

## Housing Services Portfolio Plan 2015/16

With responsibility for Housing Services and New Homes Delivery.



**Cllr Caroline Horrill**

*'As Portfolio Holder for Housing Services I am determined to ensure the Council strives to support local residents in housing need. I am a passionate advocate of delivering more affordable housing and will be looking for innovative solutions that help deliver a significant increase in the pace and numbers of new homes in the district.'*

*'I'm proud of the Council's reputation as a landlord and will continue to focus on ensuring Council housing is maintained to a high standard and that the City Council's estates are places where local people want to live. I'm particularly keen to work with other housing providers to support vulnerable residents and to ensure they receive the right support to be able to live independently and have the security of a home of their own.'*

The Council has four priority outcomes included in its [Community Strategy](#). Each outcome is supported by a number of objectives. I list below the significant projects that I am responsible for in delivering these objectives and the Council's priorities during 2015/16.

### **Active Communities Priority Outcome**

**Objective:** Provision of housing to meet community needs.

- Achieve the agreed Council House New Build Programme;
- Provision of an Extra Care Housing Scheme in Winchester
- To work with partners to increase the supply of affordable housing across the District;
- Deliver an enhanced maintenance programme for Council housing stock;
- Mitigate impact of welfare reform/Universal Credits on Council tenants and local residents;
- To improve the existing housing for older people;
- Deliver a local programme of measures to prevent and address homelessness in the District;
- To promote wider and more representative resident involvement.

### **High Quality Environment Priority Outcome**

**Objective:** Ensuring that the quality of the place that we enjoy is maintained and enhanced

- Deliver a WCC estates improvement programme;
- To deliver actions set out in the Low Carbon Route Map aimed at improving the energy efficiency of Council housing;
- Take account of the results of the Private Sector Stock Survey and determine and implement new strategy.

### **Key documents and strategies that are linked to the objectives in this Portfolio Plan**

New Homes Delivery Plan

Housing Strategy

HRA Business Plan 2015-45

[Preventing Homelessness Strategy 2014-19](#)

[Low Carbon Route Map](#)

[Stanmore Planning Framework, 2013-23](#)

## Housing Portfolio Plan 2015/16

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
<b>Priority Outcome:</b> Active Communities					
<b>Objective:</b> Provision of housing to meet community needs					
Achieve the agreed Council House New Build Programme	Start on site - Extra Care Westman Rd, Victoria House and Springvale	March 2015	Assistant Director (Chief Housing Officer)	Increase in supply of affordable housing across the District, with the aim to deliver an average over 30 new homes per year over the next ten years  Attractive and high quality developments allowing existing tenants to move or downsize to release family dwellings	£11.4m included in the 2015/16 HRA capital programme (£50m over next five years)
	Completion of building work at New Queens Head	Nov 2015			
	Apply for planning consent for Mitford Rd and Hillier Way schemes	April 2015			
Provision of an Extra Care Housing Scheme in Winchester	Start on site Completion	June 2015 Jan 2017	Assistant Director (Chief Housing Officer)	Increased provision of specialist housing for those requiring additional support	HRA contribution £6.433m
Increase the supply of affordable housing across the District	Deliver new units of housing where possible through conversion of former sheltered scheme communal spaces	March 2016	Assistant Director (Chief Housing Officer)	At least two new units annually from converted communal areas  An effective mix of supported housing	£200k per annum in HRA Programme to support conversions  £50m included in Housing
	Increase supply of specialist housing	March 2017			

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
	Work with partners to increase supply of affordable housing  Exploit opportunities to build on Council land	March 2020  March 2020		Maximising the supply of affordable housing for rent on S106 sites – Barton Farm / North of Whiteley  Over 200 new Council homes by 2020	capital programme over next 5 years
Monitor delivery of enhanced maintenance programme for Council housing stock	Programme approved  Half year monitoring report	April 2015  Dec 2015	Assistant Director (Chief Housing Officer)	All Council homes comply with Decent Homes standard  Reduce tenant overcrowding by adapting properties/converting loft spaces	£7.5m pa in HRA Capital programme  £200k pa to support lofts/extensions
Review approach to under occupation of existing stock	Delivery of Wise Move Incentive Scheme, in particular targeting older people	March 2015	Assistant Director (Chief Housing Officer)	At least 70 “downsize” moves per year	£80k pa to “incentivise” moves
Prepare for introduction of Universal Credit: provision for Council tenants and local residents to mitigate impact of welfare reform/Universal Credit  Working with the Leader and	Implement changes in increased rent payment options for Council tenants  Further tranche of Discretionary Housing Payments funding awarded by Government	March 2015  January 2016	Assistant Director (Chief Housing Officer)	Rent arrears < 2%  Access to welfare services including Local Welfare Assistance; SCRATCH; Basics Bank to sustain individuals and families in their homes	Est. £100k of Discretionary payments fund

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
Portfolio Holder for Finance and Organisational Development. The Leader has overall responsibility for overseeing delivery of the Councils response to the introduction of Universal credit					
To improve the existing housing for older people	Refurbishment / Improvement programme	On-going	Assistant Director (Head of Housing)	Housing schemes which offer a high quality, safe and accessible environment	£200K included in Housing Capital Programme
Deliver a local programme of measures to prevent and address homelessness in the District	<p>Quarterly reviews confirming effectiveness of "No Second Night Out" service</p> <p>Improved access to private rented sector (PRS) accommodation</p> <p>Work with partners to enable the provision of additional supported housing for single homeless individuals</p>	<p>Oct 2015</p> <p>June 2015</p> <p>March 2016</p>	Assistant Director (Chief Housing Officer)	<p>First time rough sleepers being accommodated next working day</p> <p>Agreements with landlords for more access to PRS in Winchester Residential scheme providing 15 units operational</p>	<p>£35k grant received to fund one year appointment</p> <p>Existing staff and other resources</p> <p>Support from the New Homes Planning team</p>
Promoting wider and representative resident	Update TACT constitution	May 2015	Assistant Director (Chief	More representative involvement structures	Within existing HRA budgets

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involvement	Establish series of local events  Formalising link between tenant scrutiny and Council scrutiny	Sept 2015  Dec 2015	Housing Officer)	More involvement in Council decision making across the district  Effective tenant scrutiny	for Tenant Involvement
<b>Priority Outcome:</b> High Quality Environment					
<b>Objective:</b> Ensuring that the quality of the place that we enjoy is maintained and enhanced					
Deliver a WCC estates improvement programme	Delivery of approved schemes	March 2016	Assistant Director (Chief Housing Officer)	Improved customer satisfaction with housing estates	£619k included in HRA for 2015/16
To deliver actions set out in the Low Carbon Route Map aimed at improving the energy efficiency of Council housing	Programme delivered	March 2016	Assistant Director (Chief Housing Officer)	Improved resident awareness of energy efficiency  Completion of ten year programme to upgrade all heating systems and exploit benefits of renewable technology	£778k pa included in annual repairs programme
Analyse results of private sector stock condition survey and inform/amend Council programmes in light of findings	Take account of results  Determine strategy for private sector properties	July 2015  Dec 2015	Assistant Director (Chief Housing Officer)	Clear understanding of priorities / targets for intervention	£30,000 from Homelessness Prevention Grant