

# Housing Strategy 2018 to 2028 Summary



**WARRINGTON**  
Borough Council

## Foreword

I am pleased to introduce Warrington's Housing Strategy for 2018 to 2028 which sets our plans for the next 10 years.

Our overall vision is **to provide homes that meet your needs where you want to live and that enable a decent quality of life.**

Housing is essential for everyone and a basic need in a modern society - the right to live in adequate housing is enshrined in article 25 of the Universal declaration of Human Rights. What we need from housing may differ from person to person and can change throughout our lives. What doesn't change is the need to live in a healthy environment in a home which is affordable, safe, secure and warm, with support when we need it.

This Housing Strategy aims to be ambitious to raise standards to support residents and communities with a focus on housing that:

- Is safe, clean, affordable, healthy, secure and sustainable
- Meets the varying needs and aspirations
- Meets standards that reduce fuel poverty, combat climate change and reduce pollution
- Supports community cohesion



Nationally we are going through a substantial period of change and challenges that we have never seen before. The impact of changes in legislation and financial challenges within the context of the government's austerity measures is requiring the Council to make very difficult decisions and choices. Since 2010 the Council has had £121 million cut from its revenue budget (budget cut of one third) and will have to save another £38m by March 2022. This strategy sets out the framework to ensure that we are focused on the right priorities for Warrington and make the best use of the limited resources that we have.

There are major changes to housing and welfare policies which we need to consider as we develop plans. On a national level we are in a state of continuous change which will see further legislative

and social change. Together with the uncertainty of the impact that some of the changes in legislation will have this makes it difficult for us to plan locally. It means that we will need to keep the strategy under review so that we can respond to these changes and take advantage of new opportunities as they arise.

Reflecting on our achievements over the last few years, some of our key successes have been achieved through partnership working and innovation.

- **Loans to Housing Associations:** these have provided an opportunity to stimulate housing regeneration and help mitigate the housing shortage that exists nationally and locally. This stimulus to house building has also provided wider economic growth through employment. This approach also provides the Council with an opportunity to re-invest in front line services which has reduced the scale of cuts needed providing a valuable income stream in these times of austerity.
- **Local Authority Mortgage Scheme:** the Council has also shown its commitment to finding alternative and innovative solutions such as the Local Authority Mortgage Scheme which has assisted first time buyers to purchase a home in Warrington following the credit crunch.
- **Reducing Long Term Empty Homes:** empty homes are a wasted resource that should be used to provide housing and often cause problems in our neighbourhoods. Reducing



- **Reducing Fuel Poverty:** many residents are struggling with the cost of living and have faced substantial increases in their energy bills. Working in partnership with Golden Gates Housing Trust we have installed solar panels on almost 2,200 social homes to reduce fuel poverty through lower energy bills. Innovative projects like this are making a big difference to residents and at no overall cost to the Council because they are self-financing due to the income we receive from the feed in tariffs.

Since the 1970s on average 160,000 new homes each year have been built in England whilst the consensus is that 225,000 to 275,000 per year are required. This

has meant that nationally and locally there are not enough homes being built to meet housing needs. In response to one of the major housing challenges facing Warrington the Council piloted building again with 32 two bed bungalows across the borough and 54 apartments for older people built in Penketh. The Council has considered the role it should play in housing development to complement the work of our partners.



**2 Bed Bungalow in Culcheth**



**54 apartments at Penketh Court, Penketh**

The Council and our partners recognise that the reason for this strategy is not just about bricks and mortar - it is also to improve health, wellbeing and quality of life for local residents. A person's home is the foundation to enable someone to achieve their potential in terms of health, wellbeing, education, employment and participation in the community.

This strategy has been developed to help inform the future direction of housing in the Borough over the next 10 years. There are substantial challenges that require more innovative and different approaches particularly in this period of government austerity. The success of the strategy is dependent on partnership working and the support of all involved in contributing to its delivery.

I would like to thank everyone involved in the development of this Housing Strategy.



**Councillor Maureen McLaughlin  
Executive Board Member  
Public Health and Wellbeing**

## **Vision**

Our vision for housing is:

**“to provide homes that meet your needs where you want to live and that enable a decent quality of life”.**

## **Summary**

This strategy sets out the key housing issues facing Warrington and provides a framework within which investment priorities will be made up to 2028.

We face a housing crisis in which there are insufficient homes to meet current and future housing needs. This is set in a context of government national austerity combined with a rising cost of living and job insecurity.

Significant expansion and change has been a feature of life in Warrington over the past forty years. Based on the mid-year 2015 population estimate the resident population in Warrington is 207,400. By 2027 the total population is projected to grow to by more than 15,500 and by a further 9,200 by 2037.

Warrington was designated a 'New Town' in 1968 which led to a rapid, planned expansion in the number of residents, homes and jobs accommodating migration from Liverpool and Manchester.

Warrington's central position within the Manchester and Merseyside corridor provides an excellent location for housing, business and leisure. This position at the heart of one of the busiest transport systems in Europe is key to the economic prosperity developed through the planned expansion of Warrington during the 1970's and 1980's which established new housing and commercial areas at the periphery of the town. Warrington has replaced many of its traditional industries with knowledge, high technology and service based businesses.

To develop this strategy we reviewed evidence that we already know about Warrington and the key findings included:

- Lack of housing for current and future needs with an increasing population
- Lack of housing for specific needs for different sectors of the population such as those on low incomes, ageing population, disabilities (physical, mental and learning) and young people
- An increasing proportion of older people who are living longer and may be living with long term health conditions and disability
- Changes in housing tenure
- Substantial government policy changes in housing and welfare reform
- A need to improve property standards and safety
- Increasing energy costs and a need to tackle fuel poverty
- A need to reduce pollution
- Affordability of housing for young people and those under 35 who are unemployed, on apprenticeships or in low paid work
- Increase in complex needs for many vulnerable people
- Impact of the rising cost of living and job security
- Extremes of wealth and poverty co-existing within the Borough

Good quality housing is needed to attract and retain workers of all skill levels to improve social and economic inclusion. At the same time it is important that new homes are built to a high standard using environmentally sustainable materials to minimise the use of energy and its impact on the climate. Alongside affordable housing there is also a need to provide open market housing and to support a potential role for private rented in creating mixed tenure housing.

The provision of more good quality housing and the regeneration of existing housing are critical to the economic development of the Borough and Warrington's contribution to the wider economy of the region. The Warrington Means Business growth & regeneration programme 2017 and the Town Centre Masterplan sets out the transformational change in Warrington.

The ageing population in Warrington will require the development of new housing that meets these needs combined with services that promote people's independence and wellbeing.

Alongside new housing it is essential that new infrastructure for transport, schools, health etc is provided.

### Key Housing Priorities

In producing the Housing Strategy 4 key strategic housing priorities have been developed which can be summarised as follows:

#### HOUSING PRIORITY 1:

To provide new sustainable homes in places where people want to live

#### Reason for this priority:

- Increased population to 227,847 by 2041 (increase of 18,874)
- Annual shortfall of affordable housing of 288 affordable homes per year
- 2,283 households registered and seeking social housing June 2018
- 45,500 people aged over 65 by 2026 increasing to 58,700 by 2041
- Reduction in social housing by 405 homes between Census in 2011 and 2001
- Reduction in homeownership from 75.2% in 2001 to 71.6% in 2011

#### Actions:

- Provide more homes to increase the choice of housing within the Borough
- Ensure a balanced housing market
- Developing a register of brownfield housing sites to promote brownfield development
- Proactively promoting the Town Centre as a real focus for new homes
- Work with modular housing providers and small building companies to help diversify the housing construction market and explore new ways of construction
- Provide homes for an ageing population
- Increase the rate of housing delivery
- Set out the standards for new housing and actively monitor annual delivery and performance

## HOUSING PRIORITY 2:

To help people live at home, improve their independence, health and quality of life

### Reason for this priority:

- Ageing population with those aged 65 and over forecast to increase by 7,900 by 2026 and further 13,200 by 2041
- Established link between poor quality housing and poor health e.g. cold and damp housing can contribute to respiratory disease, heart attacks and strokes

### Actions:

- Develop proposals to meet the needs of an ageing population
- Reduce the impact of poor housing on health
- Reduce health problems arising through housing related problems such as anxiety about debt or eviction

## HOUSING PRIORITY 3:

To make better use and improve the standards of existing housing stock so it is decent & safe

### Reason for this priority:

- 6,793 properties in the private sector that have solid walls and require energy efficiency improvements
- 8.4% of households living in fuel poverty (2014)
- Private sector stock condition survey identified almost 18,000 non-decent dwellings occupied by people aged over 60
- 624 (0.7%) long term empty properties October 2017

### Actions:

- Identify and pilot innovative ways to tackle solid wall homes
- Improve the energy efficiency of homes and reduce fuel poverty
- Bring long term empty homes back into use
- Implement the review of the housing allocations policy
- Promote landlord self-regulation in the private rented sector through the Cheshire Landlord Accreditation Scheme and the Landlord Forum
- When appropriate use statutory enforcement powers to improve housing standards
- Reduce under occupation

## HOUSING PRIORITY 4:

To provide housing advice, information and a preventative service

### Reason for this priority:

- 2,923 presenting to Housing Plus in 2016/17
- Changes in legislation and welfare reform
- Increase in homelessness
- Increased expenditure on temporary accommodation and B&B
- Homelessness Reduction Act 2017

### Actions:

- Prevent people from becoming homeless
- Review of commissioning arrangements
- Develop enhanced housing options services
- Implement a new housing allocations policy
- End rough sleeping
- Review how households are supported to sustain tenancies

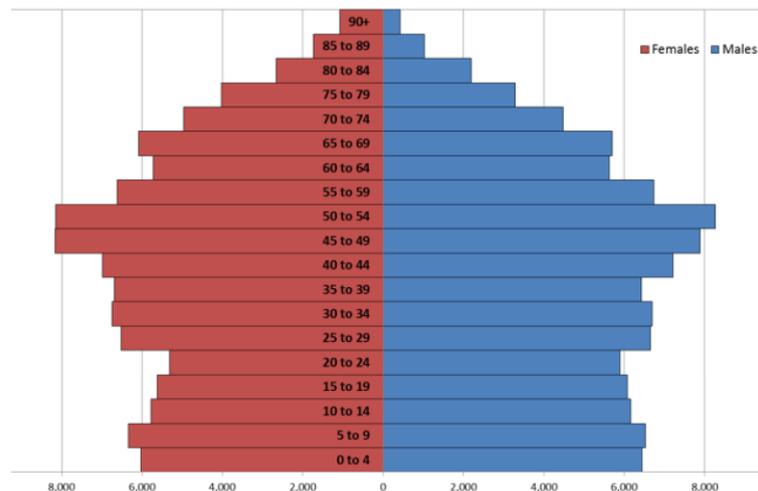
## Warrington: The Local Context

### Population Forecasts

The following information is taken from the mid-year population estimates for 2016 from the Office for National Statistics:

- Warrington's resident population estimate for mid-2016 was 208,973
- 17.8% aged under 15 in 2016 compared to 20.4% in 2004
- 64.2% aged 16 to 64 in 2016 compared to 64.8% in 2004
- 18% aged 65 and over in 2016 compared to 14.8% in 2004

Population Pyramid, 2016 revised population estimates  
Source: ONS, 2018



### Population Trends (2016 to 2041)

- Warrington's population is projected to increase by 8.3% equivalent to an extra 18,874 people
- Largest percentage increase are expected in those aged 65 and over with an overall increase of 21,100 people
- Those aged 90+ are forecast to increase by 3,000

### Strategic Housing Market Assessment

Warrington, together with St Helens and Halton - the other authorities which comprise the Mid-Mersey Housing Market Area – commissioned a Strategic Housing Market Assessment (SHMA) which was completed in January 2016. The Warrington elements of the SHMA were subsequently updated in May 2017 in support of the Preferred Development Option for the Local Plan. The SHMA sets out the amount of new homes that are needed in Warrington over the next 20 years as well as the need for different types of homes, including affordable housing.

The SHMA confirms that Warrington's 'Objectively Assessed Need' for new homes over the next 20 years equates to 955 per year, with a requirement to increase this number to 1,113 in order to meet the Council's growth aspirations. Of this new housing there is a need for 288 new affordable homes each year.

### Housing Tenure Profile

Table 2 below provides a comparison of the housing tenure in Warrington with the North West and England & Wales.

Table 2: Housing Tenure Comparison

Tenure	Warrington	North West	England & Wales
Owner occupied	71.6%	65%	64.3%
Public sector	15.6%	18.3%	17.6%
Private rented	11.2%	15.4%	16.7%

Source: 2011 Census tables

The private rented sector has increased by 105.1% since 2001 and the number of homeowners has reduced from 75.2% to 71.5%.

### Affordability for Young People

In 2013 an assessment was carried out on the affordability of housing for young people and issues with sustaining a tenancy due to financial reasons. This assessment illustrated the financial challenges facing young people and realistically a young person under 25 years old is unable to live independently with the level of benefits that they receive. There are also

financial challenges for young people aged 16 to 20 who are on the national minimum wage

### Average Weekly Pay

The average weekly pay for Warrington is higher than the North West and Great Britain.

Table 3: Gross Weekly Pay 2015

Gross Weekly Pay	Warrington	North West	Great Britain
Full time workers	£511	£492	£529
Male full time workers	£536	£529	£570
Female full time workers	£455	£441	£471

Source: ONS annual survey of hours and earnings 2015

### Housing Demand

On 15<sup>th</sup> March 2018 Chooseahome was replaced with Under One Roof. Instead of having to bid for any vacancy applicants will be matched by priority to properties in the areas they have told us they want to live.

The number of live applications as at June 2018 is broken down as follows:

Table 4: Under One Roof Live Applications

Breakdown by Group	Number
Families	1,046
Single and Couples	1,237
<b>Total</b>	<b>2,283</b>

Source: GGHT Under One Roof

### Housing Demand Trends and Waiting Times

The demand for 2 bed houses is reasonably high due to the changes in welfare benefits for social housing and the introduction of the size criteria from April 2013. There is a mismatch in the social housing stock with 1,814 two bed houses compared to 4,473 three bed houses.

Table 5: Social Housing Waiting Times

Property Type	Average Bids	Waiting Time
1 Bed Flats	15	Up to 6 months
2 Bed Flats	10	Up to 3 months
1 & 2 Bed Bungalow	12	From immediate up to 3 years (often longer for adapted bungalows)
2 Bed Houses	60 to 70	6 months to 2 years
3 Bed Houses	40 to 50	Dependent on area

Source: GGHT Statistics

## Social Housing Stock

The 2011 Census identified 13,318 social homes in Warrington which compares with 13,723 in 2001 which equates to a reduction of 3% or 405 properties. This contrasts with 1,511 new affordable homes built over a 7 year period. The overall reduction was due to the number of social homes purchased under the Right to Buy scheme.

## Affordable Housing Supply

The properties available for letting by GGHT have continued to reduce each year.

**Table 10: GGHT Lettings**

	2014/15	2015/16	2016/17	2017/18
Bedsits	4	3	2	4
1 Bungalow	65	98	85	89
2 Bungalow	24	17	22	20
3 Bungalow	1	0	1	0
1 Flat	440	364	319	285
2 Flat	83	57	46	29
1 House	0	1	0	0
2 House	80	93	74	67
3 House	119	143	111	117
4 House	9	10	9	13
5 House	0	0	0	0
6 House	0	0	1	0
2 Maisonette	26	23	18	15
<b>Total</b>	<b>851</b>	<b>809</b>	<b>688</b>	<b>639</b>

Source: GGHT Statistics

**Table 11: Affordable Housing Completions**

Year	Completions
2011/12	187
2012/13	227
2013/14	202
2014/15	101
2015/16	162
2016/17	72

Source: Housing Strategy Performance Monitoring

## Housing Supply

The supply of new build homes is currently low compared to the height of the development boom. In 2007/08 this boom in development hit its peak with 1,565 new homes completed. With the credit crunch this reduced to 633 in 2008/09 with a further drop to 388 in 2009/10.

## Dwelling Mix

Analysis of the Census data 2011 reveals that there is a higher level of detached and semi-detached dwellings within Warrington than regional and national levels. This can be partly explained by the higher proportion of owner-occupied housing in the tenure profile and reflects the suburban market led growth when Warrington was previously designated as a New

Town. Conversely the proportion of terrace housing in Warrington is below the regional and national averages and there are also significantly fewer flats.

**Table 12: Dwelling Mix**

Type	No. 2011	% 2011	No. 2001	% 2001
Detached	20,826	23.7%	19,465	24.3%
Semi detached	36,023	41.0%	34,172	42.7%
Terraced	21,162	24.1%	19,496	24.4%
Flat	9,870	11.1%	6,705	8.4%
Other	81	0.1%	142	0.2%

Source: 2011 Census tables

Table 12 above sets out a comparison of the dwelling mix from the 2001 Census and 2011 Census. The biggest change during this period is that the number of flats has increased by 47.2%.

## Sales under the Right to Buy (RTB) Scheme

Between 2001 and 2011 there were 1,916 RTB sales which explains the overall reduction in social housing.

From a high level of 463 RTB sales in 2003/04 this had reduced to their lowest of 14 in 2010/11 and has since increased following the increase in discount. Table 13 outlines the RTB sales over the last few years:

**Table 13: Right to Buy Sales**

Year	No. of Sales
2011/12	16
2012/13	17
2013/14	33
2014/15	53
2015/16	60
2016/17	71
2017/18	70

Source: Housing Strategy Performance Monitoring

## Homelessness

The Homelessness Act 2002 extended homelessness duties and, consistent with the national picture, the number of people presenting as homeless increased following this. Back in 2002/03 there were 1,511 homeless presentations and 790 statutory homeless acceptances. This peaked in 2003/04 when there were 1,933 homeless applications and 1,053 homeless presentations.

Table 14 sets out the number of presentations and acceptances:

**Table 14: Homelessness Presentations**

Year	Applications	Acceptances
2014/15	168	86
2015/16	162	86
2016/17	268	153
2017/18	406	278

Source: P1E Government Statistical Returns

The main reasons for statutory homelessness acceptances in Warrington are as follows:

- Loss of an assured short hold tenancy
- Violent breakdown of relationship involving partner
- Parents, relatives or friends no longer willing to accommodate

### Temporary Accommodation

The Council has 48 units for use as short term temporary accommodation consisting of a mix of one and two bedroom accommodation. This accommodation assists in reducing the demand for unsuitable expensive bed & breakfast accommodation.

### Rough Sleepers

The Department for Communities and Local Government requires the Council to carry out an official count of rough sleepers each autumn, providing guidance on how this is conducted. The number for Warrington is as follows:

Table 16: Rough Sleeper Count

Year	No. of Rough Sleepers
2011/12	11
2012/13	7
2013/14	11
2014/15	5
2015/16	5
2016/17	4

Source: Warrington Borough Council

Nationally there was an increase of 16% from 2015 to 2016 whilst since 2010 rough sleeper estimates show an increase of 134%. Warrington has been successful in reducing the level of rough sleeping since 2010 and maintaining this whilst others have seen increases.

### Private Sector Empty Properties

For the purposes of this strategy an empty home is defined as a property which has remained vacant for more than 6 months.

In April 2007 1,309 dwellings (1.8%) of the housing stock had been vacant for more than 6 months. Over the last few years the Council has been focusing on bringing long term empty properties back into use as they are considered a wasted housing resource and can often have a negative impact on the local area.

Empty property lists from Council Tax records are used to focus the activities of the Private Sector Housing Team. As at October 2017 there were 624 empty properties which equates to 0.67%.

### Private Sector Stock Condition

A summary of the key findings from the stock condition survey are as follows:

- 24,000 or 31.4% private sector and Registered Provider non-decent homes compares with 35.3% in England
- Pre-1919 dwellings had the highest failure rate accounting for 53.8%
- Estimated cost of £80.2m to repair
- 16,800 or 21.9% failed the thermal comfort criterion compared to the national average of 16.7%
- Estimated 7,100 (9.3%) dwellings which contain households in fuel poverty and the national average is 13.9%

Further work on thermal comfort identified 6,793 private sector housing stock that are solid wall and require energy efficiency improvements.

### Fuel Poverty

To be in fuel poverty the following criteria has to be met:

- Household must spend more than the UK median on its energy bills **and**
- That expenditure must push it below the poverty line

At borough level 2014 data indicates that 8.4% of Warrington households are in fuel poverty. This places Warrington second lowest out of 39 North West local authorities and joint 78<sup>th</sup> out of 326 local authorities.

Certain types of heating such as oil or electric can cost households more to run increasing energy bills. The 2011 Census provided the following information on central heating for the 85,140 households in Warrington. There are 1,910 who have heating, but do not have central heating:

Table 19: Central Heating

None	Gas	Electric	Oil	Solid Fuel	Other	Two or more
1,910	76,020	3,435	530	180	597	2,468
2.24%	89.29%	4.03%	0.62%	0.21%	0.70%	2.90%

Source: Census 2011

### Fire Safety Standards

The Council has a statutory role under the Housing Act 2004 for housing conditions and standards. When we visit properties we will use the government's Health and Safety Standards Rating System. Officers inspecting a dwelling will look for any risk of harm to an actual or potential occupier which could give rise to a

hazard. Officers will judge the severity of the risk by thinking about the likelihood of an occurrence that could cause harm over the next twelve months, and the range of harms that could result. With any issues relating to potential fire risk officers will liaise closely with the Cheshire Fire and Rescue Service.

### Health

Age is a risk factor for most diseases with prevalence rates of most conditions rising with increasing age. Most chronic or long term conditions are more prevalent amongst older people and mobility issues associated with arthritis put older people at a greater risk of falls. Some mental health problems, such as dementia, are most common among older people.

## Resources

### Revenue Funding

For the services that the Council provides 51% of the funding is from local Council Tax. Whilst the Council collects over £100 million in business rates, central government only allows the Council to retain £27 million. The remainder of our funding comes from grants from central government.

Since 2010 and including 2017/18 the government has cut funding by £121m million. The budget has been cut by around a third. Over the next few years to March 2022 it is estimated that the Council will need to save at least another £38 million. At the same time demand for services are growing as people live longer and the borough's population continues to grow.

### Gross Expenditure 2016/17

<b>Families &amp; Wellbeing £141.6m</b>	<b>Economic Regeneration, Growth &amp; Environment £34.5m</b>
	<b>Resources &amp; Strategic Commissioning £17.1m</b>
	<b>Corporate Financing £25.4m</b>

Source: Warrington BC Budget Consultation 2017

### Gross Income 2016/17

	<b>Fees &amp; Charges £37.1m</b>	<b>Business Rates £24.9m</b>
		<b>Revenue Support Grant £17.2m</b>

<b>Council Tax £83.2m</b>		<b>Other Unringfenced Grants £8.7m</b>
	<b>Other Grants &amp; Contributions £33.3m</b>	<b>Other Government Grants £7.7m</b>
		<b>Interest &amp; Investment Income £6.5m</b>

Source: Warrington BC Budget Consultation 2017

As the Council faces reductions in funding difficult decisions will need to be made on how and what services can be provided in the future.

### Revenue Funding

This is money that we can only use for day to day spending such as running services, staff costs and paying bills. The money is from council tax, business rates, fees we charge for services and money we make from our assets. It is revenue funding which has been affected by government cuts and the Council is not allowed to borrow money to fund day to day services.

### Capital Funding

This is money that we can only use to invest in long term projects or to buy assets which will generate income in the future and comes from specific grants and low interest loans.

The capital programme 2017/18 to 2019/20 is £1,179m. This reflects the Council's drive and ambition focusing on regeneration, housing and investments. A large proportion of this expenditure is on "invest to save" schemes, which involves borrowing that will be repaid by the project or investment such as the loans to Housing Associations.

### Prudential Borrowing

The Local Government Act 2003 introduced new freedoms and flexibilities for local authorities. One of the new powers allowed local authorities to borrow to invest in capital works and assets as long as the cost of that borrowing was affordable and could be repaid.

The Council will consider projects based on the business case submitted outlining how it meets the Council key strategic priorities and our ability to repay back the borrowing. Given the current revenue financial challenges it will be difficult for new projects to

receive financial support unless they are “self-financing” and any borrowing can be repaid.

### Affordable Housing

The government has refocused funding towards supporting more people to get onto the property ladder or to buy their own home making £4.7 billion of capital grant funding available between 2016 and 2021 to deliver:

- 135,000 homes for Help to Buy: Shared Ownership
- 10,000 homes for Rent to Buy
- 8,000 homes for specialised housing

The Autumn Statement 2016 provided additional grant funding of £1.4 billion and introduced flexibility to allow affordable rent to receive grant funding. The government has allocated £1.3 billion from the existing programme leaving over £3.4 billion and the additional £1.4 billion (total £4.8 billion) available for continuous market engagement between now and 2021.

### Section 106 Commuted Sums

Affordable housing is sought on planning applications for 11 or more dwellings. Government guidance states that in order to create mixed and balanced communities affordable housing should be provided on-site and integrated with the market housing wherever possible. However, on some new developments this may not be possible and there may be reasons in which off site delivery can be robustly justified. When this happens the developer must pay the Council money to enable the equivalent affordable housing to be built on another site. This payment is known as a commuted sum and it is agreed and secured via a planning permission obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).

### Loans to Housing Associations

Since 2009 the Council has been providing commercial loan facilities to Housing Associations (HAs) to stimulate affordable housing development, following the withdrawal of banks from providing long term finance to HAs after the 2008 banking crisis. The Council borrows the funding under something called Prudential Borrowing and this loan is repaid by the HAs from the rental income they receive.

### Local Authority New Build

Local authority new build has been funded by prudential borrowing which will be repaid by the rental income and Section 106 affordable housing commuted sums.

### Housing Companies

A report on the housing development options was considered by the Executive Board in January 2018 which agreed to establish two Housing Companies to support the development of new homes.

### Help to Buy

The government has launched the Help to Buy initiative which aims to assist first time buyers to purchase a property and existing homeowners to move home. The government has provided £9.7 billion to help 194,000 home buyers following its launch in March 2013.

### Disabled Facilities Grants

In June 2013 the government announced new funding arrangements under the Better Care Fund to ensure a transformation in integrated health and social care.

From the Better Care Fund allocated to Warrington for 2018/19 the Council has a budget of £1.6m to spend on providing Disabled Facilities Grants (DFGs). It is anticipated that the amount of funding for DFGs is likely to increase over the next few years as the Better Care Fund increases.

### Renewals Assistance and Other Financial Assistance to Homeowners

Since 2004 the Council has provided £2,442,607 loans to homeowners and private landlords to improve housing conditions and bring private sector housing up to the Decent Homes Standard. Over this 10 year period the Council has received £445,695 back, and this has been recycled to provide further loans.

### Vacant Homes Loan

To tackle long term empty properties (empty more than 6 months) the Council has established a revolving loan funding pot of £70,000. The Council will provide a low cost loan of up to £10,000 to assist in bringing a property back into use in the private rented market. The loan will be repayable over 5 or 7 years depending on the size of the loan. Loans repaid will then be recycled to provide new loans to bring other long term empty properties back into use.

### Commissioned and Voluntary Sector Services

The Council commissions the following services:

- James Lee House: 54 units of supported accommodation for adult men with proposals being developed for the creation of an additional 6 bedrooms
- Verve Place: 38 units of accommodation for young people aged 16 to 24 years old

- Warrington Women's Aid: 13 units of supported accommodation for women and children fleeing domestic violence
- Floating Support Service for Vulnerable tenants



### Non-Commissioned Voluntary Sector Services

The Council provides a £36,000 contribution in the form of a grant to a local voluntary organisation called Room at the Inn and is under review.

## Priorities for Action

### HOUSING PRIORITY 1:

To provide new sustainable homes in places where people want to live

### Warrington Means Business Programme

The Warrington Means Business programme is not just about growth it is about transformational change in how Warrington is developed, used, financed and managed. The availability of land, lack of infrastructure and congestion are limiting Warrington's growth potential.

### Warrington Town Centre

Residential development and more people living in Warrington Town Centre is fundamental to the masterplan. The Masterplan was agreed by the Executive Board of the Council in 2016. This will drive vitality, activity and foot-flow to reinforce Warrington's sense of place, enable regeneration and provide new homes. By 2040 over 8,000 new homes will be provided in the Town Centre. The priorities will be:

- Residential development in and around the rail stations: Bank Quay Gateway, Waterfront, Stadium Quarter and Eastern Gateway
- Living Over the Shop: Bridge Street, Sankey Street, Buttermarket Street and Horsemarket Street
- Maximising the reuse of brownfield land for new homes

### Land Supply

The Council aims to maximise the capacity of the existing urban area to accommodate new homes. It has done this through the preparation of a Strategic Housing Land Availability Assessment (SHLAA). It is important the Council keeps an up to date assessment of available land in the urban area. In future years this will be done through a Brownfield Register.

In identifying land to meet Warrington's need for housing the Council has first sought to maximise capacity of the existing urban area to accommodate development. This has identified significant additional capacity that can be delivered through the regeneration plans for the Town Centre.

To work with landowners and developers to ensure that sites identified secure planning permission and are built out in a timely manner. In addition to ensure that new developments fund the new infrastructure of schools, transport, health etc that will be required as part of the delivery of new housing and mitigate the impact on existing communities.

To advance planning policies that create the right planning conditions for new housing alongside the provision of new infrastructure and jobs.



To work with public and private landowners, developers and housing association partners to maintain a pipeline of delivered affordable housing developments that matches and then exceeds past delivery.

### Housing Companies

On 15<sup>th</sup> January 2018 the Council agreed to establish two housing companies with the aim to deliver high quality mixed tenure housing across the borough to offer a genuine choice of tenure to local people.

It is proposed that the Housing Companies could develop affordable rent, open market rent, shared ownership/equity and open market sale. The Housing Companies will not replace development carried out by housing developers and housing associations, rather

these proposals will provide additional house building capacity and more homes.

### **Housing Delivery**

If Warrington is to deliver the number of new homes set out in the Local Plan, the Council will need to work with the private sector and Housing Associations in order to increase current rates of housing delivery.

As a landowner and enabler of housing in Warrington the Council will maximise its opportunities to provide new homes including new affordable homes. This includes work on the feasibility of using prudential borrowing and commuted sums from section 106 agreements to provide new housing, bring back into use empty properties or purchase existing properties.

Warrington & Co will have a key leadership role in enabling and supporting the delivery of new housing schemes in the Borough. As part of our support of new housing delivery the Council and Warrington & Co will enable and support the following:

- Brownfield development through the production of a Brownfield Register
- Custom and self-build by developing and maintaining a Custom Build Register of both land and applicants
- Small and medium sized local house builders – to help diversify the industry and enable a greater variety of provision and design.
- Accelerated Construction
- Work with Warrington Skills Forum and local colleges to enable and rebuild the local skills in the construction industry lost during the last recession

The Government and the Homes England have developed new programmes and funding to enable and support new housing development. The key programmes are the Housing Infrastructure Fund (HIF) and Accelerated Construction Programme. The Council has bid into the HIF and has been successful in accessing the Accelerated Delivery Programme. The Council and Warrington & Co will continue to work with Government and Homes England endeavouring to access these programmes to enable new housing delivery.

In addition to ensure that new developments fund the new infrastructure of schools, transport, health etc that will be required as part of the delivery of new housing and mitigate the impact on existing communities. This will require the Council to advance planning policies that create the right planning conditions for new housing alongside the provision of new infrastructure and jobs.

The Council needs to give greater consideration to the mix of housing needs, including older and disabled people, families with children, self-build and custom build housing, young people and private sector rented housing.

Presumption will be for affordable housing to be provided on the application site unless the type of housing proposed does not accord with priority needs, or the nature of the site is deemed unsuitable for affordable housing. In these cases a commuted sum in lieu of on-site provision will be required. The commuted sum will require the developer to pay to the Council funding to enable the equivalent affordable housing to be built on another site.

The Government's Housing White paper is particularly keen to ensure that council's deliver their annual minimum new homes targets and considers taking sanctions where targets are not met. The Council will, therefore, formally and regularly monitor the rate of new home delivery and intervene where appropriate.

### **Construction Skills**

The Warrington Skills Forum and the Cheshire & Warrington LEP have identified a problem in the supply of skilled labour in the construction sector and are developing plans and actions to tackle this issue, in traditional construction methods and in more modern delivery models. Warrington & Co will lead on this in Warrington.

### **Affordable Housing Programme**

The Council is working in partnership with Homes England and local Housing Associations to provide affordable housing funded under the government's Shared Ownership and Affordable Homes 2016 to 2021 programme. A key priority for the Council will be to maximise the provision of affordable housing through this programme and this will be achieved by regular engagement with Homes England and local Housing Associations.

The Council will also seek to deliver supported housing using funding such as the Care and Support Specialised Housing Fund.

### **Loans to Housing Associations**

Since 2009 the Council has been providing commercial loans to Housing Associations to deliver affordable housing in Warrington. The Council will continue to support Housing Associations by providing loans.

### **Local Authority Partnership Purchase Scheme**

The Council is evaluating the role shared ownership can play as an alternative housing solution to those on

low incomes. A pilot project will be considered by the Council for implementation in 2018/19.

### Help to Buy

The government has created the Help to Buy initiative to help people take a step to buy their own home as well as existing homeowners move. This scheme will run from 1<sup>st</sup> April 2013 until 31<sup>st</sup> March 2020.

Home ownership for People with Long Term Disabilities (HOLD) can help you buy any home for sale on a shared ownership basis if you have a long term disability. You can only apply for HOLD if the properties available through the other home ownership schemes don't meet your needs e.g. you need a ground floor property.

### Homes for Older People

Development programmes for new housing which take into account the needs of an ageing population within the borough will be a priority. Housing provision will also need to meet the needs of those with dementia.

### Autism

There are 3 key actions in relation to housing and accommodation which are as follows:

- The needs of adults with autism should be taken into account in local housing planning, design and allocation
- Support should be available for adults with autism who want to, or have to, live independently both on an ongoing basis and during the transition period to a new home
- Ensure that a range of housing and accommodation options are available to meet the broad needs of people with autism

As part of housing developments and ongoing housing management the housing strategy will aim to identify opportunities for supported employment.

### Lifetime Homes

Warrington has an ageing population and the Council will encourage the development of new homes that are built to the Lifetime Homes Standard. This standard seeks to provide housing, either at the outset or through simple cost effective adaptation and design solutions that meet the existing and changing needs of diverse households. The aim is to provide additional functionality and accessibility to help everyone in their daily living.

### Gypsies and Showpeople

To respond to the needs of the whole community, there is a need to ensure adequate provision is made

within the Borough to meet the accommodation needs of Gypsies and Showpeople.

Through the preparation of its Local Plan, the Council needs to set pitch targets for Gypsies and plot targets for Showpeople which address the likely permanent and transit site accommodation needs.

### HOUSING STANDARDS AND DESIGN

In August 2013 the government consulted on proposals to replace the Code for Sustainable Homes with just a building regulations approach. Whilst the Council cannot specify housing standards, particularly those related to the energy performance of a new home, we will encourage partners to build homes to high energy efficiency standards. This is considered important to mitigate the impact of rising energy costs.

The Council will review the planning design housing guidance and development charter.



Additionally the council is committed to improving the design of new homes and in ensuring housing schemes and areas created attractive, sustainable and safe places to live. Place-making is key to the council's approach.

### HOUSING TENURE

The Council will encourage partners to develop a mix of housing tenures to provide sustainable homes that provide a balance for local communities.

This will include the Local Housing Companies exploring the options by which we can deliver new high quality purpose built private rented accommodation for the long term by investigating new sources of investment in housing.

## HOUSING PRIORITY 2:

To help people live at home, improve their independence, health and quality of life

### 1. Disabled Persons Adaptations

Warrington has an ageing population and projections indicate that the greatest need for assistance is from people who live in their own home in the community, but whose accommodation fails to meet their needs. This also applies to people who are disabled at a young age and people whose disabilities are deteriorating. A priority system for dealing with enquiries is in place following an assessment of need. This complements the provision of adaptations for disabled people, facilitating hospital discharge and the handy person service.

The Council assists clients by offering a Disabled Facilities Grant Agency service which draws plans, obtains any building consents, organises tenders on behalf of the client as well as supervising the work carried out.

This will be achieved by:

- Provision of mandatory disabled facilities grants
- Discretionary disabled facilities safe and secure grants for stairlifts for qualifying applicants
- Other discretionary disabled facilities loans and relocation assistance

### 2. Access to Advice and Support

The provision of advice and assistance is a key element to help people live at home, particularly the elderly or those with a disability.

Warrington Home Information and Improvement Agency (WHIA) has been established to provide a wide range of advice, support and develop new services particularly for older people and those with a disability. This service builds on the previous Care & Repair (Warrington) service which provided help and assistance to the elderly and disabled to maintain and repair their home. This assistance includes help in getting a builder, identifying what works are required and supervising the works. These works ranged from small jobs such as fixing a dripping tap to larger works such as replacing the roof.

They provide a garden maintenance and handy person service. WHIA provide a free handy person service to help with jobs which can keep you healthy, safe and secure in your own home and includes the following:

- Fitting grab rails and removing trip hazards such as re-fixing carpets
- Repairing locks and fitting door chains
- Replacing internal light bulbs
- Fitting draught proofing to doors



For those who require help with general repairs and other minor jobs around the house there is a paid handy person service for:

- Moving furniture
- Easing and refitting doors
- Putting up or changing curtains
- Putting up shelves and pictures
- Arranging specialist input for plumbing and electrics from trusted contractors who can prepare a quote for the work required

### 3. Private Sector Housing

It is recognised that poor housing can be a problem for older and disabled people contributing to immobility, social exclusion, ill health and depression.

The Council will carry out a review of the current Housing Renewals Policy with the aim of maximising opportunities to bring private sector housing up to the Decent Homes standard. This will be achieved by:

- Providing financial and other assistance to homeowners and landlords under the renewals policy
- Enforcement of housing conditions
- Landlord self-regulation
- Encouraging and promoting home energy efficiency through interest free loans and grants
- Safe and Well checks by Cheshire Fire Service

### 4. Addressing Major Hazards in the Homes of the Vulnerable

Certain types of housing defect can create serious health and safety hazards to the occupants. Around 2.8 million non-fatal accidents occur in the home each year, many caused by falls and fires. The cost to society of home accidents in the UK was estimated in 1996 as £26 billion every year. Vulnerable people are likely to be at greater risk where potential hazards exist.

This will be achieved by:

- Surveys
- Advice, safe & secure grants to remedy hazards in the home
- Interest free loans scheme to tackle repairs and hazards in the homes of the vulnerable
- Investigate proposals for low interest loans and equity share

### 5. Holistic Prevention Service: Warrington Wellbeing

The Council has been working closely with its partners to develop a new more coordinated and holistic approach to prevention across the town. 'Warrington Wellbeing' is a new initiative to help support people to achieve or maintain a good level of wellness and wellbeing. The service will be outreach with a central hub located in The Gateway. The aim is to support people to live well by addressing the factors that influence their health and wellbeing in a holistic way. This approach aims to build on a person's capability to be in control, independent, resilient and maintain good wellbeing for themselves and those around them. By co-ordinating and streamlining referral processes and pathways users will access timely support from the right service(s). Accessing early, 'preventative' support in this way will help people stay in better health for longer and therefore reduce demand for more intensive health and social care services at a later stage.

Discussions will take place with health partners to pilot a major and minor adaptations scheme which will aim to:

- Avoid any delays in discharge from hospitals that relate to adaptations
- Reduce any risk of repeat unplanned hospital admission
- Reduce the risk of unplanned hospital admission within 12 months

### 6. Life Time

Warrington Housing Association run Life Time in the Gateway. This is a network that aims to bring a wide range of services for older people together under one banner. Life Time offers age related advice, learning, social events and, can introduce customers to the right information and support about health issues.

## HOUSING PRIORITY 3:

To make better use and improve the standards of existing housing stock so it is decent & safe

### 1. Providing Effective Help to Owners of Poor Quality Housing

The Government's view is that it is primarily the responsibility of homeowners to maintain their own property. However, the Council has an ongoing commitment and an important role in assisting the improvement of housing across all tenures. This includes the owner-occupied sector where it is accepted that some householders, particularly the elderly and vulnerable, do not have the necessary resources to keep their homes safe and in good repair. Renewals Assistance was developed to assist owners in need and who are living in poor housing conditions. This assistance is targeted at elderly and vulnerable people on low incomes and living in lower Council Tax banded property. The assistance remains for the duration of the occupancy, however, when the beneficiary relinquishes occupation, then the award is repaid on disposal of the property and can be recycled for the benefit of other applicants.

### 2. Private Sector Empty Properties

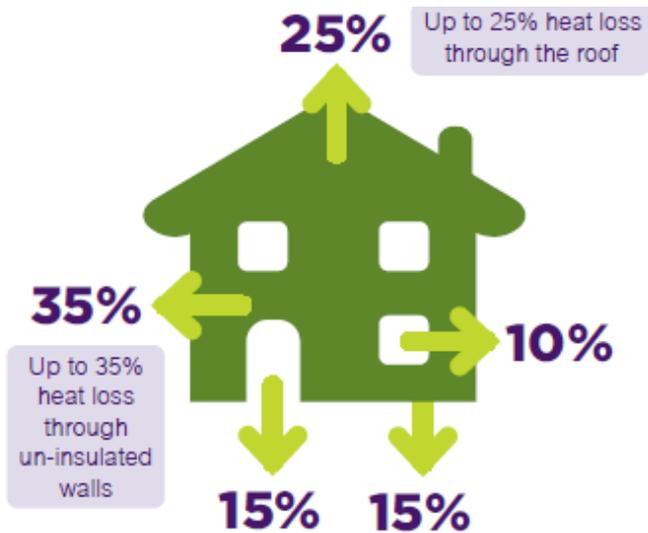
The Council will continue to proactively bring back into use long term vacant properties through the following options:

- Advice and assistance
- Enforcement action such as enforced sale and compulsory purchase order

The Council will review its approach to tackling long term empty properties and evaluate alternatives such as Community Protection Notices etc.

### 3. Affordable Warmth and Fuel Poverty

A key element of the Decent Homes standard is the efficiency of the heating and the effectiveness of the insulation in a dwelling.



- To reduce illegal subletting the Council will investigate and inspect in liaison with the police, Trading Standards and HMRC
- From April 2018 in addition to require gas certificates private landlords will need to provide an energy performance certificate that is E or above

This policy will be achieved by:

- Advice
- Enforcement
- Encouraging self-regulation
- Landlords forum
- Mandatory HMO licensing scheme
- Cheshire landlord accreditation scheme
- Provision of vacant home loans to landlords

### 5. Environmental Improvements

Litter, fly tipping and dog fouling is a blight on our streets, green spaces and local environment. We will work with public sector, housing associations, third sector and local communities to tackle litter, fly tipping and dog fouling.



### 6. Fire Safety Standards

In light of the tragic events that have taken place in North London the Cheshire Fire and Rescue Service have inspected 2 high rise blocks in Warrington which are not externally clad.

The Council working in partnership with the Cheshire Fire and Rescue Service have identified a number of medium and low rise blocks that we believe should also be reviewed from a fire safety perspective and joint visits will be made to these blocks.

As part of our assessment inspections Officers will continue to evaluate any hazard risks associated with fire and liaise with the Cheshire Fire and Rescue Service and take appropriate action.

The Council will promote “Save energy, save money” by providing the following:

- advice and assistance
- provide energy saving tips to reduce fuel bills by more than £300 per year
- energy education for schools and the Watt watchers school programme
- free awareness training

The Council will continue to provide information and assistance on the government’s Energy Company Obligation.

The Council will provide technical support to other Housing Associations to install solar PV and other forms of renewable energy.

### 4. Promoting A Healthy Private Rented Sector

The private rented sector has increased by 105.1% between 2001 and 2011 Census. This is presenting the Council with challenges as staffing resources have reduced with less funding available whilst the demand for services is increasing and forecast to rise further.

- A key priority for the Council is the promotion of a private rented sector, which is in a decent and safe standard of repair. A healthy private rented sector provides additional housing choices for people who do not want to, or are not ready to buy their own home. As well as supporting private landlords in managing and maintaining their homes we will aim to effectively tackle poor and illegal practices by landlords and letting agents
- In accordance with the Housing & Planning Act 2016 the Council will implement a policy for the introduction of civil penalties as an alternative to prosecution for certain offences

## HOUSING PRIORITY 4:

To provide housing advice, information and a preventative service

### Housing Plus

Housing Plus is the Council's service for people in housing need working in partnership with Housing Associations, the Citizens Advice Bureau and the third sector the priorities identified in the Homelessness Strategy are as follows:

#### 1. Strategic Commitment to Ending Homelessness

- Homelessness Commission
- Homelessness Strategy
- Homelessness Priority Action Group

#### 2. Effective Strategic Commissioning and Service Delivery

- Warrington wide strategic review on how homelessness services are commissioned, managed and delivered in the future
- Develop a single point of access for housing and homelessness services
- Commission an effective pathway of services for young people
- Develop a move on strategy to make best use of supported accommodation
- Monitor the impact of welfare reform
- Health needs audit for homeless
- Minimise the use of, and length of bed & breakfast
- Assess whether more domestic abuse victims can be supported to remain at home and whether more can be done in responding to perpetrators
- Develop interventions to help prevent youth homelessness and improve young people's access to supported housing
- Continue to seek opportunities to improve access to training and skills and to other services which can promote employability and self-esteem
- Work with private sector landlords to try to reduce the risk of eviction from the private rented sector
- Monitor move on rates from supported housing to assess how they can be improved

#### 4. Ending Rough Sleeping

- Review the approach to tackling rough sleeping
- Review of emergency provision and reconnection protocols

#### New Start

In June 2017 the Council launched the New Start initiative. This initiative provides shared accommodation and support from a range of services for adults who are rough sleeping. At present there are 19 units of shared housing with plans to increase this provision.

#### Rough Sleeper Action Group

Established in October 2014 a multi-agency membership of statutory and voluntary sector agencies meet every fortnight to respond to reports of rough sleeping.

#### Multi Agency Housing Panel

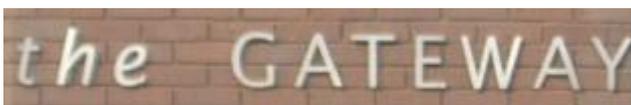
Established in 2016 the Multi Agency Housing Panel considers families and single people with no housing options open to them. The Panel consists of statutory agencies, commissioning services and the voluntary sector with an Independent Chair.

The government has introduced a wide range of welfare and benefit reform changes. Whilst we have adopted an approach with partners of early intervention to support affected tenants some have found they are facing rent arrears for the first time. With an insufficient supply of smaller affordable homes for under occupying tenants to downsize to we will continue to find ways of working with people affected to help mitigate the negative impact it has on their lives.

We will rethink our approach to providing a range of support, advice and tenancy support to respond to these changes in welfare reform.

The best way to deal with this housing crisis and homelessness is to prevent it. Our approach will be to refocus services on early intervention and prevention so that people are helped with housing problems in a way that enables them to remain settled or to be re-settled in a planned way without recourse to emergency assistance. This will be achieved by:

- Providing timely and effective housing advice to help those in crisis or threatened with crisis to sustain their existing accommodation if at all possible
- To review and commission homelessness services in light of the implications arising from the Homelessness Reduction Act 2017



#### 3. Effective Performance Management Framework

- Review of homelessness and housing statistics

- Act at all times to prevent homelessness but where current accommodation can't be sustained to provide advice on realistic options and assistance to secure suitable affordable accommodation
- To redesign services that move beyond reactive housing advice to enable early intervention and prevention
- Work with tenants to try and sustain their tenancies whenever possible in partnership with private landlords and housing associations to ensure the provision of the right advice and support
- Help people to access the widest possible range of options where it is not possible to avoid a person or family becoming homeless
- Develop relationships with local landlords and evaluate what range of packages and incentives will enable households to remain or move into the private rented sector
- Adopt a more collaborative approach expecting people who are homeless or at risk of becoming homeless to take an active role in the process taking responsibility for their situation and the options. As well as being realistic about the range of possible outcomes
- Work in partnership to provide a holistic service to households who are affected by welfare benefit changes including offering support to secure employment, advice on budgeting & debt and advice on affordable housing options
- Provide a holistic package of emotional and practical support for survivors of domestic violence including access to refuge accommodation or the Sanctuary home safety scheme
- Target interventions effectively by monitoring and acting on homelessness trends
- Undertake a review of temporary accommodation, supported and homelessness commissioned services with a refocus on quality and measured outcomes

### **Disabilities Housing Register**

In order to improve the information and access to adapted properties it is proposed that a Disabilities Housing Register is established. The aim of the Disability Housing Register is to improve the use of a limited valuable resource, accessible housing. By accessible housing we mean accommodation which is either purpose built or adapted to meet the needs of disabled people. The register will improve the effectiveness of matching the housing needs of disabled people with available accommodation.

### **Promoting Mental Wellbeing**

Housing Plus will promote mental wellbeing by increasing awareness with staff and referrals to the Wellbeing Service.

### **Befriending Scheme**

The Befriending Service offers a wide range of support to people in our communities who are isolated and who are benefiting from befriending companionship.

## **10. Delivery and Monitoring**

A range of outcome measures, performance indicators and targets have been established as part of the Housing Strategy Action Plan. The action plan will form the basis for monitoring and reviewing performance.

### **Warrington Housing and Homelessness Action Partnership**

It is recognised that delivering the Housing Strategy and Homelessness Strategy is the responsibility of many organisations not just the Council. There are many organisations providing a range of housing services or involved in setting policies.

The Housing Strategy Action Plan and Homelessness Strategy Action Plan will be monitored by the Partnership with an annual review which will amend and update targets for the following year. The Partnership will also consider annual reports on the local housing market to inform whether a review of the Housing Strategy should be carried out before 2020.

## 11. Action Plan

### Performance Targets for 2018 to 2028

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
<b>Housing Priority 1: To provide new sustainable homes in places where people want to live</b>				
To increase the provision of new homes within the Borough		Staff time Loan and Grant Funding Section 106	4,000 new homes  9000 new homes  (subject to the figures agreed by the Local Plan)	March 2022  March 2027
To provide affordable housing within the Borough	Head of Service, Housing	Homes and Communities Agency (HCA) Section 106 Loan Funding	To provide 1,000 units of affordable housing  To provide 2,250 units of affordable housing	March 2022  March 2027
	Head of Service, Housing	Staff time	Completed strategic review on the housing development options to deliver affordable housing targets and the role the Council should play in the provision of building new homes	January 2018
	Warrington & Co	Staff time	Both Housing Companies incorporated	October 2018
	Warrington & Co	Staff time	Design completed on 2 schemes for procurement	December 2018
	Warrington & Co	Loan funding	154 properties built and occupied	April 2020
	Head of Service, Housing	Staff time	Completed evaluation of Council land held for housing purposes and an assessment of its potential contribution to deliver new housing	January 2019
	Head of Service, Housing	Loan funding Section 106	Completed pilot initiative to build energy efficient homes	December 2019
Update the Local Plan's affordable housing policy to reflect current delivery models	Planning Policy & Programme Manager	Staff time	Completed principle of updated affordable housing policy included in the draft Local Plan	Winter 2018
To assess local housing land supply	Planning Policy & Programme Manager	Staff time	Completed Strategic Housing Land Availability Assessment/brownfield register providing information on potential housing sites for a 15 year period	Annually by June each year
To monitor the delivery of new homes built	Planning Policy & Programme Manager	Staff time	Completed annual monitoring report of housing completions, affordable housing completions and compliance with S106	Annually by June each year

<b>ACTION</b>	<b>RESPONSIBILITY</b>	<b>RESOURCES</b>	<b>OUTCOME/SUCCESS MEASURES</b>	<b>TIMESCALES</b>
To plan for the housing needs of an ageing population	Planning Policy & Programme Manager	Staff time	Completed audit comparing planning design guidance policy with Lifetime Homes standard	February 2019
<b>Housing Priority 2: To help people live at home, improve their independence, health and quality of life</b>				
To assess the potential impact of the new model to fund supported housing	Service Manager	Staff time	Complete provisional assessment on the potential financial impacts Completed report on government proposals	August 2018 Sept 2018
To provide new housing built to meet the needs of an ageing population and those with dementia	Head of Service, Housing	Staff time Capital Funding	To provide 500 homes for the elderly To provide 1,500 homes for the elderly To provide 150 specialist homes for older people with dementia	March 2022 March 2027 March 2030
To review role sheltered and Extra Care Housing can play in meeting the needs of those with dementia	Head of Integrated Commissioning	Staff time	Completed report	October 2018
Research the impact of sheltered and Extra Care Housing in reducing health care spending in admission to hospitals and falls	Head of Integrated Commissioning	Staff time	Completed report	October 2018
To identify the number of Extra Care Housing, enhanced and sheltered housing required	Head of Integrated Commissioning	Staff time	Commission and implementation plan for Extra Care, enhanced and sheltered housing covering the following: <ul style="list-style-type: none"> <li>• Needs and demand profile</li> <li>• Service delivery</li> <li>• Capital and revenue funding</li> <li>• Procurement</li> </ul>	July 2018
To provide supported housing to meet the needs of young people and adults with a learning disability, mental health problem or autism	Head of Service, Housing	Staff time Capital Funding	To provide 500 homes of independent living schemes/supported housing	March 2027
To provide mandatory grant funding to help towards the cost of adapting a person's home for the benefit of a disabled person	Principal Private Sector Housing Officer	Better Care Fund Capital Programme	170 completed adaptations 180 completed adaptations 185 completed adaptations	March 2018 March 2019 March 2020

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
Digital inclusion strategy to support initiatives that used technology to improve self-care, promote health and wellbeing and reduce social isolation	Head of Care Management	Staff time	Completed digital inclusion and care technology strategy	March 2019
To identify opportunities for supported employment in housing for those with a disability	Head of Integrated Commissioning	Staff time	Completed review and established supported employment service	December 2018
<b>Housing Priority 3: To make better use and improve the standards of existing housing stock so it is decent &amp; safe</b>				
To bring back into occupation long term empty properties	Empty Properties Officer	Staff time	Reduction in the percentage of empty properties from 0.67% to: 0.66% 0.64% 0.62% 0.60%	March 2019 March 2023 March 2025 March 2027
To encourage a healthy private rented sector	Principal Private Sector Housing Officer	Staff time	Twice yearly Landlord Forum to provide advice and assistance to private sector landlords	Annually
	Principal Private Sector Housing Officer	Staff time	To regulate and ensure that all relevant Houses in Multiple Occupation (HMOs) are licensed under the provisions of the Mandatory HMO Licensing Scheme	Annually
	Principal Private Sector Housing Officer	Staff time	Rogue landlord database established	October 2019
To review the Housing Renewals policy	Principal Private Sector Housing Officer	Staff time	Completed review of the Housing Renewals policy	December 2019
To encourage more landlords and lettings agents to join the Cheshire Landlord Accreditation scheme	Principal Private Sector Housing Officer	Staff time	Completed re-launch of the Cheshire Landlord Accreditation scheme	December 2018
To implement the new powers to impose civil penalties on landlords	Principal Private Sector Housing Officer	Staff time	Completed procedure and methodology for calculating civil penalties	January 2018
To provide an energy advice service	Home Energy Conservation Officer	Staff time	To offer energy advice to 500 residents through roadshows, talks to community groups and other special events	Annually

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
To undertake research on the rents charged in the private rented sector	Head of Service, Housing	Staff time	Completed report	December 2018
To investigate the potential of purchasing properties to let at Local Housing Allowance rates	Head of Service, Housing	Staff time	Completed business case	January 2019
To review the Tenancy Strategy	Homelessness & Housing Advice Manager	Staff time	Completed Tenancy Strategy approved by Executive Board	December 2019
To reduce under occupation particularly for older people	Head of Service, Housing	Staff time Loan and Grant Funding Section 106	Completed downsizing initiative with 200 moved into smaller more suitable accommodation freeing homes for families  Completed downsizing initiative with 600 moved into smaller more suitable accommodation freeing homes for families	March 2022  March 2027
To review the implications of the Homelessness Prevention Act	Homelessness & Housing Advice Manager	Staff time Funding	Completed report with an implementation plan	October 2018
To consult on establishing clear quality standards for supported housing and temporary accommodation	Homelessness & Housing Advice Manager	Staff time	Agree standards for planning, support, commissioning and providing accommodation for homeless or those at risk of homelessness	October 2018
To review and commission homelessness services	Homelessness & Housing Advice Manager Service Manager	Staff time  Existing resources	Standards agreed  All homelessness services commissioned in accordance with agreed standards	July 2018  December 2020
To implement the revised Housing Allocations policy	Homelessness & Housing Advice Manager	Staff time	Fully operational Housing Allocations policy	March 2018
To work with all Housing Associations on a nominations agreement	Homelessness & Housing Advice Manager	Staff time	Nominations agreement signed by all Housing Associations	December 2018
To develop and maintain a register of affordable, adapted and accessible properties	Homelessness & Housing Advice Manager	Staff time	Completed database of affordable, adapted and accessible properties	March 2019

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
To research ideas for support and assistance to private landlords	Homelessness & Housing Advice Manager	Staff time Funding	Completed report on proposals and costings to prevent the ending private sector tenancies and encourage new private landlords to work with Housing Options	November 2018
To carry out a feasibility to tackle solid wall properties	Head of Service, Housing	Staff time Grant Funding Section 106	Completed feasibility  Outcome of feasibility used to inform completed business case to tackle solid wall properties	December 2018  June 2019
<b>Housing Priority 4: To provide housing advice, information and a preventative service</b>				
To assess the resources required to deliver the Homelessness Reduction Act 2017	Homelessness & Housing Advice Manager	Staff time	Completed assessment and report	December 2018
To prevent homelessness	Homelessness & Housing Advice Manager	Staff time	To achieve annual 735 homeless preventions To achieve annual 800 homeless preventions To achieve annual 900 homeless preventions To achieve annual 1,000 homeless preventions	March 2019 March 2021 March 2024 March 2027
To reduce the number of rough sleepers	Homelessness & Housing Advice Manager	Commissioned services Staff time	To reduce from 4 to 3 the number of rough sleepers in Warrington To reduce from 3 to nil the number of rough sleepers in Warrington	November 2020 November 2023
To reduce the number of statutory homeless acceptances	Homelessness & Housing Advice Manager	Existing resources	Through homelessness prevention achieve a reduction of 40% statutory homeless acceptances	December 2024
Identify the number of repeat homelessness presentations	Homelessness & Housing Advice Manager	Existing resources	Completed research on the number of repeat homelessness presentations Implementation plan to increase tenancy sustainment and prevent repeat homelessness presentations	December 2018 March 2019
Develop an educational awareness package on homelessness	Homelessness & Housing Advice Manager	Existing resources	Completed homelessness educational awareness package which is implemented	December 2018

ACTION	RESPONSIBILITY	RESOURCES	OUTCOME/SUCCESS MEASURES	TIMESCALES
To work with and consult stakeholders	Homelessness & Housing Advice Manager	Staff time	Two Homelessness Forum meetings each year	Annually
Support those presenting as homeless or rough sleeping with their substance misuse	Head of Service, Substance Misuse and Commissioning Development	CGL Staff time	Numbers of people referred to CGL Number of people engaged with CGL	Review Sept 2018 March 2019

