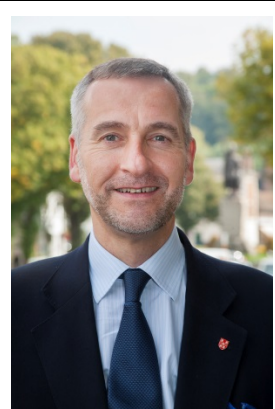


## Housing Services Portfolio Plan 2014/15

With responsibility for Housing – Housing Services.



*'As Portfolio Holder for Housing Services I am determined to ensure the Council strives to support local residents in housing need. 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 2014/15.

### **Active Communities Priority Outcome**

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

- Mitigate impact of welfare reform/Universal Credits on Council tenants and local residents.
- To work with partners to increase the supply of affordable housing across the District,
- To improve the existing housing for older people,
- Deliver a local programme of measures to prevent and address homelessness in the District,
- Deliver new units of housing where possible through conversion of former sheltered scheme communal spaces,
- Deliver an enhanced maintenance programme for Council housing stock.

### **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 ,
- Undertake a private sector stock condition survey using a sample of properties across the District.

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

Housing Strategy

HRA Business Plan 2014-44

Homelessness Strategy 2014-19, pending adoption

Low Carbon Route Map, pending adoption in Jan 2014

Stanmore Planning Framework

## Housing Portfolio Plan 2014/15

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					
Mitigate impact of welfare reform/Universal Credits on Council tenants and local residents.	<p>Increased rent payment options for Council tenants</p> <p>Further tranche of Local Welfare Assistance funding awarded by HCC.</p> <p>Further tranche of Discretionary Housing Payments funding awarded by Govt.</p> <p>Wise Move Incentive scheme delivered</p>	<p>Jan 15</p> <p>April 14</p> <p>April 14</p> <p>March 15</p>	Assistant Director (Head of Housing)	<p>Rent arrears &lt; 2%</p> <p>70-100 tenants downsized to smaller more appropriate properties</p> <p>Access to welfare services including Local Welfare Assistance; SCRATCH; Basics Bank to sustain individuals and families in their homes</p>	£100k set aside in 2014 HRA to fund Wise Move scheme
To work with partners to increase the supply of affordable housing across the District.	Planning consent granted on 3 key sites		Assistant Director (Head of Housing)	Maximising the supply of affordable housing for rent on S106 sites – Barton Farm / North of Whiteley / Silver hill	To be determined as schemes come forward
To improve the existing housing for older people.	Refurbishment / Improvement programme in place by June 2014	June 2014	Assistant Director (Head of Housing)	Housing schemes which offer a high quality, safe and accessible environment	£200K included in Housing Capital Programme

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
Deliver a local programme of measures to prevent and address homelessness in the District	Quarterly reviews confirming effectiveness of "No Second Night Out" service		Assistant Director (Head of Housing)	First time rough sleepers being accommodated next working day.	£35k grant received to fund one year appointment
	Homeless people without a Winchester connection reconnected to their home area	Jul 2014		All clients offered support to return home	Existing staff and other resources
	Improved access to private rented sector (PRS) accommodation	June 2014		6 households re-housed into PRS as discharge of homelessness duty by October 2014	Existing staff and other resources
	Work with partners to enable the provision of additional supported housing for single homeless individuals	March 2016		Residential scheme providing 15 units operational.	Support from the New Homes Planning team
Deliver new units of housing where possible through conversion of former sheltered scheme communal spaces	5 new homes occupied by March 2015	March 2015	Assistant Director (Head of Housing)	Additional units of social housing generating revenue into the HRA	£100K included in Housing Capital Programme
Deliver an enhanced maintenance programme for Council housing stock.	Programme approved	Feb 14	Assistant Director (Head of Housing)	Completion of a ten year programme to ensure that all kitchens are less than 20 years and bathrooms less than 30 years old by 2023	£1.9m pa in annual repairs programme
	Half year monitoring report	Oct 14			

Which projects will contribute towards the outcomes?	Milestones	Milestone Due Date	Responsible Officer	What will success look like?	Budget/ Resources
				overcrowding by adapting properties/convertng loft spaces	£200k pa for loft conversions/ extensions
<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	Bids/proposals invited  Bids considered and annual programme determined	Feb 14  April 14	Assistant Director (Head of Housing)	Improved customer satisfaction with housing estates	£350k included in HRA for 2014/15
To deliver actions set out in the Low Carbon Route Map aimed at improving the energy efficiency of Council housing ,	Programme delivered	Mar 15	Assistant Director (Head of Housing)	Overall SAP rating increased to > 70.  Completion of Ten year programme to ensure all heating systems are less than 15 years old by 2023	£1.26m pa included in annual repairs programme
Undertake a private sector stock condition survey using a sample of properties across the District	Stock condition survey completed, including analysis of quality of HMOs	Oct 14	Assistant Director (Head of Housing)	Clear understanding of priorities / targets for intervention	£30,000 from Homelessness Prevention Grant