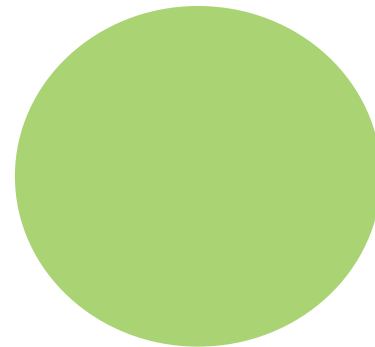




Cheshire West
and Chester

**Action Plan:
Cheshire West and
Chester**



**Cheshire
Sub-Regional
Housing
Strategy
2009 - 2012**

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
PRIORITY ONE: To increase the supply of affordable housing to support economic growth & development								
1.1	To increase the overall supply of affordable housing in the sub-region	LAA baseline: 106 units	Minimum 300 units per year	See individual actions below	See individual actions below	See individual actions below	See individual actions below	To secure the provision of more affordable housing to meet local needs and to encourage balanced sustainable housing markets and communities
1.1 a	Increase the provision of affordable housing through Housing Corporation NAHP funding	Current NAHP allocation 2008/2011: £10,704,801	30 percent increase on current funding	RSLs	NAHP funding	March 2012	CHA, Unitary Authority	Recognition of the North West's housing needs, leading to additional funding to increase the supply of affordable housing in the sub-region
1.1 b	Deliver new affordable housing via the New Growth Point initiative	Bid successful	start on site expected 2010 75 units 2010/2011 150 units 2011/2012	Unitary Authority	New Growth Point funding	In accordance with agreed planning application	RSLs, developers	To increase the supply of affordable housing to meet proven local need and to encourage balanced, sustainable housing markets and communities
1.1 c	Effective use of planning policy to secure additional affordable housing without the need for public funding (through s106 agreements)	HSSA 2006/2007: 47 units	10 percent increase from current provision	Unitary Authority	No resource implications	March 2012	CHA, RSLs, developers	As above

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
1.1 d	Develop a uniform approach to s106 agreements and affordable housing policy in each unitary authority area	No uniformity	Uniform approach agreed and in place as part of LDF process Uniform nominations/ cascade agreement in place	Unitary Authority	No resource implications	March 2010	CHA, RSLs, developers	To ensure a transparent and consistent approach and to speed up the creation of s106 agreements
1.1 e	Seek additional sources of funding for affordable housing and develop innovative ways of delivering affordable housing	“Affordable Housing Pot” scheme in Chester	Investigate viability of extending the Chester scheme across the sub-region Investigate other sources of funding, such as the North West Development Agency, English Partnerships/ Homes and Communities Agency, Joint Venture Companies, Community Land Trusts and local community funds Investigate further opportunities offered through the PFI initiative Encourage RSLs to take up the opportunity provided by the Regular Market Engagement process	CHA	No resource implications	March 2012	RSLs, developers, Unitary Authority	To increase the supply of affordable housing to meet proven local need and to encourage balanced, sustainable housing markets and communities
1.1 f	Develop appropriate affordable rural housing	Rural housing need surveys in progress HSSA 2006/ 2007 (AH in settlements of less than 3000 population – does not include intermediate tenures): 19 units	At least 4 rural housing need surveys completed 25 affordable rural homes completed; subject to funding	Unitary Authority	Capital funding NAHP funding	March 2012	RSLs, developers, CHA	As above

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
1.2	Make better use of existing housing stock for affordable housing	No uniformity of approach	Uniform policy agreed and in use for ensuring any units secured through this process remain affordable long-term	CHA	Explore use of public funding	March 2012	RSLs, developers, Unitary Authority	Ensure maximum use of existing land and buildings for affordable housing delivery wherever possible and ensuring that resulting homes continue to be affordable for future generations
1.2 a	Secure additional land/ buildings to use for affordable housing development and make better use of publicly-owned land	Sites and derelict buildings identified as part of LDF process through Strategic Housing Land Availability Assessments/ urban capacity studies	<p>Pro-actively identify surplus land and buildings suitable for affordable housing development:</p> <ul style="list-style-type: none"> Investigate use of HCA/ English Partnerships' National Land Use Database to identify surplus land Target organisations with large land-holdings to release it for affordable housing development Identify unused public sector land Agree uniform criteria for release of surplus land in Unitary Authority ownership <p>Develop an affordable housing delivery programme for sites identified through this process</p>	Unitary Authority	Investigate use of public funding for acquiring sites not in public ownership	March 2012	CHA, RSLs	To increase the supply of affordable housing to meet proven local need and to encourage balanced, sustainable housing markets and communities

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
1.3	Work towards achieving a more balanced housing market in the sub-region	Housing market imbalance	Set of common indicators for monitoring housing market performance agreed Collection/ reporting framework agreed and in use Achieve a better balance between housing supply and demand across the sub-region	CHA	Existing resources	March 2010 March 2011 March 2012	Unitary Authority, RSLs, developers	Ensure an appropriate balance between the supply of affordable housing for rent and for sale Ensure that new developments meet established local needs
1.3 a	Complete Strategic Housing Market Assessments and Housing Needs Surveys across the sub-region	Surveys in progress	Strategic Housing Market Assessments and Housing Needs Surveys completed	CHA	Capital funding	March 2009	Unitary Authority, RSLs	To ensure the delivery of a balanced housing offer that meets established needs in the sub-region
PRIORITY TWO: To make best use of the sub-region's existing housing stock								
2.1	Increase the number of homes in the social housing sector achieving the Decent Homes Standard (DHS)	Current performance	90 per cent decency achieved by 2010 95 per cent decency achieved by 2012	Unitary Authority	Capital funding	March 2012	RSLs, CHA, residents	To increase the number of decent homes in the West of the sub-region
2.1 a	Harmonise social housing stock condition surveys	No uniformity	Implement a common stock condition survey programme for the social housing sector	Unitary Authority	Capital funding	March 2012	RSLs, CHA	As above
2.1 b	Achieve DHS for all RSL-owned homes (including LSTVs)	Current performance	95 per cent decency achieved by 2010	Unitary Authority	Capital funding	March 2010	RSLs, HIA, CHA, residents	As above

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
2.1 c	Achieve DHS for all local authority-owned homes	Current performance	A viable long-term business plan for remaining local authority stock (EPNBC)	Unitary Authority	Capital funding	March 2009	RSLs, HIA, CHA, private landlords and residents	As above
2.2	Increase the number of homes in the private housing sector achieving the Decent Homes Standard	Current performance	70 per cent decency achieved by 2010 75 per cent decency achieved per cent by 2015	Unitary Authority	Capital funding	March 2012	As above	As above
2.2 a	Harmonise private housing stock condition surveys	No uniformity	Implement a common stock condition survey programme for the private housing sector	Unitary Authority	Capital funding	March 2012	As above	As above
2.2 b	Ensure compliance with legislative requirements for Houses in Multiple Occupation (HMOs)	Common database of known HMOs established	Harmonised licensing scheme for HMOs Establish common method of identifying new and previously unknown HMOs 100 per cent of known HMOs requiring a license licensed	Unitary Authority	Capital funding	March 2010	As above	To comply with statutory duties relating to the Housing Act 2004
2.2 c	Establish a multi-disciplinary team to provide a co-ordinated approach to student accommodation in the sub-region	No uniformity of approach	Work with Chester University and other key stakeholders to identify student accommodation, particularly licensable HMOs Ensure the emerging LDF includes appropriate policies for student accommodation	Unitary Authority	Existing resources	March 2010	University of Chester & other educational facilities, private landlords, RSLs, CHA, students and other residents	To provide safe accommodation for young people coming to the sub-region to study

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
2.2 d	Use enforcement powers where necessary to ensure private rented and owner occupied properties reach an acceptable standard	No uniformity of approach	Uniform enforcement protocol established 100 per cent of privately owned/ rented properties known to require intervention improved	Unitary Authority	Capital funding	April 2009 March 2012	RSLs, HIA, CHA, private landlords and residents	To protect private tenants from exploitation, improve poor housing and make safe any hazards To provide safe accommodation for young people coming to the sub-region to study
2.2 e	Increase the number of households within the sub-region taking advantage of energy efficiency schemes	Database of schemes available and of qualifying households NI 186, per capita reduction of carbon dioxide emissions: 10.70 tonnes per capita baseline	Common database established Promote the take-up of subsidised energy efficiency schemes targeted at homes in the private sector Promote the take-up of subsidised energy efficiency and affordable warmth schemes among elderly and vulnerable households 10.55 tonnes 2008/2009 10.45 tonnes 2009/ 2010 10.35 tonnes 2010/ 2011	Unitary Authority	Grant funding via ESTac and EPP Private funding from Utilities Suppliers Capital funding	March 2010	ESTac, EPP, Utilities Suppliers, CHA, RSLs, HIA, private sector landlords and residents	To reduce carbon emissions and fuel poverty in the sub-region To provide advice to all households on issues of energy efficiency and affordable warmth
2.2 f	Encourage homeowners and private landlords to invest in maintaining their homes	As above	Uniform approach to incentive schemes established 100 percent budget allocation taken up each year	Unitary Authority	Capital funding Grant funding	April 2009	RSLs, HIA, Social Services, Primary Care Trust, private landlords, homeowners	To reduce the number of non-decent homes in Cheshire

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
2.2 g	To refine accreditation schemes and incentives to join such schemes for private landlords	No uniformity of approach	Uniform framework in place Increase awareness of accreditation schemes and incentives available	Unitary Authority	Capital funding	March 2010 March 2012	As above	To facilitate a well-maintained and well-managed private rented sector
2.3	Maximise the supply of housing	Sites and derelict buildings identified as part of LDF process through Strategic Housing Land Availability Assessments/ urban capacity studies	Pro-actively identify brownfield land suitable for new housing development (as per action 1.2a)	Unitary Authority	LDF funding	LDF timetable	CHA, RSLs, Private Landlords and owners	To maximise the supply of housing in Cheshire, particularly affordable housing To increase the choice and availability of housing
2.3 a	Bring empty private sector homes back into use	HSSA 2006/ 2007: 1869 long-term empty properties	TO BE CONFIRMED	Unitary Authority	Capital funding Investigate use of public funding Investigate use of s.106 funding	March 20102	RSLs, private landlords, homeowners	As above
2.3 b	Re-use brownfield land, neglected and derelict buildings in appropriate locations for new housing development	Annual Monitoring Reports 2007/ 2008: Chester: 71% Ellesmere Port & Neston: 68% Vale Royal: 96% Cheshire West overall: 80%	At least 60 per cent of new residential development on brownfield land and via conversions of vacant non-residential buildings Sites identified as part of LDF process through Strategic Housing Land Availability Assessments/ urban capacity studies	Unitary Authority	Capital funding Investigate use of public funding Investigate use of s.106 funding	March 2012	RSLs, private landlords, homeowners	As above

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PRIORITY THREE: To meet the housing and accommodation-related support needs of the sub-region's most vulnerable residents								
3.1	Deliver the recommendations of the Cheshire Partnership Area Gypsy and Traveller Accommodation and Related Services Assessment through partnership working	Cheshire GTAA Current provision: <ul style="list-style-type: none"> 68 pitches for Gypsies and Travellers No provision for Travelling Showpeople 	At least 20 pitches provided for Gypsies and Travellers 4 pitches provided for Travelling Showpeople in appropriate locations	Unitary Authority	Capital funding CLG grant	March 2011	CHA, RSLs, Primary Care Trust, Social Services	To ensure the development of appropriate site provision and related services for Gypsies, Travellers and Travelling Showpeople
3.2	Ensure the development of appropriate housing and services that meet the needs of the sub-region's diverse communities	No uniformity of approach	Completion of diversity research project Develop programme for delivery of project recommendations	CHA	CHA	March 2010 March 2011	Unitary authority, RSLs	To ensure the widest possible choice of suitable housing, care and support options for BME households and individuals To improve access to housing for BME households and individuals
3.2 a	Develop a common allocations policy	No uniformity	Common lettings policy in place Develop Choice Based Lettings implementation plan	Unitary Authority	No resource implications	May 2009	RSLs, CHA	To ensure access to housing for the most vulnerable members of society and those most in need

Ref	Policy/ Action	Baseline	Target	Lead Agency	Resources	Timescale	Other partners	Objective/Outcome
3.3	Deliver the objectives of the Sub-Regional Homelessness Strategy through partnership working	Review completed	Recommendations implemented	Unitary Authority	As per Sub-Regional Homelessness Strategy	As per Sub-Regional Homelessness Strategy	CHA, RSLs, Primary Care Trust, Social Services, Probation	To ensure homeless people have the widest possible choice of suitable housing, care and support options
3.4	Deliver the objectives of the Cheshire Older Peoples Housing Strategy through partnership working	No uniformity of approach	<p>Develop Single Assessment Process</p> <p>Develop an information network accessible to older people</p> <p>Develop a 'Prevention Network' to deliver complementary services to older people</p> <p>Move towards joint commissioning of services</p> <p>Develop specialist housing for older people from ethnic minority groups, those with disabilities and those needing care and support</p>	Unitary Authority	As per Cheshire Older Peoples Housing Strategy	As per Cheshire Older Peoples Housing Strategy	Supporting People, CHA, RSLs, Primary Care Trust, Social Services, HIA	To ensure older people have the widest possible choice of suitable housing, care and support options
3.4 a	Expand the role of the HIA	<p>Current role comprises:</p> <ul style="list-style-type: none"> • Minor adaptations • Handyperson service/ minor repairs service • Home safety checks 	<p>Expand role to cover:</p> <ul style="list-style-type: none"> • Major adaptations • Accredited trades people scheme for major repairs and improvements • Lawn mowing/ garden tidying service 	Supporting People	Supporting People	March 2012	HIA	Assist elderly, disabled and vulnerable residents to achieve/ continue independent living in a decent home

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
3.5	Improve the provision of accommodation for older people	Current provision	Implement a common stock condition survey programme for older person's housing	Unitary Authority	Capital funding	March 2012	Supporting People, RSLs, HIA, Anchor Trust, Primary Care Trust, Social Services	Assist elderly and disabled residents to achieve/ continue independent living in a decent home
3.5 a	Eliminate unsuitable accommodation (dependent on resources)	Current provision	Eliminate sheltered units with shared facilities Eliminate bedsits from sheltered accommodation	RSLs	Capital funding Explore use of public funding	March 2012	CHA, Unitary Authority	To ensure the development of appropriate housing and services that meet the needs of older people
3.5 b	Identify and bring forward suitable sites for the development of private sheltered housing, retirement housing or extra care schemes	Expected completions/ approvals 2008: Chester: 83 units Ellesmere Port & Neston: 103 units Vale Royal: 112 units	1860 new units of extra care accommodation funded through the PFI initiative: Chester: 720 units Ellesmere Port & Neston: 460 units Vale Royal: 680 units Sites identified as part of LDF process through Strategic Housing Land Availability Assessments/ urban capacity studies	Unitary Authority	Capital funding Public funding PFI funding	March 2014 (in accordance with Cheshire Extra Care PFI project timetable)	CHA, RSLs, Supporting People, Developers	As above
3.5 c	Improve the choices of housing available in the retirement sector, through expanding the tenure mix	Current provision	Ensure the emerging LDF includes appropriate policies for the retirement housing sector, including shared ownership, shared equity and private retirement communities on suitable sites Investigate the viability of equity release schemes	CHA	 Explore use of public funding	March 2012	Unitary Authority, RSLs, Supporting People	To bring tenure in the older people's housing sector more into line with that in general needs housing To meet older people's aspirations to continue to own their own homes

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
3.6	Assist older people to continue to live comfortably and safely in their own homes	Database of people needing/qualifying for assistance	Common database established 100 per cent budget allocation taken up each year	Unitary authority	DFG funding Other grant funding Capital funding	March 2010	Unitary Authority, RSLs, Supporting People	To meet older people's aspirations to receive appropriate care and support in their own homes
3.6 a	Fulfill statutory obligations with regard to Disabled Facilities Grants (DFGs)	HSSA 2006/2007: 159 mandatory grants completed	160 grants completed 100 per cent of grant allocation taken up every year 5 per cent year-on-year reduction in time taken to process DFG applications	Unitary authority	DFGs and other grant funding Capital funding	March 2012	CHA, RSLs, Primary Care Trust, Social Services	Assist elderly and disabled residents to achieve/ continue independent living in a decent home
3.6 b	Increase effectiveness of floating support schemes	Review of short-term services completed	Develop programme for delivery of recommendations	Unitary authority	Supporting People	March 2010	CHA, RSLs, Supporting People, Primary Care Trust, Social Services	As above
3.6 c	Increase take-up of grants/ loans to enable older and vulnerable people to improve the security and condition of their home	Database of schemes available and of qualifying households	Common database established 100 per cent budget allocation taken up each year	Unitary authority	HIA Capital funding	March 2010	CHA, RSLs, Primary Care Trust, Social Services, HIA, Supporting People	To enable older and vulnerable people to continue to live safely in their own homes

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
PRIORITY FOUR: To increase the supply of market housing to support continued economic growth and regeneration and to meet local housing needs								
4.1	Develop appropriate new market housing to support economic growth and regeneration initiatives	Sites identified as part of LDF process through Strategic Housing Land Availability Assessments/ urban capacity studies	Maximise integrated residential and economic development opportunities targeted at locations of peak economic growth/ development	Unitary authority	NAHP funding Funding from developers via s106 agreements	March 2012	CHA, RSLs, CWEA, developers	Target new housing to support economic development
4.1 a	Take forward development of new market housing via the New Growth Point initiative	Bid successful	Engage with, lobby and influence developers and potential funding bodies to get maximum benefit from the New Growth Point initiative	Unitary authority	Government funding Investigate other sources of funding	Phased delivery following start on site	CHA, RSLs, developers	To increase the supply of market and affordable housing and to support economic development and regeneration throughout the sub-region and the wider area
4.1 b	Facilitate/ support market housing development on brownfield sites, where appropriate, to support economic growth and regeneration	Sites identified as part of LDF process through Strategic Housing Land Availability Assessments/ urban capacity studies	Engage with, lobby and influence developers and potential funding bodies to maximise residential development that supports economic growth and regeneration and integrated residential and economic development opportunities	Unitary authority	NAHP funding Funding from developers via s106 agreements	March 2012	CHA, RSLs, developers	Ensure major regeneration projects incorporate opportunities for housing development that supports economic growth Promote effective re-use of redundant/ contaminated land Ensure at least 60 per cent of new residential development takes place on brownfield land or via conversions of vacant non-residential buildings

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
4.1 c	Support/ facilitate environmental and/ or infrastructure improvements where appropriate to support economic growth and regeneration initiatives (eg improved transport links, decontamination of former industrial sites and improved flood defences)	No uniformity of approach	Explore the potential to utilise the new 'Community Infrastructure Levy'	As above	Funding from developers via s106 agreements	March 2012	CHA, RSLs, developers	Improve living conditions and the housing mix to encourage balanced communities and regenerate the housing market in the most deprived areas
4.1 d	Support/ facilitate opportunities for community residential development projects and self-build schemes	Identify suitable locations for community development projects	Investigate mechanisms through which community residential development can occur Develop a common protocol for supporting community development initiatives	Unitary Authority/ RSLs	NAHP funding Funding from developers via s106 agreements Investigate possibility of funding through Community Land Trusts and Joint Venture Companies	March 2012	CHA, developers	To improve community capacity and social inclusion To promote balanced, sustainable communities

Ref	Policy/Action	Baseline	Target	Lead Agency	Resources	Timescale	Other Partners	Objective/Outcome
4.1 e	Support capacity building to promote access to training and employment, which will: <ul style="list-style-type: none"> • improve employment opportunities • widen the pool of labour available to attract new employers to the sub-region • increase access to housing 	No uniform approach	Develop a common database of available schemes and qualifying individuals Explore use of grants available to instigate new schemes, such as CLG's Innovation and Good Practice (IGP) fund, lottery funding, community/ economic development funds	CHA/ RSLs	Public funding	March 2010	Unitary Authority, CWEA, employers	Securing valuable employment and training opportunities for local people Reducing worklessness, thus increasing the opportunity for local people to access housing and improve their quality of life Widening the labour pool for existing and prospective employers
4.1 f	Improve cost-effectiveness through collaborative procurement schemes	No scheme	Joint procurement scheme in place	CHA	No resource implications	March 2012	Unitary Authority, RSLs, neighbouring authorities	To achieve savings on capital expenditure that can free up much-needed resources

