Repair and other partners resulting in significant savings for the council and overall timescales for delivery being reduced by over 200% between 2008 and 2011
- We revised our housing assistance policy in 2009 and 2011 to focus help on the most vulnerable residents
- We worked with partners to launch 'Lets Work Together' with the aim of identifying housing risks in the homes of vulnerable people
- We worked with Bromford, the HCA and other partners to develop a 54 unit new sheltered scheme at Friary Outer called Franciscan View as a replacement for a nearby scheme at Sandford Gate

### Promoting access and choice

- We have improved our housing advice service and are now much more focused on housing options and homeless prevention
- We launched a housing options website offering easy access to current housing information and advice<sup>22</sup>
- We launched 'UChoose' a sub-regional choice based lettings system as a replacement for 'Your Choice' involving more partners
- We improved the assistance that we are able to provide to vulnerable people with our UChoose partners, to ensure that all applicants are supported to use the scheme and find suitable accommodation
- We greatly improved our engagement with the private rented sector and since 2010 we have found accommodation for 98 households and formalised arrangements with 14 landlords to ensure that tenancies are sustainable

### Protecting homeless people

- Since 2006 we have worked with Midland Heart to deliver a homelessness education programme in schools. Between 2010 and 2012 56 sessions were delivered to 1333 young people across 6 secondary schools

<sup>21</sup> Nathaniel Lichfield and Partners 2012

<sup>22</sup> This is available at [http://www.lichfielddc.gov.uk/info/200052/housing\\_advice/1456/housing\\_options](http://www.lichfielddc.gov.uk/info/200052/housing_advice/1456/housing_options)

- We used the homelessness prevention fund to assist 91 households between April 2008 and September 2012 from becoming homeless for at least six months at a cost of just over £42,000, mostly in the form of loans
- We launched a rent guarantee scheme and between April 2010 and September 2012 have used it to assist 24 households to access private rented accommodation
- We launched the Sanctuary Scheme which between April 2008 and September 2012 has assisted 29 women and their families to remain in their current accommodation at a cost of around £25,000
- We supported Lichfield Nightstop which assisted 14 young people into temporary accommodation with host families until 2009
- We worked with Bromford Support to enable them to take over the support provision and management of the temporary accommodation owned by Bromford Living
- We have housed two families under the pilot private sector leasing scheme in conjunction with Bromford Living
- The Housing Options team prevented the homelessness of 9 households through the Government's Mortgage Rescue Scheme
- Since March 2012 the money advisor jointly employed by the council and Bromford Living has been very successful and between April and September 2012 has given financial advice to 90 households and rescheduled debts in excess of £400,000.

### **Raising Housing standards**

- We have updated the Private Sector Stock Condition survey and improved our knowledge on the housing stock
- We worked with the Southern Staffordshire Partnership to launch low cost loan home improvement products -Kickstart and Houseproud
- We continued to deliver and promote 'Warmer Homes, Greener District' and between April 2008 and June 2012 3,682 households were assisted of which 2,318 had energy measures installed and 1,364 received energy advice
- We set up an inter-departmental empty property working group and now have regular monitoring systems in place to identify and tackle empty homes. We conducted a survey of all empty property owners in January 2012.
- Through the Landlord's Forum we worked extensively with private landlords to stimulate the market and also work to improve housing standards in conjunction with the private sector housing officer

## **5. Our resources**

Our ability to deliver the strategy is dependent upon a range of capital and revenue funding sources. The public funding available to housing associations to develop new affordable housing has drastically been cut since 2010 and the HCA's approach to investment means that there is generally a presumption against grant funding which may restrict the ability for new affordable housing to come forward. The council expects the provision of affordable housing to be funded from a range of resources:

- S106 contributions from developers
- Recycled grant funds held by our HA development partners and grants recycled through shared ownership re-sales
- Funds raised by housing associations under the Affordable Homes Programme

- Sales of assets by HA's and their wider strategic approach to asset management
- Limited grant funds held by the HCA

The council has limited financial resources and assets to use towards new affordable housing; however consideration will be given to indirect funding through discounted or free land and use of commuted sums.

The budget available for all housing activities to deliver our priorities through the period of the strategy up to 2017 is set out in the table below: TO BE ADDED ONCE BUDGET FINALISED

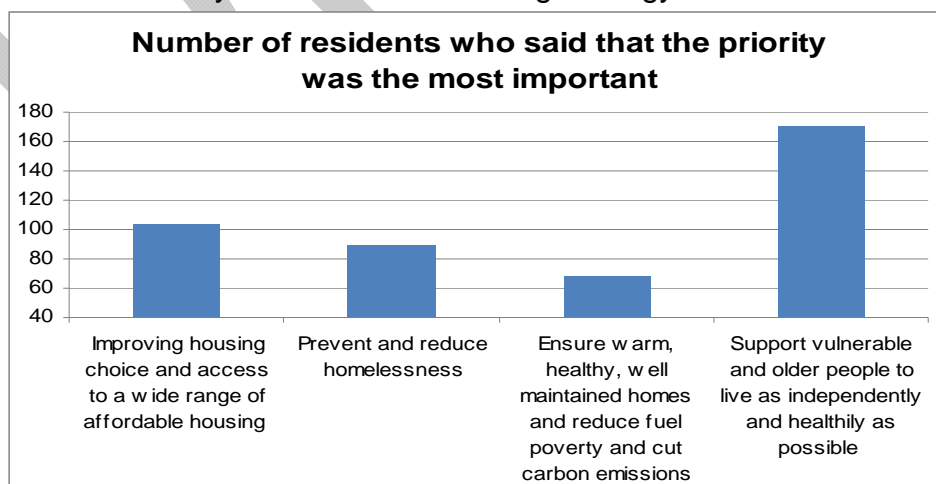
## 6. Consultation

To develop the strategy we have carried out a range of consultation exercises with partners and stakeholders. In September 2012 we held a consultation event for the Strategic Housing Partnership and other partners to share our emerging evidence and priority areas for action. The delivery plan has also been shared at various stages with key partners involved in delivery and we consulted on a full draft strategy at the end of 2012 and beginning of 2013.

In 2012 we consulted on the emerging priorities for the housing strategy in the council's resident's survey that was carried out to ask for residents' opinions on their local area. The survey was available online between 10<sup>th</sup> September and 5<sup>th</sup> October 2012 and was also posted out to 3000 residents. In the survey residents were asked to rank the four emerging priorities for the housing strategy in order of importance and also identify any other housing issues that they felt needed addressing in the district.

420 residents responded to the survey, of which 43% were aged over 65 which is higher than the district average of 24% and a higher proportion of respondents (60%) were females compared to the district as a whole (51%). Of all respondents, 70% thought that we had chosen the most relevant priorities for action in the housing strategy. Priority 4 (supporting older and vulnerable people to live as independently and healthily as possible) was thought to be the most important priority, with 48% of people ranking this as the most important. This can be seen in figure 4 below:

Figure 4: Resident's survey results on the housing strategy



66 participants added comments about other priority areas that they thought we should look at and the main themes are summarised below:

- Develop on existing brown sites not green belt

- Consider community facilities and infrastructures when developing new homes
- Utilise empty properties
- Develop more opportunities for first time buyers
- Need more rental opportunities
- Consider energy saving in properties

The first two issues are more planning policy related and are dealt with by the Local Plan. The utilisation of empty properties and the need for more rental properties and affordable homes for first time buyers are covered in priorities 1 and 2 and energy efficiency is covered by priority 3.

## **7. Monitoring and evaluation**

Monitoring of the delivery plan will be done by the housing strategy team with regular updates being given to the Strategic Housing Partnership and the Community Housing and Health Overview and Scrutiny Committee. We will carry out a full annual review of the delivery plan and will also regularly review whether the actions identified need changing and revise our more detailed action plans in accordance with the service planning process.

## **8. Equalities Impact assessment**

A draft equalities impact assessment has been completed and is included in Appendix 6. This will be reviewed by the Community Housing and Health directorate equalities impact assessment group.

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## SECTION TWO

### OUR PRIORITIES FOR ACTION

In this section we examine our four priorities for action. These priorities have been developed following a full analysis of the available evidence and after taking into account the consultation results and feedback we received from our partners and residents.

Below we set out a summary of the evidence base to support each priority area along with our aims to achieve each priority. Because of the cross cutting nature of the four priority areas many of the aims will contribute towards achieving more than one priority. The aims are high level and the detailed actions that we want to complete in support of them are detailed in the Delivery Plan in Section 3.

The detailed evidence base including data sources in support of each priority area is set out in Appendices 1-4.

#### Priority 1

We will work with our partners to:

#### **Improve housing choice and access to a wide range of affordable homes**

##### **Why is this a priority in Lichfield District?**

- There is an imbalance of housing types in the district with high concentrations of larger detached dwellings (38% of the housing stock) particularly in the rural areas
- The majority of stock is owner occupied and there is a smaller than average social housing sector and private rented sector.
- There is a lack of affordable homes both rented and to buy to meet the needs of existing and future residents. High house prices continue to impact on mobility as many first time buyers cannot afford to get on the housing ladder and existing home owners wanting to move cannot find suitable buyers or afford the mortgage for a larger home
- Demand for affordable homes to rent is high with around 3000 households on the UChoose social housing register wanting to rent homes in Lichfield District and an average of 200 new applicants registering each month
- The SHMA identified an annual affordable need of between 377 and 702 homes
- The housing register indicates that the majority are in need of 1 or 2 bed dwellings
- Turnover in the social rented sector for family accommodation is low, adding pressure on the limited private rental market
- House prices in the district are generally the highest in Staffordshire making access to home ownership unaffordable to most first time buyers, putting further pressure on the limited private rented sector



- New 'affordable' rents are generally higher than Local Housing Allowance rates and are considered unaffordable for many low income households
- Both rents and demand for homes in the private rented sector are high
- The economic recession continues to have an impact on the number of homes developed and as a result the number of homes built through section 106 agreements has declined since 2005/6 when 139 affordable homes were delivered compared to 34 in 2011/12
- The welfare benefit reforms will increase the need for smaller homes, for both new households and existing ones who may wish to downsize

### To achieve this we aim to:

- Increase the provision of new affordable housing
- Ensure new housing developments include a mix<sup>23</sup> of homes to meet identified housing needs
- Ensure best use is made of the housing stock in the district
- Improve the housing options for people in need

## Priority 2

We will work with our partners to:

### Prevent and reduce homelessness

#### Why is this a priority in Lichfield district?

- The number of housing enquiries continue to rise, with an increase of 22% from 1587 in 2010-11 to 2026 in 2011-12 (including hits on the Housing Options website)
- The most common reasons for housing enquiries are relationship breakdown, with mortgage issues and private rental issues also being common reasons
- In 4 out of 5 of the previous years, Lichfield District had the highest number of homelessness acceptances of all Staffordshire Districts. Although the total number of homelessness acceptances in Lichfield has decreased between 2006/7 and 2011/12 from 178 to 114, as a percentage of Staffordshire's total number of homeless acceptances Lichfield has increased from 18% to 23% in the same period
- Homelessness preventions have increased by 263% from 40 in 2008-09 to 145 in 2011-12. This highlights the success of focusing on homeless prevention as a priority, and the importance of continuing to do this
- The number of households placed in Bromford's temporary accommodation schemes decreased by 52% from 114 in 2007/8 to only 50 in 2010/11. However this number increased again to 71 households in 2011/12.
- Between 2007/8 and 2011/12 the number placed in bed and breakfast accommodation reduced from 35 to 9. The number of households including those with children placed

<sup>23</sup> Mix means a mixture of different sizes and tenures



in B&B has also decreased during this time, however we need to ensure that a range of suitable housing options are available to people so that the numbers placed in temporary accommodation stay low

- The welfare benefit reforms may mean that people who are under occupying their homes will have their benefits reduced and may be at risk of homelessness if they cannot afford to pay the rent
- Since March 2012 a money advisor jointly employed by the council and Bromford Living as part of the debt strategy, has given financial advice to 90 households predominantly in the private sector and rescheduled debts in excess of £400,000. The service has enabled homeowners and tenants within Lichfield District to maximise their incomes, manage debts effectively and enable them to sustain their tenancy or mortgage.

### **To achieve this we aim to:**

- Continue with a proactive approach to preventing homelessness
- Improve the housing options for people in need
- Reduce the use of temporary accommodation
- Increase the provision of new affordable housing
- Ensure new housing developments include a mix<sup>24</sup> of homes to meet identified housing needs

## **Priority 3**

We will work with our partners to:

### **Ensure warm, healthy, well maintained homes, reduce fuel poverty and cut carbon emissions**

#### **Why is this a priority in Lichfield District?**

- The quality of a person's home has a large impact on their health and well-being, and poor housing conditions can have a detrimental impact on a person's health. It is therefore important to identify and target the people affected by housing issues which may result in health inequalities
- Despite being a relatively affluent district it is estimated that the percentage of households in fuel poverty is 22% in 2012 with the English average being 18%.
- Between 2007 and 2011 the average annual domestic standard electricity and gas bills have increased by 24% and 39.3% respectively, causing more people to be pushed into fuel poverty and the cost of energy is forecast to continue to increase
- Fuel poverty across the district appears to correlate with areas that contain a large number of homes that are off-gas in the rural parts of the district or have a large proportion of homes of solid wall construction
- The 2010 Stock Condition Survey of private sector dwellings found that
  - Nearly 20% of homes in the private sector were non-decent<sup>25</sup> and 17.5% of these were occupied by vulnerable households

<sup>24</sup> Mix means a mixture of different sizes and tenures

<sup>25</sup> The Decent Homes Standard contains 4 broad criteria, that a property should; a) be above the legal minimum standard for housing; b) be in a reasonable state of repair; c) have reasonable modern facilities and services; and d) provide a reasonable degree of thermal comfort.

- Levels of non-decency were found to be higher in homes occupied by older and younger households and in the rural areas
- Issues are predominantly in the private rented sector—39% non-decent; 25% had a category 1 hazard<sup>26</sup>
- Fuel poverty was much higher in private rented stock than owner occupied
- 7,300 (19.9%) failed the Decent Homes Standard, of these 4,400 (12%) failed due to the presence of a category 1 hazard and 4,310 (11.7%) due to a thermal comfort failure
- The main category 1 hazard identified was excess cold
- 20% of households in rural areas were identified as vulnerable households living in non-decent housing
- 34.5% of households have a head of household aged over 65 (compared with the national average of 24%) which has significant implications in terms of affordability and the ability to do repairs/improvements and running costs
- Carbon dioxide(Co2) emissions per capita in Lichfield District remain higher than the Staffordshire average, although they are gradually falling
- The council's affordable warmth and energy efficiency initiative, Warmer Homes Greener District has been successful and between April 2008 and June 2012 a total of 3,682 households received assistance through the scheme, of which 1,364 received energy advice and 2,318 had energy efficiency measures installed.

#### **To achieve this we aim to:**

- Reduce the percentage of the population living in fuel poverty
- Increase the energy efficiency of the housing stock and cut carbon emissions
- Understand the impact of poor housing on health and life expectancy inequalities across the district

#### **Priority 4**

We will work with our partners to:

#### **Support older and vulnerable people to live as independently and healthily as possible**

#### **Why is this a priority in Lichfield District?**

- The population of the district is ageing, with the number of people aged 80 and over expected to increase by 127% from 5100 to 11,600 between 2012 and 2030
- There is a 100% increase forecast from 1375 to 2748 people aged 65 and over who are expected to have dementia between 2012 and 2030 and a 104% increase forecast from 1058 to 2163 in people living in care homes in the same period. This will have a significant impact on the types of services we need to deliver and accommodation needed in the future

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<sup>26</sup> Category 1 Hazards are a measure under the Housing Health and Safety Rating System (HHSRS) introduced by in the Housing Act 2004 as the prescribed method of assessing hazards within a property, using an evidenced based assessment of the health impacts of hazards found within the home.

- The County Flexi Care Strategy outlines the need for additional Flexi Care housing in Lichfield District, and identifies the need for an additional 700 flexi care units by 2015 rising to 1,199 by 2030; with a tenure split of 68% owned and 32% rented
- There are currently 2211 units of support available for people requiring support services that are provided with the assistance of Supporting People funding. An increase in demand is expected from a number of vulnerable client groups
- Between 2012 and 2030 there is an expected increase of 50% in people aged 65 and over with learning disabilities and we therefore expect an increase in demand for specialist extra care facilities.
- There is a gap in life expectancy across the district of 15 years for men in some wards, and 8 years for women. Women in Armitage with Handsacre, Chasetown and Mease & Tame have shorter life expectancy than the English average
- 13% of people aged 60 and over are considered to be living in an income deprived household according to the indices of multiple deprivation
- Chasetown, Stowe and Fazeley wards have higher levels than England of people with a long term disability or health condition
- Demand for the services provided by the Staffordshire County Council Handyperson scheme was high with 527 completed jobs in the district between 2009 and 2012 and a further 213 referrals made for works. This service ceased in October 2012, leaving a gap in provision for these services
- There are on average 70 excess winter deaths (EWD) each year in the district mainly among older people
- There are 11 wards that experience more excess winter deaths than the average for England
- There is an identified need for 5 pitches for gypsies and travellers in the district between 2012 and 2028

**To achieve this we aim to:**

- Ensure an adequate supply of suitable accommodation for vulnerable and older people
- Support and promote services to enable older and vulnerable people to continue to live independently in their own homes
- To meet the identified housing needs of gypsies and travellers

# HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions   | Milestones  | Outcomes  | Lead and supporting partners                            | Timescale for completion | Housing strategy priorities it relates to                     |
|---|---|---|---|--------------------------|---|
| <b>AIM 1 INCREASE THE PROVISION OF NEW AFFORDABLE HOUSING</b>   |   |   |   |                          |   |
| Work with Housing Association development partners, other public bodies and the HCA to identify and maximise all potential opportunities for new affordable homes | Work with HA's and the HCA to ensure the Affordable Homes Programme 2011-2015 is delivered in the district<br><br>Quarterly and annual review meetings held with each development partner | Resources maximised<br><br>Bids to the HCA are supported<br><br>X affordable homes delivered in 2012/13, 13/14,14/15, 15/16, 16/17  | LDC, HCA, Bromford, Waterloo, Midland Heart             | Ongoing                  | Improve access and choice to a wide range of affordable homes |
| Negotiate with developers to ensure maximum number and best mix of affordable homes are delivered on s106 sites   | Meetings with developers held   | X no, %age, size and type affordable homes agreed on sites<br>S106 agreements signed  | LDC, Developers   | Ongoing                  |   |
| Work with the planning team and developers to look for innovative ways to bring forward stalled sites for development   | Meetings held with planning team and developers   | Sites brought forward for development including viability assessments of sites completed  | LDC, Developers   | Ongoing                  |   |
| Monitor the delivery of affordable housing numbers and % completions and record updates   | - Corporate Risk register updated<br>- Monitoring reports provided to Strategic O&S Committee.<br>- Annual Action Plans include target for forthcoming year                               | Affordable homes completed per trajectory   | LDC   | Ongoing                  | Prevent and reduce homelessness                               |
| Increase affordable homes in the rural villages   | Rural exception site opportunities identified in the villages<br><br>The current SHLAA is reviewed  | Parish Housing needs surveys completed where opportunities arise and/or as needed in conjunction with the Parish Council to identify size and tenure of affordable homes needed | LDC, Parish Councils, Developers, Development partners. | Ongoing                  |   |

## HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions   | Milestones  | Outcomes   | Lead and supporting partners  | Timescale for completion | Housing strategy priorities it relates to  |
|---|---|--|---|--------------------------|--|
| <b>AIM 2 TO ENSURE NEW HOUSING DEVELOPMENTS INCLUDE A MIX OF HOMES TO MEET IDENTIFIED HOUSING NEEDS</b>                                 |   |  |   |                          |  |
| Adopt new housing policies in the local plan setting out the need for an appropriate mix of homes on new developments                   | Adopt the Local Plan 2012-2030 by 2013  | New housing policies adopted and %age AH updated per dynamic viability model   | LDC   | 2013                     | Improve access and choice to a wide range of affordable homes<br><br>Prevent and reduce homelessness |
| Work with planning team and developers at both pre and full application stage to ensure an appropriate mix of homes on new developments | Responses to planning applications per housing policies<br><br>Meetings with developers held  | X% affordable homes agreed inc social rent, affordable rent and shared ownership<br><br>An appropriate mix agreed inc homes for first time buyers and smaller family homes | LDC   | Ongoing                  |  |
| Continually update intelligence on housing need and demand taking into account future housing projections                               | Annual housing market reports produced<br><br>SHMA to be updated in 2015  | The strategy team have up to date housing market and housing needs intelligence  | LDC   | Ongoing                  |  |
| <b>AIM 3 IMPROVE THE HOUSING OPTIONS FOR PEOPLE IN NEED</b>   |   |  |   |                          |  |
| To continually improve the quality of housing advice and information given to households approaching the Council                        | Evaluate & update current processes, literature and correspondence with regard to best practice and guidance<br><br>Review the housing options and council websites | To provide a comprehensive and effective housing advice service which meets or exceed current best practice and guidance   | LDC, Shropshire and Staffordshire Homelessness Prevention Partnership | To be determined         | Improve access and choice to a wide range of affordable homes  |

## HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions   | Milestones  | Outcomes   | Lead and supporting partners  | Timescale for completion | Housing strategy priorities it relates to                     |
|---|---|--|---|--------------------------|---|
| Review, monitor and maintain a revised housing allocations policy   | Work with partners and elected Members to review the existing policy and housing register, explore options and recommend a preferred option   | - Revised housing allocations policy published<br>- Monitoring reports produced to evaluate the impact of the new policy               | LDC   | 2013                     | Prevent and reduce homelessness                               |
| Work in partnership to deliver the new housing register   | - Housing Register reviewed<br>- New Housing Register live 1 <sup>st</sup> July 2013<br>- SLA agreed and signed   | All applicants on the register contacted and reviewed  | LDC, HA's   | 2013                     | Improve access and choice to a wide range of affordable homes |
| Investigate and identify the potential barriers for vulnerable people to access social housing                  | Any potential barriers identified<br><br>Options for support services considered  | Exclusions & refusals minimised<br><br>Identify service requirements   | LDC, HA's   | 2015                     |   |
| Continually improve our knowledge and understanding of the housing needs of those in a high priority need group | Review the outcomes for homeless households in 2011/12 and 2012/13 with regard to accommodation outcomes  | - Improved knowledge of the housing needs of those in high priority need<br>- Number of homeless housed by priority band /bedroom need | LDC   | 2014                     |   |
| Increase the role of the private rented sector in meeting housing needs   | - Formalise working arrangements with more private landlords to enable LDC to discharge the homelessness duty in the private rented sector<br>- Suitability of accommodation policy developed | Improved and formalised working relationships with more private landlords<br><br>Policy approved                                       | LDC; Private Landlords;<br>Fusion Credit Union;<br>Bromford Support, HA's | 2014                     |   |
|   | - Investigate the potential to extend the services LDC can offer private landlords  | Additional support services identified, funding identified and tenancy support services provided                                       |   | 2013                     |   |



# HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions   | Milestones  | Outcomes  | Lead and supporting partners                          | Timescale for completion        | Housing strategy priorities it relates to |
|---|---|---|---|---------------------------------|---|
| Investigate opportunities to extend the pilot private sector leasing scheme                                     | Consider options for partnership working  | Private sector leasing scheme extended<br><br>X number of properties managed through the scheme   | LDC, Development partners, RSL's                      | 2014                            |   |
| Explore options to extend the Rent Guarantee Scheme   | Establish level of demand from additional client groups<br><br>Establish the process to amend current policy<br><br>Monitor and Evaluate the usage and cost of the scheme | The scheme is extended for homelessness preventions where the applicant is not homeless and not in priority need.<br><br>An increase in the number of rent guarantees | LDC   | 2014                            |   |
| Improve access to shared accommodation for young people under 35  | Shropshire & Staffordshire Homelessness prevention Partnership Project milestones   | Shared accommodation in the private rented sector for single people is increased  | S&SHPP<br><br>Winner of tender to deliver the project | To be determined                |   |
| Work in partnership to review the Tenancy Strategy 2012 and review the impact of HA affordable housing policies | First annual review completed in 2013<br><br>Impact of affordable rent considered   | Monitoring reports received from HA's with regard to the impact of affordable rent<br><br>A revised Tenancy Strategy  | LDC, HA's   | 2013 then annually if necessary |   |
| Investigate options available to the local authority to assist first time buyers                                | The options available are considered<br><br>To continue to promote low-cost home ownership schemes  | First time buyers assisted  | LDC, Orbit Homebuy                                    | 2015                            |   |

# HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions  | Milestones  | Outcomes  | Lead and supporting partners  | Timescale for completion | Housing strategy priorities it relates to   |
|--|---|---|---|--------------------------|---|
| <b>AIM 4 ENSURE BEST USE IS MADE OF THE HOUSING STOCK IN THE DISTRICT</b>  |   |   |   |                          |   |
| Work with HA's to seek to make best use of their housing stock, reduce under occupation and make best use of adapted homes | <p>Improved understanding of:</p> <ul style="list-style-type: none"> <li>▪ Level of under occupation in the social stock</li> <li>▪ HA's longer term asset management strategies</li> <li>▪ The implications of welfare benefit reforms on under occupation</li> <li>▪ Opportunities to learn best practice from WMBUS</li> <li>▪ Investigate the development of an adapted housing register</li> </ul> | <p>Better use is made of social housing stock</p> <p>Under occupation is reduced</p>                    | LDC, HA's   | 2016                     | <p>Improve access and choice to a wide range of affordable homes</p> <p>Prevent and reduce homelessness</p> |
| Explore national exchange and tenant incentive schemes (TIS) to encourage older households to downsize                     | Evaluate current TIS in the district and explore opportunities for joint advertising  | X no family homes released  | LDC, HA's   | 2014                     |   |
| Review allocations policy in relation to transfers   | Increasing the priority for under occupiers in the allocations policy is considered   | A reviewed allocations policy   | LDC, HA's   | 2013/14                  |   |
| Work to minimise the number of long term empty homes in the district and increase the number brought back into use         | <p>Develop an empty property action plan based on findings of the 2012 owner survey</p> <p>Develop an empty property policy</p> <p>Explore opportunities for external funding</p>   | <p>2 no long term empty homes brought back into use per annum</p> <p>Empty property policy produced</p> | <p>LDC, Empty property owners</p> <p>LDC, Empty property owners</p> | <p>2013</p> <p>2014</p>  |   |

# HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions   | Milestones  | Outcomes   | Lead and supporting partners | Timescale for completion | Housing strategy priorities it relates to                            |
|---|---|--|------------------------------|--------------------------|--|
| <b>AIM 5 CONTINUE WITH A PROACTIVE APPROACH TO PREVENTING HOMELESSNESS</b>                |   |  |                              |                          |  |
| To build upon our research into homelessness and complete a revised Homelessness Strategy | <p>Carry out a wider review of homelessness</p> <p>Carry out a fuller consultation programme with key partners and stakeholders</p>   | <p>Improved understanding of all homelessness including non-priority groups</p> <p>Homelessness Strategy 2013-2018</p>   | LDC, HA's, Pathway           |                          | <p>Improve access and choice to a wide range of affordable homes</p> |
| To continue to monitor and develop the homeless prevention schemes                        | <p>1/4ly monitoring report for each scheme produced:</p> <ol style="list-style-type: none"> <li>1. Homelessness Education Programme</li> <li>2. Homelessness Prevention Fund</li> <li>3. Repossessions Prevention Fund</li> <li>4. Rent Guarantee Scheme</li> </ol> | <p>X number of homelessness preventions through each scheme per year</p> <p>X number of educational sessions per year</p> <p>X number of pupils attend the educational sessions per year</p> | LDC                          | Ongoing                  | Prevent and reduce homelessness                                      |
| Identify and remove barriers to people remaining in their own homes                       | <p>Hospital Discharge Protocol developed</p> <p>Pre-eviction Protocol agreed</p> <p>Monitor the impact of the Welfare benefit reforms</p>   | <p>Reduction in evictions which result in homelessness</p> <p>Impacted households are assisted to remain in their homes or assisted to access appropriate alternative accommodation</p>      | LDC, HA's                    | 2013                     |  |
| Support and promote money advice services   | <p>Review the effectiveness of the money advices services across the district:</p> <ul style="list-style-type: none"> <li>• CAB</li> <li>• Money Matters Website</li> <li>• Bromford Debt Advice Service</li> <li>• Money Advisor Service</li> </ul>                | There are comprehensive money advice services available and debt related homelessness is reduced   | LDC, Bromford Living, CAB    | 2014                     |  |

# HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions  | Milestones   | Outcomes  | Lead and supporting partners        | Timescale for completion | Housing strategy priorities it relates to                     |
|--|--|---|-------------------------------------|--------------------------|---|
| Explore reasons why relationship breakdown continues to be the main reason for homelessness and identify opportunities for prevention                            | Comparisons with neighbouring local authorities completed<br><br>Discussions with partners over potential causes   | Research conducted and evidence presented   | LDC, Pathway, Bromford, CAB, Relate | 2015                     |   |
| Work with the Lichfield In To Work group to identify and access employment and training opportunities for those who are homeless or threatened with homelessness | Opportunities on new housing developments explored<br><br>Explore housing association work programme initiatives   | Employment, apprenticeship and training opportunities identified  | Lichfield in to work group          | Ongoing                  |   |
| <b>AIM 6 TO REDUCE THE USE OF TEMPORARY ACCOMMODATION</b>  |  |   |                                     |                          |   |
| Undertake research within neighbouring LA's as to why Lichfield DC is a high user of temporary accommodation in Staffordshire                                    | Contact and visit other Staffordshire LA's to look at policies and procedures and the housing options available  | Reasons understood leading to reduced use of temporary accommodation particularly by families with children   | LDC; neighbouring LA's              | 2014                     | Improve access and choice to a wide range of affordable homes |
| To minimise the use of bed and breakfast accommodation   | Monitor the use of bed and breakfast and the reasons for it.<br><br>To work with temporary accommodation providers to minimise the number of referrals refused | Use of bed and breakfast for out of hours enquiries or emergencies only<br><br>Reduce the use of bed and breakfast accommodation caused by case refusal from Bromford Support | LDC; Bromford Support               | 2014                     |   |
| Continue to work with Bromford to make best use of their temporary accommodation   | Evaluate usage, vacancies, types of households accommodating temporary accommodation and investigate options   | Service level agreement relating to temporary accommodation agreed<br><br>Use of appropriate accommodation is maximised   | LDC; Bromford                       | 2013                     | Prevent and reduce homelessness                               |

# HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions   | Milestones  | Outcomes  | Lead and supporting partners                       | Timescale for completion | Housing strategy priorities it relates to   |
|---|---|---|--|--------------------------|---|
| <b>AIM 7 TO REDUCE %AGE OF THE POPULATION LIVING IN FUEL POVERTY</b>  |   |   |  |                          |   |
| To further define the extent, location and nature of fuel poverty through the use of national datasets  | To evaluate the potential of the EST Home Analytics data to asses the energy efficiency of the stock  | Improved intelligence and monitoring of fuel poverty<br><br>Updated fuel poverty definition and its implications understood against comparisons to previous definition. | LDC  | 2013                     | Ensure warm, healthy, well maintained homes, reduce fuel poverty and cut carbon emissions |
| Raise awareness of Warmer Homes Greener District advice line and the various services available   | <ul style="list-style-type: none"> <li>- Press releases and publicity campaign</li> <li>- Attendance and presentations to community groups and events</li> <li>- Awareness raised through 'Lets Work Together' training events</li> </ul>   | Increased enquiries received by WHGD advice line<br><br>1/4ly enquiry outputs report produced & received  | LDC, BtC, MEA                                      | Ongoing                  |   |
| To explore the extension of the gas network where appropriate in order to improve energy efficiency and provide options for cheaper fuel for residents. Look to promote viable alternatives where appropriate | <ul style="list-style-type: none"> <li>- Identify potential rural wards and carry out preliminary residents survey</li> <li>- Meet with Affordable Warmth Solutions to investigate the potential of a scheme</li> </ul>                     | The potential to extend the gas network is fully explored and any potential opportunities realised  | LDC, MEA, Affordable Warmth Solutions, HA Partners | 2013                     |   |
| <b>AIM 8 INCREASE THE ENERGY EFFICENCY OF THE HOUSING STOCK AND CUT CARBON EMISSIONS</b>  |   |   |  |                          |   |
| To continue with publicity and promotion of WHGD to ensure that residents have access to high quality and impartial advice regarding opportunities to improve the energy efficiency of their homes            | <ul style="list-style-type: none"> <li>- Press releases &amp; publicity campaign</li> <li>- Attendance &amp; Presentations to Community groups and events</li> <li>Awareness raised through 'Lets Work Together' training events</li> </ul> | Increased enquiries received by WHGD advice line<br><br>1/4ly enquiry outputs report produced & received  | LDC, BtC, MEA                                      | Ongoing                  |   |

# HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions  | Milestones  | Outcomes   | Lead and supporting partners                        | Timescale for completion     | Housing strategy priorities it relates to   |
|--|---|--|---|------------------------------|---|
| To maximise take-up of Green Deal opportunities by all residents   | To work with Members to decide the role LDC will take within Green Deal<br><br>To work with partners in the delivery of GD within the District  | - Role of LDC within GD decided<br>- Opportunities developed and promoted<br>- Number of measures installed and Co2 and financial savings from these measures calculated | LDC<br>BtC, MEA, SSCE, Energy Saving Co-Op          | Ongoing                      | Ensure warm, healthy, well maintained homes, reduce fuel poverty and cut carbon emissions |
| To promote sustainable technologies and development  | - To investigate relevant opportunities in new build<br>- To work with partners to deliver any opportunities which become available to local residents  | - Opportunities developed and promoted<br>- Number of measures installed and Co2 and financial savings calculated  | LDC, MEA, SSCE Energy Saving Co-Op                  | Ongoing                      |   |
| To maximise all funding available to improve energy efficiency, reduce fuel poverty and cut carbon emissions       | - To deliver the Saving Energy, Saving Money, Saving Carbon' funded by the District Board<br>- Deliver the WHHP project<br>- Deliver the DECC Fuel Poverty Fund project<br>-To maximise ECO funding opportunities available to residents<br>-To take advantage of any future additional funding opportunities | To deliver the outputs identified in the various action plans<br><br>Funding opportunities identified, bids developed and delivered                                      | LDC, MEA, BtC, SSCE, Energy Saving Co-Op, HIA (MCR) | 2013<br><br>2013<br><br>2014 |   |
| Monitor the carbon savings that are made as a result of improvements to the energy efficiency of the housing stock | To estimate the lifetime carbon saving from measures installed through programmes   | Carbon savings increase annually   | LDC, BtC, MEA, SSCE                                 | Ongoing                      |   |



# HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions  | Milestones  | Outcomes  | Lead and supporting partners | Timescale for completion | Housing strategy priorities it relates to   |
|--|---|---|------------------------------|--------------------------|---|
| <b>AIM 9 TO UNDERSTAND THE IMPACT OF POOR HOUSING ON HEALTH AND LIFE EXPECTANCY INEQUALITIES ACROSS THE DISTRICT</b>                           |   |   |                              |                          |   |
| Work in partnership to reduce and identify causes of excess winter deaths  | Partnership working established to investigate the causes of and areas most affected by EWD within Lichfield District | Areas and causes of EWD identified<br>Priorities for action identified and action taken with partners to reduce EWD   | LDC, Public Health, CCG's    | 2015                     | Ensure warm, healthy, well maintained homes, reduce fuel poverty and cut carbon emissions |
| To research the links between poor housing and health to identify and target the people affected by inequalities in health and life expectancy | Partnership working established to investigate the causes of health and life expectancy inequalities                  | Research completed  | LDC, Public Health, CCG's    | 2015                     |   |
| To work with the CCG's to identify 'frail elderly' in the community and promote joint working opportunities                                    | Frail elderly identified<br><br>Joint working opportunities identified and protocols agreed                           | More frail elderly in warm healthy homes<br><br>Reduction in EWD  | LDC, Public Health, CCG's    | 2015                     |   |
| <b>AIM 10 ENSURE AN ADEQUATE SUPPLY OF SUITABLE ACCOMMODATION FOR VULNERABLE AND OLDER PEOPLE IN NEED</b>                                      |   |   |                              |                          |   |
| To continue to increase our knowledge of the specialist accommodation needs of vulnerable people   | Accommodation needs identified  | A plan developed with partners to meet identified needs   | LDC, SCC, HA's               | Ongoing                  | Support older and vulnerable people to live as independently and healthily as possible    |
| Work with SCC and developers to develop accommodation for people with learning disabilities  | Meetings with SCC and developers  | Specialist accommodation developed for people with learning disabilities including 2 x10 unit 24 hour supported living schemes and other opportunities identified | SCC, LDC, HA's               |                          |   |
| To promote the development of additional flexi care places or extra care homes   | Work with SCC and HA's to look for opportunities for provision  | Additional flexi care units in the development pipeline   | LDC, SCC, HA's               | Ongoing                  |   |

# HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions   | Milestones   | Outcomes   | Lead and supporting partners | Timescale for completion | Housing strategy priorities it relates to   |
|---|--|--|------------------------------|--------------------------|---|
| To investigate the possibility of enabling a scheme designed for older people with dementia   | Meeting with developers & county council   | A scheme with provision for people with dementia   | LDC, SCC, HA's               | Ongoing                  |   |
| To work with HA's to ensure that the sheltered stock is fit for purpose   | To compile a list of sheltered stock and any issues identified   | Remodelled sheltered stock   | LDC, HA's SCC                | Ongoing                  |   |
| To work with existing residential/care homes providers and potential new providers  | Establish provision of care homes places across the district   | Additional care home/residential places to meet identified demand  | LDC, Care home providers     | Ongoing                  |   |
| <b>AIM 11 SUPPORT AND PROMOTE SERVICES TO ENABLE OLDER AND VULNERABLE PEOPLE TO CONTINUE TO LIVE INDEPENDENTLY IN THEIR OWN HOMES</b>                         |  |  |                              |                          |   |
| Ensure best use of the DFG/adaptations budget   | Bi-monthly meetings with the HIA to monitor use of the budget<br><br>%age of fast track cases<br><br>Length of time for delivery     | DFG's are delivered effectively and on time<br><br>Annual DFG budget is spent                            | LDC, MCR, SCC, Bromford      | Ongoing                  | Support older and vulnerable people to live as independently and healthily as possible<br>Prevent and reduce homelessness |
| To work with partners to promote the take up of equity release and other loans to home owners to repair or improve their homes                                | Bi-monthly meetings with the HIA to monitor promotional activities and take up of loans  | Increased take up of loans<br><br>No. loans taken up   | MCR, LDC                     | Ongoing                  |   |
| Investigate the needs for support services in the home for example a handy person service for minor repairs, gardening, shopping, cleaning and other services | Carry out a needs and supply matching exercise of services available<br><br>Explore options for delivery and funding where necessary | Needs identified<br><br>Resources identified<br><br>Services commenced                                   | LDC, LDCVS, HA's, MCR        | Ongoing                  |   |
| Review the continued use of the Sanctuary Scheme  | Work with colleagues in Staffordshire to look for alternative schemes  | Scheme that still offers those that have experienced domestic abuse to remain in their own accommodation | LDC                          | 2013                     |   |

# HOUSING STRATEGY 2013-2017 DELIVERY PLAN

| Actions  | Milestones   | Outcomes  | Lead and supporting partners | Timescale for completion | Housing strategy priorities it relates to  |
|--|--|---|------------------------------|--------------------------|--|
| Maintain support services to homeless people in temporary accommodation                | Existing support contract is reviewed and renewed<br><br>Bi annual monitoring meetings held with provider  | Support services maintained   | Bromford Support, LDC        | 2013                     |  |
| To better understand the support needs of those with complex needs, including Hoarding | Identify any gaps in existing services   | The support needs identified better understood and any gaps in support provision are identified | LDC, HA's, CCG's             | 2013                     |  |
| To continue to promote the Mortgage Rescue scheme                                      | Operation of the scheme evaluated  | Number of mortgage rescue cases   | LDC                          | Ongoing                  |  |
| To continue to develop and promote 'Lets Work Together'                                | Training events held and e-learning materials developed  | Vulnerable people identified  | LDCVS, LDC, LSP              | Ongoing                  |  |
| <b>AIM 12 TO MEET THE IDENTIFIED HOUSING NEEDS OF GYPSIES AND TRAVELLERS</b>           |  |   |                              |                          |  |
| To enable 4 additional residential pitches in accordance with the needs identified     | Policy in Local Plan adopted - 2013<br><br>Work with planning team on the identification of suitable sites | 4 additional pitches enabled  | LDC,                         | 2017                     | Support older and vulnerable people to live as independently and healthily as possible |