

housing strategy progress report 2018-2019

	ACTION	PROGRESS UPDATE AND OUTCOMES	DELIVER BY
1.	Explore the alternative delivery models to increase the numbers of affordable homes other than through planning gain	<p>Cabinet considered options for establishing a Housing Company wholly owned by the Council including an outline business case. A £20,000 budget was approved to establish the Company, project management and specialist legal and financial advice.</p> <p>A review of the Housing Revenue Account (HRA) 64 garage sites and 6 parking sites has been undertaken, which considers sites with the potential for delivering new affordable housing. This has identified 7 sites with the potential to build approximately 26 new affordable homes.</p>	March 2020
2.	To adopt a flexible approach to securing affordable housing which meets the housing needs for our residents and promotes new housing sites across the Borough to support housing growth	<p>Sites are considered on an individual basis to secure the appropriate affordable housing to meet housing need.</p> <p>During 2018-2019 this resulted in:</p> <ul style="list-style-type: none"> • 47 planning applications being reviewed, securing the future building of 44 new affordable dwellings • 10 sites reviewed and pre application affordable housing advice provided • 1 wheelchair accessible new bungalow secured for social rent to be gifted to the Council in 2020-2021 • 18 completed discounted homes for sale to those households not able to afford to buy at full market price • 192 affordable homes completed • 11 properties acquired to meet affordable housing need 	March 2020
3.	Develop and publish a Housing Acquisition Policy to secure affordable housing on Section 106 sites where there is no Registered Provider interest and acquire existing properties including ex	During 2017-2018, the process for acquiring properties for sale on the open market was piloted. This resulted in the Council acquiring 2 properties and the development of a Housing Acquisition Policy, approved by Cabinet in May 2018, reviewed and updated June 2019.	March 2020



	council properties sold through Right to Buy to meet housing need, as well as preventing homelessness to vulnerable households in mortgage arrears	<p>For 2018-2019 Cabinet approved a budget of £1,953,000.</p> <p>11 properties were acquired:</p> <ul style="list-style-type: none"> • 1 x 1 bed bungalow • 1 x 2 bed bungalow • 3 x 2 bed houses • 4 x 3 bed houses • 1 x 4 bed house • 1 x 5 bed house 	
4.	Improve access to the Private Rented Sector	A new Social Lettings Coordinator post was created and Social Lettings Service (CBC Lettings) established. New Tenant Finder and Tenancy Management Services for Private Sector Landlords have been developed. Funding received from the MHCLG Rapid Rehousing Fund is being utilised to expand the CBC Lettings Service across Leicestershire and Rutland.	March 2020
5.	Promote Mutual Exchange to make the best use of existing stock	<p>Mutual Exchanges are discussed with tenants who apply to transfer or who are under occupying properties impacted by the under occupier charge.</p> <p>During 2018-2019, 80 Mutual Exchange applications were received, of which 38 resulted in a successful move.</p> <p>The scheme is promoted through the Council's website and information regarding Mutual Exchanges was available at the Tenants Networking event on the 26th September 2019.</p>	Continuous
6.	Deliver the Rough Sleeper Transition Project to provide support and improve access to accommodation for this group	<p>The Rough Sleeper Transition Project has delivered some positive outcomes in 2017-2018 as set out below.</p> <ul style="list-style-type: none"> • 38 individuals at imminent risk of sleeping rough worked with, of which 13 prevented from sleeping rough, 26 rough sleepers worked with, of which 17 accommodated • 42 individuals provided with emergency accommodation under the No Second Night Out scheme, for a combined of total 381 nights. 	March 2019



		Although this Project is now completed, the Council continues to work with The Bridge East Midlands and Falcon Support Services to support rough sleepers in the Borough.	
7.	Review housing need at a Parish level in rural areas to support the delivery of homes for local residents	<p>During 2018-2019, the Leicestershire Partnership Agreement with Midland Rural Housing was reviewed with a focus on increasing awareness of the need for affordable housing in rural communities and the impact of a lack of local affordable homes may have on the sustainability of local communities.</p> <p>During 2018-2019:</p> <ul style="list-style-type: none"> • 3 rural housing awareness events were organised across the Borough but cancelled due to lack of interest from the Parish Councils • 1 Borough wide briefing event was held in March with Parish Councillors and Ward Members • Consulted on and launched a new Rural Housing Guide • Officers attended Parish Council meetings for Woodhouse and Woodhouse Eaves 	March 2020
8.	Review services to meet the requirement of the Homelessness Reduction Act 2017	<p>The Housing Options Service has been reviewed and changes made to ensure that the Council is able to fulfil the new duties under the Homelessness Reduction Act 2017 enacted from the 3rd April 2018, including:</p> <ul style="list-style-type: none"> • Multiple training courses relating to the Act arranged for the Housing Options Team • Working Group including Housing Options Officers reviewed relevant aspects of service • Change to roles within the Housing Options Team, to increase focus on prevention and relief activities • Review of partnership working arrangements with key partners The Bridge, Citizens Advice Bureau and other Homelessness Strategy Steering Group members 	Complete



		<ul style="list-style-type: none"> • Development of procedure flowcharts, Personalised Housing Plan and letter templates for the Service • The Homelessness Strategy reviewed to take into account new duties under the Homelessness Reduction Act 2017. Following consultation with Partners and Policy Scrutiny Group and a new Homelessness Strategy was approved by Cabinet in March 2018 • Joint working opportunities explored through the County and City Homeless Delivery Group <p>Since the introduction of the New Homelessness Reduction Act the Council has seen an increase in the demand for services.</p> <p>During 2018-2019</p> <ul style="list-style-type: none"> • 525 Homelessness applications accepted • At the end of March 2019, there were 63 households in temporary accommodation. • Supported 469 customers who appear to be at risk of homelessness within 56 days • Increase in the use of temporary accommodation 	
9.	Work in partnership with the Leicestershire Councils to implement the Lightbulb Service Model across the Borough deliver an integrated model for housing support	<p>In February 2019, Cabinet agreed to continue to participate in the Lightbulb Service Model for the next 3 years, 2019-2020 to 2021-2022, with the potential for a further extension until 2023-2024, following a review.</p> <p>During 2018-2019</p> <ul style="list-style-type: none"> • 633 new Housing MOTs were completed. • 171 Disabled Facility Grant (DFG) referrals were made resulting in 94 formal DFG applications. • 103 DFGs were certified complete. <p>Comparison reports contained within the review of the Lightbulb Business case concluded that the Council were the first and only Council within Leicestershire to meet the overall delivery target time of 20 weeks since go live.</p>	March 2022



		A waiting list snapshot at the end of 2018-2019 shows that the waiting list has reduced from 172 to 103.	
10.	Continue to work with The Bridge to provide services to households at risk of losing their home	The Council continues to work closely with The Bridge to provide services for households who are at risk of homelessness.	Continuous

