

SLDC Housing Strategy Action Plan 2016 to 2025

The following action plan has been produced in order to implement the Council's Housing Strategy 2016 to 2025. It will be reviewed and updated after the end of each financial year. The next update is due in May 2017.

Key targets:

- 1: To enable the completion of 1000 new affordable homes for rent in the period 2014 to 2025.
- 2: To enable the completion of 750 new affordable homes for sale in the period 2014 to 2025.
- 3: To enable the completion of up to 6700 new homes (market and affordable) in the period 2015 to 2025.
- 4: To enable the completion of 500 new self-build homes in the period 2015 to 2025.
- 5: To enable the completion of 300 new extra care housing homes in the period 2016 to 2025 (target jointly agreed with Cumbria County Council).
- 6: To reduce the percentage of private sector homes with category 1 hazards (those most serious to the health of inhabitants) from 21.8% to less than 15% by 2025.
- 7: To reduce the percentage of homes in the lowest energy performance certificate (EPC) bands (F and G) from 16.4% to less than 10% by 2025 (in terms of rented homes to reduce to 0% by 2020 in line with national legislation).
- 8: To reduce the number of long-term empty homes (those over 2 years) by 20% by 2025.
- 9: To ensure the number of homeless households living in temporary accommodation will be no more than 20 at any one time.

Key Measures	Actions	Timescale	Lead Officer	Progress (to be added)
<p>A1 – Work closely with existing private housing developers, and seek to attract new ones to the District, to encourage the delivery of new market and affordable homes on allocated and other appropriate sites.</p> <p><i>Providing a range of new housing (type, tenure and different affordable levels – including Starter Homes within existing policy once implemented nationally) which will allow our young people to stay and attract new young people to our area; cater for the needs of key workers; and provide a wider range of provision for an ageing population.</i></p> <p>Key targets 1,2,3,4,5</p>	Work closely with private developers to achieve a mix of new market and affordable housing in accordance with local planning policies (scale, location, type and quality).	2016-2025	HSDM	
	Encourage new developers and more small building companies to develop new homes in the District.	2016-2025	HSDM	
	Include Starter Homes as part of the Council's affordable housing requirements within existing policy once implemented nationally.	2016-2025	DSHM	
	Produce evidence to indicate whether Starter Homes are meeting local first-time buyers' needs, including key workers.	2018	HSO	
	Maintain a register of brownfield sites suitable for housing development.	2016-2025	DSHM	
A2 – Work with and support housing associations, community land trusts and others where appropriate using the Council's resources	Work with the Council's housing association partners, the national park authorities and the Homes and Communities Agency to deliver a development programme of affordable homes to rent, shared ownership,	2016-2025	HSDM	

<p>and planning policies to maximise the delivery of new affordable homes. <i>This specifically includes a programme of new bungalows for older people and affordable homes to rent in rural areas where there is an evidenced need.</i></p> <p>Key targets 1,2,3,4,5</p>	<p>rent to buy and market homes, including innovative new delivery models. This includes encouraging associations to work together to produce efficiency savings.</p> <p>The development programme to specifically include:</p> <ul style="list-style-type: none"> • Bungalows for older people • Affordable homes to rent in rural areas 			
	<p>Dispose of Council-owned land and property, and working proactively with other public sector authorities, for development of new affordable housing.</p>	2016-2025	HSDM	
	<p>Encourage the formation of Community Land Trusts (CLTs) and other local delivery bodies to develop new affordable housing through advice, support, start-up funding and small-scale grants where necessary.</p>	2016-2025	AHO	
	<p>Delivery a Right to Buy Replacement scheme in partnership with South Lakes Housing.</p>	2016-2025	HSDM	
	<p>Consider a Right to Buy (RTB) Replacement Scheme with other housing associations in light of the national extension of Right To Buy.</p>	2016-2017	HSDM	
<p>A3 – To consider options to establish a mechanism to</p>	<p>Commission a business plan, including the possibility of on-lending, for potential</p>	2017	HSDM	

<p>help with land identification, acquisition and assembly; coupled with on-lending for new affordable housing delivery.</p> <p><i>Subject to consideration of a business plan by Cabinet.</i></p> <p>Key targets 1,2,3,4,8</p>	<p>implementation in 2017.</p>			
	<p>Develop partnership(s) with one or more of the Council's housing association partners in respect of the selected mechanism.</p>	2016-2017	HSDM	
<p>A4 – Work with the private sector to convert unused non-residential properties in town centres into new affordable homes to rent.</p> <p>Key target 1</p>	<p>Operate the Affordable Housing Renovation Grant Programme.</p>	2016-2018	HSDM	
<p>A5 – Provide advice, and where appropriate, promote initiatives (such as Help to Buy) and mortgage availability to help younger and other first-time buyers to buy their own home.</p> <p>Key targets 1,2,3,4</p>	<p>Promote national and local first-time buyer initiatives where appropriate, and mortgage availability.</p>	2016-2025	AHO	
<p>A6 – Enable the development and promotion of self-build/custom-build homes.</p>	<p>Develop and implement a self-build/custom build policy.</p>	2017-2025	PHSO	
	<p>Operate a register of interest in self/custom-</p>	2016-2025	AHO	

Key target 4	build.			
	Deliver a self-build pilot scheme on Council-owned land in partnership with South Lakes Housing and Kendal College.	2017-2020	HSDM	
A7 – Enable the development of new infrastructure required to deliver additional housing through the Cumbria Infrastructure Plan; to be funded through a variety of means including the Community Infrastructure Levy and other external sources of funding. Key target 3	Implement the Community Infrastructure Levy (CIL) in areas outside of the national parks.	2016-2025	DSHM	
	Work with the Cumbria Local Enterprise Partnership to secure funds for local infrastructure to enable additional housing.	2016-2025	DSHM	
A8 – Commission and help to produce evidence of housing needs at housing market and key service centre levels; and for more specific rural areas where resources permit (including input from parish councils and other stakeholders).	Commission and publish a new District-wide Strategic Housing Market Assessment and SLDC Planning Area Objectively Assessed Need report.	2016-2017	DSHM	
	Work with Cumbria partners to develop a new model for assessing housing needs in deep rural areas.	2016-2017	HSO	
	Undertake targeted rural housing need surveys in areas where development opportunities exist (subject to funding).	2016–2025	HSO	
A9 – Complete the process of producing and publishing	Complete the development brief process.	2016-2017	DSHM	

development briefs for key allocated sites in the South Lakeland District planning area.				
B1 - Work with private housing developers and housing associations to deliver new extra care housing schemes in areas where there is a proven need. Key target 5	Work with private housing developers, housing associations, Cumbria County Council to deliver new extra care housing schemes in the key service centres of Ulverston, Milnthorpe, Grange and Kendal.	2016-2025	PHSO	
	Work with private housing developers, housing associations, Cumbria County Council and the national park authorities to deliver additional new extra care housing schemes in the national parks where evidenced need exists.	2016-2025	PHSO	
B2 – Address the housing needs of older people by implementing the Council’s Older Persons’ Housing Strategy.	Produce a new Older Persons’ Housing Strategy. See the existing Older Persons’ Housing Strategy for specific actions.	2017	PHSO	
B3 – Work with Cumbria County Council and other partners to consider innovative ways of supporting vulnerable people through the Supporting People programme. Key targets 1,2	Research the impact of supported housing closures in 2016 (due to County funding cuts).	2017	HSO	
	Work with Cumbria County Council and other partners to consider new innovative ways of supporting vulnerable people, such as ‘Making Every Adult Matter’ (MEAM).	2016-2018	PHSO	

B4 – Provide a handyperson scheme to assist older and vulnerable people with minor household repairs.	Continue to fund and provide the Handyperson Service.	2016-2025	PHStanO	
B5 – Provide Disabled Facilities Grants (DFG) to adapt existing homes.	Review the Council’s DFG policy to identify service improvements (as part of a Cumbria-wide review).	2017	HSDM	
	Deliver and promote the availability of statutory Disabled Facilities Grants to eligible applicants and, where funds are available, to top up mandatory grants with discretionary grants where an adaptation is the most appropriate option.	2016-2025	PHStanO	
B6 – Consider establishing a Home Improvement Agency, working with the health and third sectors, as well as Cumbria County Council, to deliver housing and health-related services which will lead to public health improvements such as reduced hospital and residential care admissions. <i>Subject to approval of a business case for this.</i> Key targets 4,5,6	Develop a business case for establishing a Home Improvement Agency (including in-house accreditation).	2017	HSDM	
	Work with the South Lakeland Independent Living Group to devise appropriate services and make better use of existing services.	2016-2025	PHStanO	
B7 – Improve access to	Work with housing association partners to	2016-2025	PHSO	

affordable housing for young people and, where possible, link to training and employment opportunities. Key Target 1	develop affordable rented shared housing for young people (under 25) linked to training and employment facilities.			
	Promote the use of the South Lakeland Foyer for young people.	2016-2025	PHSO	
C1 – Improve housing standards by liaising with landlords (private and housing association), tenants and others; implementing the Council’s Enforcement Policy where necessary; and promoting the Cumbria Landlord Accreditation Scheme. Key target 5	Review the Council’s Enforcement Policy. Implement the Policy.	2017	HSDM	
	Promote, encourage and incentivise landlords to join the Cumbria Landlord Accreditation Scheme operated by the National Landlord Association (NLA); and work with the NLA to stage local events.	2016-2025	PHStanO	
	Commission and publish a new private sector stock condition survey.	2017	PHStanO	

C2 – Work in partnership with the private sector and local communities to provide advice and help maximise the targeted delivery of home energy improvements to those households in greatest need based on clear criteria (including a wide range of publicity). Key targets 6,7	Work in partnership with energy companies and other local authorities to deliver home energy improvements making use of national funds and, where appropriate, providing financial assistance to vulnerable households using Council funds.	2016-2025	PHStanO	
C3 – Operate a licensing scheme for Houses in Multiple Occupation (HMO).	Implement the statutory HMO licensing scheme.	2016-2025	HSO	
C4 – Work with housing developers to improve the standard of new housing in respect of space standards, accessibility and green standards. Key targets 6,7	Produce a new Development Management policy for implementation outside of the National Parks.	2016-2017	DSHM	
	Promote the use of highly energy efficient design and technology for new housing.	2016-2025	DSHM	
D1 – Reduce the number of long-term empty homes by implementing its Empty Homes Strategy. Key target 8	Undertake a mid-term review of the Empty Homes Strategy. See the existing Empty Homes Strategy for specific actions.	2018	EHO	
D2 – Regularly monitor and review the Tenancy Strategy	Produce a new Tenancy Strategy.	2018	PHSO	

to ensure the social housing stock is being used effectively.	See the existing Tenancy Strategy for specific actions.			
D3 – Regularly monitor, review and promote the Council’s Allocations Policy to ensure social rented housing is let fairly and takes account of housing needs and local connections.	Complete the review of Cumbria Choice.	2016	PHSO	
	Provide annual reports to the South Lakeland Housing Advisory Group on the operation of Cumbria Choice in South Lakeland and undertake policy reviews where appropriate.	2016-2025	PHSO	
	Devise new ways of promoting and publicising Cumbria Choice registration.	2016-2025	PHSO	
E1 – Prevent and reduce homelessness by monitoring, reviewing and implementing the Council’s Homelessness Strategy. Key target 8	Undertake a review and produce a new Homelessness Strategy. See the existing Homelessness Strategy for specific actions.	2018	PHSO	
E2 – To undertake a review of the Social Lettings Scheme.	Review the existing Social Lettings Scheme and implement a revised scheme.	2016-2017	HOM	
E3 – Review the housing options and homelessness service.	Review the service to ensure it is fit for purpose.	2016-2017	HOM	