

Fylde Housing Action Plan 2010

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Fylde Housing Action Plan

Introduction

The Fylde Coast Housing Strategy establishes strategic priorities for the Fylde Coast housing market area. This Action Plan sets out the actions that will be taken to deliver the priorities of Fylde. Alongside the Action Plans for Blackpool, Wyre, and the Fylde Coast as a whole, it translate housing priorities into key actions up to 2013, taking into account the resources that are likely to be available. This Action Plan is designed to ensure that the local authority and its partners are focussing on priorities, and working efficiently to deliver together the best possible outcomes for local residents.

Where we can be more effective by working together with other Fylde Coast partners, we have included actions in the Fylde Coast-wide Action Plan.

A vision for Fylde

This document sets out a vision for housing in Fylde linking into the corporate objectives for the Borough, the Sustainable Community Strategy and the Fylde Coast Housing Strategy 2009.

Fit between Fylde Coast Housing Strategy and other objectives in Fylde

| Fylde Coast Housing Strategy | Fylde Sustainable Community Strategy 2008 -18 | Fylde Corporate objective |
|---|---|----------------------------------|
| 1. Quantity - Providing appropriate numbers of the right kinds of high quality new homes | Theme Seven: Thriving neighbourhoods Ambition 1 – A strategic approach to Housing Ambition 2 – Shaping the Place | To promote cohesive communities |
| 2. Quality - Raising the quality of the overall housing offer to support growth in the Fylde Coast economy | Theme Three: Economic Prosperity Ambition 5 – to assist in the delivery of Neighbourhood renewal | To promote cohesive communities |
| 3. People - Helping people to access the accommodation and support that they need to lead stable and prosperous lives | Theme Four: Health and Wellbeing Ambition 3 – Support people to improve their sense of wellbeing and maintain their independence Ambition 8 - Ensure the wider determinates of health are addressed | To promote cohesive communities |

Fylde Borough Sustainable Community Strategy Vision

Fylde will be a welcoming place with energetic, high-skilled healthy people in flourishing communities. There will be diverse and prosperous culture and an economy that encourages everyone to contribute. This will be achieved by:

- Developing a model partnership and integrated working that will tackle the issues that affect the quality of lives of those that live, work and visit Fylde.
- Concerning and enhancing the built and natural environment.
- Supporting an environment for business and developing a vibrant and varied economy.
- Accessing healthy lifestyle choices and providing the right health care facilities to meet the community's needs
- The continuous development of Fylde as a learning community which offer access for all too relevant learning and training opportunities.
- Making Fylde a place where every older person is treated with dignity, listened to and has a much opportunity to lead an active and fulfilling life as the rest of the population.
- Providing children and young people of Fylde with support to be safe and stay safe, to enjoy learning and achieve full potential, to be healthy, contribute to their community and to achieve economic and social wellbeing.
- Developing opportunities for bringing people from different backgrounds and ages together
- Supporting and encouraging thriving neighbourhoods in sustainable and mixed communities where people live out of choice.
- Developing cultural opportunities to contribute to the wellbeing and social independence of all.

How can housing contribute to this vision?

Access to an appropriate balance of good quality housing supports all the themes identified in the Sustainable Community Strategy but in particular underpins the economic, social and environmental ambitions for the Borough helping shape community and create a sense of place. New housing development must be appropriate for the needs of the Borough; but also that best use is made of the existing housing stock. It is essential to work across all tenures and ensure that links are made to the support services which some people need to live in their homes. A strategic approach to prevention of homelessness is important in delivering sustainable and thriving neighbourhoods.

Housing can contribute by:-

- Increasing the availability of good quality, sustainable affordable housing
- Preventing homelessness
- Improving conditions in the private sector especially in the private rented sector
- Supporting people to live as independently as possible and remain in their homes
- Reducing health inequalities through the design and planning of built environments that help us lead active, healthy lives with good public transport infrastructures and good social networks

The Fylde Sustainable communities Strategy (SCS) is to undergo a refresh in late 2010 and the Fylde Housing Action plan will provide significant input to the refresh in conjunction with the People and Communities theme group addressing community cohesion and neighbourhood regeneration

Assessment of past performance

QUANTITY

Following on from the Housing Strategy 2004-07 and the work undertaken by the RSL¹ Partnership a number of sites were identified and bids were submitted to the Housing Corporation 2008-11 Bidding Round. This resulted in an allocation of £3.3million to deliver a total of 80 units in the Borough. The RSL Partnership continues to identify sites, share information and bid for resources via Continuous Market Engagement. The Partnership has responded to the economic climate by successfully changing the tenure of 33 units. Units have been converted from shared ownership to social rented and a number of units have been converted to the rent to Homebuy model. The Partnership has also supported developers to submit bids via the Kick Start funding programme to enable stalled sites to be developed.

Learning from delivering affordable housing on previous sites the Interim Planning Policy was reviewed and the Affordable Housing Policy was developed with input from the RSL Partnership. This is working towards improving the information available to developers and the policy direction of the Local Authority.

During 08/09 297 net additional dwellings were completed, and 698 planning applications were granted permission in 08/09. The target for National Indicator 155 (number of affordable homes delivered) was exceeded 61 units were delivered against a target of 50.

QUALITY

Results from the 2008 Place Survey report that 86% of respondents are satisfied with the local area as a place to live. Fylde is a prosperous place to live, a number of large employers in the area play an important role in attracting people to live in area. Evidence suggests that household movement is also linked to quality of life rather than purely economic motivations. There is a higher than average proportion of self employed in the borough which suggests a small business culture in Fylde.

A House Condition Survey was completed in 2008. This concluded that in Fylde just over 34% of dwellings fail the decent homes standard. Within the private rented sector the failure rate rises to just over 50%. The main cause of failure in both cases is the poor degree of thermal comfort which is strongly linked to HHSRS² failures related to excess cold. Many of the non decent homes are occupied by vulnerable people. Approximately 5000 dwellings have a category 1 hazard. The category 1 hazards are dominated by excess cold issues with falls in the home as the next most common occurrence. The costs associated with the removal of category 1 hazards and the repair of dwellings is significant. It is this group of people to whom the council owes a responsibility to ensure that their living conditions are improved.

¹ RSL – Registered Social Landlord

² HHSRS – Housing Health and Safety Rating System

A new Private Sector Housing Assistance Policy has been approved, this focuses on decency and fuel poverty. The Housing Renewal Assistance (HRA) budget for 09/10 was £579K and will be used to clear the current waiting list. It is likely that the budget will be considerably reduced for 10/11. Budget received from the Older Peoples Partnership Board has resulted in 152 insulation measures. The current Housing Renewal Assistance funding for 09/10 is being used to support insulation activities and so far has resulted in 250 insulation measures. Fylde is working with all Lancashire district council to meet the targets set for National Indicator 187 which are to reduce the % of people on benefits currently living in properties with a SAP of <35 from 9.39% in 2008 to 8.62% in 2011. A draft affordable warmth strategy has been formulated by Fylde, Wyre and Blackpool Councils this links in with the Private sector assistance policy and sits alongside the Fylde Coast Housing Strategy.

The current budget for disabled facilities grants is £610K and is expected to deliver approximately 110 adaptations. There is a 2 year waiting list however all applicants are risk assessed therefore the waiting list in reality comprises of less urgent and low priority cases. As in recent years demand continues to be greater than resources available.

Private enforcement activity has increased over the last two years as performance information shows. During 07/08 75 HMOs³ were inspected, 152 service requests were received and 25 notices were served. During 08/09 78 HMOs were inspected and 170 complaints received. A total of 13 notices were served this decrease can be attributed to the new charging policy for notices which has encouraged Landlords to complete works required that pay the charge for a notice to be served. Activity continues in 09/10 but with reduced staff numbers, during the first 6 months 72 complaints have been received and 41 HMOs inspected. A total of 3 notices have been served.

PEOPLE

The Fylde homelessness strategy was approved July 2008 and covers the next five years to 2013, the action plan is monitored by the Homelessness Action Group. As part of that action plan the Council has implemented an invest to save scheme to assist in preventing homelessness. During 2008/09 22 households were assisted which resulted in 14 loans and 8 grants. The Action Learning Centre which was a pilot project funded jointly by Communities and Local Government, Wyre BC and Fylde LSP⁴ has continued after the pilot stage to provide a mediation service for 16& 17 year olds, this is funded jointly by Fylde and Wyre Borough Councils.

The Government Mortgage Rescue scheme has been up and running since January 2009. While we have not seen huge numbers of people the Council processes on average 4 applications per month.

³ HMO – House of multiple occupation

⁴ LSP – Local Strategic Partnership

The Council is involved in the newly established Lancashire homelessness Forum which is monitoring all 14 district homelessness action plans to assist 4NorthWest is achieving the aims and objectives of the North West Homelessness Strategy. Benchmarking is completed by the forum and good practice is shared amongst the group.

DISC was commissioned by Lancashire Supporting People to deliver a floating support service across the North of Lancashire. This service is tenure neutral and has filled a gap in provision of support for tenants in the private rented sector and among other client groups who historically had no access to floating support; the contract is currently running at full capacity.

Current support for the HIA⁵ has been scrutinised by Members and is considered to be good value for money and during 08/09 dealt with 4082 enquiries across Fylde and Wyre and completed 2246 handyman jobs across Fylde & Wyre. A Lancashire wide review of Home Improvement agencies is currently being carried out and the Council is committed to supporting the future of the HIA in Fylde & Wyre. The North Locality Housing Support Development Group has been set up by Lancashire Supporting People and is chaired by Fylde Borough Council. The development Group will be concentrating on an analysis of the North West needs model and production of commissioning plans for socially excluded groups. A review of older peoples support and accommodation in the North and across Lancashire began summer 2009.

Fylde BC approved in 2010 a new 3 year Service level agreement with CAB which will enable the continuation of the service providing free access to advice and information on housing, homelessness and grants.

⁵ HIA – Home Improvement Agency

A vision for Fylde linked to the Fylde Coast Housing Strategy 2009

Fylde is one of the most sought after residential locations in the Fylde coast and Lancashire and will continue to be a prestigious location. There is a challenge to meet the broader housing needs of the Borough.

The vision for Fylde is developed around the themes of Quantity, Quality and People.

QUANTITY

Two key issues are integral to Quantity in Fylde

1. Making appropriate housing more affordable

The Fylde Coast housing Strategy highlights the following:

1. In respect of Lytham St Annes:
 - The need to provide a broad mix of housing types within larger new developments
 - Some low cost housing for sale
 - High need for social rented housing
 - Maintain and expand upon the upturn in the provision of new affordable housing
 - Priority for social rented home is for more 2 Bedroomed and larger homes

2. For other areas of Fylde:
 - Provides an attractive rural offer with strong connections to neighbouring boroughs
 - Rural North West Fylde accounts for 9% of the total for affordable homes in Fylde
 - For Kirkham/Wesham there is a good existing balance of sizes of homes, is relatively more affordable than other parts of the Borough, accounts for 11% of the total need for affordable homes in Fylde and we should continue to provide a balanced mix of new homes in the area.
 - Housing needs are similar to Fylde as a whole, focusing on 2 and 3 Bedroomed houses.

In Fylde it is difficult for local people on modest incomes to be able to afford to buy or rent a suitable home. The problems of affordability especially effect young people looking to rent or buy their first home, exacerbating the trend of young people leaving areas like much of Fylde.

The needs of young working people who find it difficult to afford owner occupation require the provision of some lower cost housing for sale.

Fewer people are able to exercise their preference to buy their own homes, and consequently live in the private rented sector instead. High costs areas increasingly become enclaves of the old and wealthy, reducing the viability of local services and community life, especially in rural areas.

There has been a major growth in house prices and rents since 2000 that has far outstripped income growth, making housing less affordable to local people, especially in Lytham St Annes and Fylde North. In the long term, there remains an underlying trend of a lack of sufficient housing to meet total demand from households, suggesting a continuing long term trend of price rises.

The supply of social housing properties falls far short of demand. Fylde has a very small social housing stock at 6% of all homes in Fylde and the demand for social housing is currently very high.

The 2008 Strategic Housing Market Assessment suggests there would need to be a total of 610 social rented homes built in Fylde every year to fully meet the current priority needs for social rented housing. This amount of properties can never be provided but the work to deliver more affordable homes, meeting clear needs for social renting, will continue.

With limited options available the housing benefit subsidised private rented housing stock plays a large and increasing role in housing people on low incomes.

2. Delivering appropriate, high quality, new developments that support economic prosperity and high quality of life

We need to get an appropriate balance of new housing development in terms of quantity, location, and types of units, and enable high quality design, so that the developments contribute to prosperity and quality of life for decades to come. The Local Authority has a critical role to play in setting clear policies and standards, and actively promoting high quality development. The introduction and use of effective planning policies is a key priority, informed by an understanding of long term goals, the local economy, demographics, and the local housing market.

Actions relating to affordability will not only include a commitment to the provision of more affordable homes through the Planning system, through our RSL partners and the HCA, but also to working with local communities, rural communities, landowners and with local charitable trusts to develop affordable housing for local people. In particular ensuring sensitive local lettings policies apply and work with rural communities in identifying local housing needs.

QUALITY

Four key issues drawn from the Fylde Coast Housing Strategy around the Quality theme for Fylde

1. Management and conditions in the private rented sector

Fylde is keen to work positively with private sector landlords and recognises the increasing contribution the private rented sector makes to housing provision in the borough.

House condition surveys show that on average homes in the private rented sector are poorer in quality than homes in any other tenure, and the private rented sector plays a much larger role in housing people on low incomes than is typical in other parts of the country.

Actions are to centre around an emphasis on the enforcement of statutory standards, the provision of incentives to raise standards and investigation of opportunities through our RSL and third sector partners and provision of a Landlords Accreditation scheme.

2. Poor home energy efficiency within the private housing stock

Fuel poverty contributes to cold-related illnesses, high healthcare costs, excess winter deaths and deteriorating housing condition. There are more vulnerable people (defined as anyone on low incomes, older people, and those with disabilities) living in private homes in Fylde that fail to meet the Government's Decent Homes Standard than the national average. Two thirds of all homes that fail the Decent Homes Standard do so because of lack of thermal comfort – poor energy efficiency and heating systems, making it important that we improve the energy efficiency of the local housing stock, focussing on the most vulnerable people.

Actions will be developed from the Fylde Coast Affordable warmth Strategy including actions to achieve a coordinated strategic approach, to raise awareness and deliver improved home energy efficiency targeted at the fuel poor.

3. Concentrations of deprivation on social housing estates and in Central Ward St Annes

The most significant concentrations of deprivation and highest turnover on social housing estates are found in Kilnhouse Lane St Annes and Lower Lane Freckleton. While investment by the Housing Associations helps to make homes more comfortable and attractive, there are still major challenges to improve neighbourhood environments and the economic and social profile of these Council – built estates so that they give residents better opportunities to do well.

Actions are to be developed as part of the work on Area Delivery plans with partner RSL's

Central ward St Annes remains a priority to help deliver one of the key aims of the Shaping the place project, namely, to improve the quality of the Housing stock. Previous research through an HMO Audit provided an invaluable database to work with HMO landlords to improve standards in Central ward. Further developments on actions relating to neighbourhood renewal will be influenced by decisions reached through the LSP regarding any potential roll- out of the shaping the place project

4. Ensuring that any park homes used for permanent residential use are of an adequate standard and in a suitable location, to protect the interests of residents.

There are 662 park homes with residential approval and over 3,000 with approval for only holiday use in Fylde. We do not know the extent of use of holiday accommodation as permanent homes, but know that it takes place; the number of people living in park homes is likely to be significantly greater than the numbers that have residential approval. Park homes can be isolated, have poor thermal efficiency, and high financial charges. These issues are especially relevant to older people as their health and in some cases financial resources decline. There are obvious implications for a range of public services but in particular needs arising for re-housing through housing options services.

Actions will focus on minimising further park homes developments, enforcement of planning conditions, and assistance to occupiers of park homes through housing advice.

PEOPLE

Four key issues have been identified around the People theme for Fylde.

1. Availability of housing options support and scale of activity to prevent homelessness

Homelessness is not just a cause of wider problems, but is often a consequence of other difficulties. Many people who are at risk of homelessness are struggling with a range of problems that come to a head, and some get into the cycle of falling in and out of accommodation. Having the right support reduces homelessness in the long term, but also essential underpinning improvements in community safety, child protection, health, wellbeing, and economic performance.

It is hard to place individuals accepted as homeless in suitable accommodation because of the pressures within the local housing market and relative lack of homes affordable to people on local housing allowance in both the social rented and private rented sectors; rent bond assistance provided through the third sector plays a very important role.

Actions will be drawn from the approved Homelessness Strategy and associated action plan for Fylde and the Homelessness prevention action plan Whose key themes include the development of housing options work to prevent homelessness including more advice and support to young people.

2. Meeting the growing and changing housing support needs of older people

Fylde has an old and ageing population, and this has a significant impact on housing market trends. Older people are a highly diverse group, with very different levels of health, incomes, integration within local communities, work, locations and housing conditions. This variation means that provision of housing options will have to be equally varied, and consider the requirements of older people who are active and well and well as those who are relatively frail. Irrespective of people coming to the area to retire, the number of older people is set to grow significantly as people generally live longer.

Services to deliver physical adaptations for older and disabled people and assist with repairs play a valuable role in helping people to lead independent lives within their own homes. Demand is always likely to exceed supply, meaning that services have to be focussed on priority groups. Disabled facilities grants area available for people who require significant adaptations to their existing homes regardless of tenure and are extremely important to the quality of life of individuals with mobility problems and for reducing unnecessary hospital stays. Supply is restricted by the availability of grant funding and the ability of local authorities to match fund the grant.

While most older people support themselves in their own home, a significant minority require specialist accommodation and floating support. Theses needs are changing over time because of local population dynamics, but also because of changing preferences and the development of new models of support. There is often a very close relationship between housing related support and social care. The recent North West

Supported Housing Needs Assessment suggests that there is, nonetheless, sufficient sheltered housing, but that we should deliver much more support that is flexible wherever people live, rather than focussing on on-site support for older people in socially rented sheltered accommodation.

The challenges arising as a result of the ageing population in Fylde compliment the commitments outlined in the LCC commissioning intentions document which makes the commitment to work with partners to ensure that people have access to a wide range of practical support and useful information to enable them to improve their well-being and independence and specifically the action to improved co-ordination of housing related support with other services

Actions to concentrate on: reviewing the outcomes from the Care and repair review, seeking to maximize the resources for DFG funding, support the provision of more housing with care and determine the need for other specialist accommodation options.

3. Lack of specialist housing and support for “socially excluded” groups

Helping people with chaotic lives, such as those with drug and alcohol misuse problems, offenders, and mental health issues is essential to underpin objectives live reducing crime and increasing economic prosperity. There is a lack of specialist accommodation for many of these groups. A recent North West Supported Housing Needs Assessment indicated particular shortages of housing-related support for people with drug and alcohol problems and a requirement for more housing related support for people with mental health problems. We need to determine the type of specialist support required and the extent to which this should be based on specialist accommodation compared with floating support services and the address the current under-provision.

Actions to include the developing of improved connections between agencies and services.

4. Meeting the needs of young people

Helping meet the needs of young people runs through all aspects of the People theme. A key issue for Fylde is the recognition of the specific housing needs of economically active young people. Delivery on this aspect will be through the Quantity theme of the action plan. In addition actions will centre on the delivery of our homelessness strategies and through appropriate access to social housing through the proposed sub regional CBL scheme.

Resources to support the Action plan

FBC Medium Term Financial Strategy

The Councils Medium term financial strategy sets out the Councils strategy for the five years 2009/10 to 213/14. The strategy recognizes that the next four year period is likely to be challenging for the public sector generally and specifically for Fylde BC. To deliver the priorities and plans requires collaboration between key partners and stakeholders and the targeting of the limited resources.

The precise detail of future public sector settlements to local government has not been determined however all projections suggest that funding will fall in real terms. Consequently the MTFS may require revision during 2010/11.

The MTFS outlines some of the key activities and programmes which will support the Councils objectives and the funding streams which these will call upon.

Housing is a key objective within *Promoting Cohesive Communities* and specifically identifies the development of the Fylde Housing Action plan, Homelessness plans in support of the Fylde Coast Housing Strategy and the delivery of Affordable housing as key delivery issues within the MTFS and assumes that existing revenue and Capital funding continues to be available.

In revenue terms the MTFS for housing provides in 2010/11 for FBC contribution for Home Improvement Agency, YMCA F2F, and for New Fylde Housing tenancy support, out of hours service, spend to save, mortgage rescue support, private rented sector temp accommodation and temporary accommodation budget generally as well as staff costs across the range of Housing functions.

The Capital budgets in the MTFS for 2009/10 were £610k for Disabled Facilities Grant and £579K for Housing Renewal Assistance and for 2010/11 onwards is assumed at the same level for DFG and at £200K for Housing renewal assistance. Housing renewal assistance is funded through grant from the Regional Housing Pot. The allocation was at an unusually high level in 2009/10, and a much lower level in 2010/11 as a result of a reduction in the overall funding available to the NW region from Government, and a re-focussing of the resource within the North West.

In practical terms DFG funding will need revising upwards if recent demand trends continue with a corresponding increase in FBC share. The renewal programme relies entirely on external grant funding through the Regional Housing Board. There is no provision for FBC funding in the Medium Term Financial Strategy for housing renewal grant activity.

Funding from Planning gain

Potential for significant, but as yet, unknown s106 monies as and when planning permissions are taken up. There is potential for receipt of at least a further £2.4m in affordable housing contributions when the housing market improves from developments with existing planning approvals. However, some S.106 agreements may be subject to re-negotiation in the current economic climate. In the short term, few developments are being initiated as the housing market remains at a low level of activity.

The Council was awarded Housing and Planning delivery grant of £10,000 in 2009/10, an amount that could increase significantly if progress is made in demonstrating a 5 year housing land supply and moving forward with development of the Core Strategy.

Homes and Community Agency: National Affordable Housing Programme

The Council has been successful in securing funding through the NAHP programme in recent years and continues to work with the RSL partnership to secure funding to meet the Affordable Housing needs of the Borough through the HCA. However, the outlook for further high levels of funding through the National Affordable Housing Programme is poor as grant funding is reined in to reduce public expenditure. The HCA is also reluctant to make further funding allocations in the borough until an Investment Plan has been agreed through its single conversation process. The Council is therefore working with Fylde Coast partners to progress the Single Conversation process and through it secure the resources needed to continue to meet the high need for affordable housing in the borough.

Homelessness grant

The Council receives £30,000 pa revenue funding to support our Homelessness and Housing Advice service and is vital to support our activity in the current economic and housing climate for the prevention of Homelessness in the Borough. The ring fence for this funding has now been removed, making it important that continuing to resource the Service is established as a local priority.

Supporting People

Supporting People funding provides revenue resources for housing-related support services for vulnerable people, including older people who require support, people with long term disabilities, and people with a range of shorter term support needs. The ring fencing of this funding ended in 2009/10, giving more discretion to Lancashire County Council who are the commissioning authority as to how the significant funding

allocation is used. Lancashire CC are reviewing their commissioning plans in 2010, and it is important that Fylde BC plays an active role in this process to ensure that local needs are fully understood and recognised, and appropriate services are sufficiently well resourced.

In the current economic climate it is not possible to project with any degree of certainty the resources available beyond 2010/11 and a review of this plan will be required annually to reflect any changes at a national level reflected in spending reviews.

Key Actions

| Fylde Coast Housing Strategy Objective | 1. QUANTITY – Providing appropriate numbers of the right kinds of high quality new homes | | | | | | | |
|---|--|---|--|--|---|--|---------------------------------|---|
| | Key Actions | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation | |
| <p>Support the local economy and meet long term demand for housing as household numbers rise by increasing rates of new building</p> | 1.1 | <p>Development of the Core Strategy for Fylde and establish policies and procedures that can define and shape the types of new homes delivered in both Urban and Rural areas.</p> <p>Awareness of Core Strategy development in other authorities.</p> | <p>Complete a Strategic Housing Land Availability Assessment</p> <p>Update SHLAA</p> <p>Publish the Issues and Options document for consultation</p> <p>Publish the Pre-Submission document for consultation</p> <p>Publish a revised Local Development Scheme</p> | <p>Publication March 2010</p> <p>Yearly</p> <p>TBD</p> <p>TBD</p> <p>TBD</p> | <p>Officer time & additional staff as per the restructure.</p> <p>Additional staff x2 (temp from LCC)</p> <p>HPDG will need to be secured</p> | <p>Core Strategy published</p> | | <p>Fylde Strategic Development Services</p> |
| | 1.2 | <p>Develop site specific briefs for major new developments</p> | <p>Identify a range of strategic sites across the Borough</p> <p>Identify the Council's preferred strategic sites across the Borough</p> <p>Publish site specific supplementary planning documents / development plan documents</p> | <p>TBD post 2011</p> | <p>Part of the Core Strategy Resources</p> | | | <p>Fylde Strategic Development Services</p> |
| | <p>Fylde Coast Joint action</p> | <p>Develop joint design standards and guidance / training</p> | <p>Adoption of written statement / guide to the standards required</p> | <p>2011</p> | <p>TBD</p> | <p>Shared understanding and delivery of higher quality new housing</p> | <p>Blackpool BC Wyre BC</p> | <p>Fylde Strategic Development Services</p> |

| Fylde Coast Housing Strategy Objective | 1. QUANTITY – Providing appropriate numbers of the right kinds of high quality new homes | | | | | | | |
|---|--|--|---|--|---|---|---|---|
| | Key Actions | | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation |
| | | | Use of design review mechanism | | | Training of DC officers and Members | | |
| <i>Increase the provision of affordable homes in the Borough and maintain sustainable community life in urban areas and rural settlements.</i> | 1.3 | Establish key priorities for the delivery of affordable homes over the next 5 years. | <p>Using existing research identify the type and size of homes required and preferred locations.</p> <p>Single Conversation from 2010.</p> <p>Establish monitoring and reporting mechanisms for S106 monies.</p> <p>Review the policy and procedure on the use of S106 monies</p> | 2010 | <p>Limited staffing and revenue resource available</p> <p>S106 monies</p> <p>5% contributions</p> | 5 year plan published detailing affordable home priorities. | <p>Fylde Coast HA partners</p> <p>HCA</p> <p>Local Developers</p> | <p>Fylde Strategic Development Services</p> <p>Fylde Housing Services</p> |
| | Fylde Coast Action | Establish and operate the new Fylde Coast commissioning framework for Housing Association partners | <p>Approve the commissioning framework</p> <p>Complete tendering process for prospective partners</p> <p>Commissioning framework operational</p> <p>Agree Area Delivery Plans for Fylde</p> | <p>2010</p> <p>Apr 2010</p> <p>Sept 2010</p> | Officer time | Fylde Coast Housing Association Partnership delivering affordable housing | <p>Fylde BC</p> <p>Blackpool Council</p> <p>Wyre BC</p> <p>Fylde Coast Housing Associations</p> | Fylde Housing Services |

| Fylde Coast Housing Strategy Objective | 1. QUANTITY – Providing appropriate numbers of the right kinds of high quality new homes | | | | | | | |
|--|--|--|---|--------------|----------------------------------|---|--|---|
| | Key Actions | | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation |
| | 1.4 | Identification of publicly owned land for new affordable housing provision | Review Council owned assets & establish Council priorities for the use of disposed assets. Establish disposal plans for key publicly owned facilities | 2011 | Officer time Officer time | Borough wide asset disposal strategy | Lancashire County Council. North Lancashire PCT DWP MOD | Fylde Asset Manager Fylde Strategic Development Services |
| | 1.5 | Consider the outcomes of the partial review of the RSS in relation to gypsy & travellers | Commence the identification of sites in the light of the outcomes from the review | 2010 | Officer time | Potential site identification and feed into Core Strategy process | LCC Wyre BC Blackpool BC Environmental services | Fylde Strategic Development Services |
| <i>Maintain a sustainable community life in rural settlements by providing affordable Housing for local residents and workers who would otherwise be priced out</i> | 1.6 | Undertake affordable housing needs surveys in rural parishes where there is interest and potential for small developments with a population of less than 3,000 | Establish timetable to complete the surveys All results analysed, presented to Members, Parishes, General public Results fed into affordable home priorities for next 5 years | Feb 10 | Within existing staff time | Rural parish housing needs surveys complete by 2013 | | Fylde Housing Services |

| Fylde Coast Housing Strategy Objective | 2.QUALITY- Raising the quality of the overall housing offer to support growth in the Fylde Coast economy | | | | | | | |
|---|--|--|--|--------------------------|---|--|--|----------------------------|
| | Key Actions | | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation |
| Raise the quality of the private rented sector | Fylde Coast joint action | Develop space, quality and management standards for enforcement of the private rented sector, (Joint standards for HMOs adopted in Fylde 2009) | Quality & Management standards agreed by Lancashire Private Sector Housing Group. Implement agreed standards | 2010 | Officer time included in current role of enforcement staff. | Standards implemented in Fylde | Fylde Coast Local Authorities | Fylde Housing Services |
| | Fylde Coast Joint action | Explore with Blackpool and Wyre the development of a new landlord accreditation scheme and joint Landlords forum | Agree costs and delivery agent Comment on proposals from the RLA and negotiation on costs Introduction of new scheme | Jun 2010 Oct 2010 | £6k per annum for accreditation scheme. £3K per annum for LL forum | | Blackpool BC Fylde BC Wyre BC Private sector LL / RLA | FBC Housing Services |
| | 2.1 | Bring empty properties back into use | Identify which properties have been empty for more than 5 years and develop a targeted policy | 2010 | Officer time S106 monies | Targeted approach 5 properties brought back into use per year | RSLs | Fylde Housing Services |
| | 2.2 | Develop a housing options one stop shop which incorporates the rent bond scheme, housing advice and all other housing options | Expand F2F YMCA rent bond scheme into a social lettings agent Incorporate a full property management service for private landlords into the one stop shop | 2012 2013 | Premises Rent Staff Set up costs Annual running costs | High street presence offering a one stop shop for housing options | Face to Face YMCA Private LL | Fylde housing Services |

| Fylde Coast Housing Strategy Objective | 2.QUALITY- Raising the quality of the overall housing offer to support growth in the Fylde Coast economy | | | | | | | |
|---|--|--|---|--------------|--|-------------------------|-----------------------------|--|
| | Key Actions | | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation |
| | | | | | | | | |
| | 2.3 | Work with the Fylde Coast Credit Union to assist in improving the condition of private housing | Availability of loans through the Credit Union | 2011 | New funding will be required. Contribution to the Credit Union reserves | Home Improvement scheme | Fylde Coast CU – Wyse Money | Wyse Money Fylde Housing Services |
| Reduce concentrations of deprivation on large social housing estates by improving the neighbourhood environments, re-developing unpopular housing stock, and diversifying tenures | 2.5 | Work with HA's on plans for neighbourhood improvement within their stock Work with HA's to review the future of the least popular social rented stock | Identify management issues Identify environmental improvements across the RSL stock Identify any 'hard to let' properties and reasons for. Work with RSLs to achieve the standards within the new TSA regulatory framework Completion of Area Deliver plans | Sept 2010 | Staff time from LA & HA. Requires capital input from HAs HA capital resources to re configure hard to let stock, carry out environmental improvements etc. | | | Fylde Housing Services Fylde Coast RSLs |

| Fylde Coast Housing Strategy Objective | 2.QUALITY- Raising the quality of the overall housing offer to support growth in the Fylde Coast economy | | | | | | | |
|--|--|---|--|--------------|---|---|--|--|
| | Key Actions | | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation |
| <p>Improve housing conditions for people who are vulnerable because they are older or on low incomes, tackle fuel poverty and reduce domestic carbon emissions</p> | 2.6 | <p>Review assistance to vulnerable owner occupiers for home repairs</p> | <p>Participate in the Lancs SP commissioning review of HIAs</p> <p>Implement the recommendations from the Lancashire SP Commissioning review of HIAs across Lancashire</p> <p>Maintain existing commitment to Fylde & Wyre Care and Repair.</p> <p>Maintain commitment to CAB enabling assistance to the elderly and vulnerable on low incomes and suffering fuel poverty</p> <p>Agree plan to maintain resources available for the Private Sector Assistance Policy</p> | 2010 | <p>Officer time</p> <p>Officer time</p> <p>FBC Medium Term Financial strategy</p> | <p>Long term funding commitment to 2013</p> <p>3 year SLA</p> <p>Minimum waiting list</p> <p>Improving performance in relation to vulnerable people in the private sector living in decent homes.</p> | <p>Lancashire SP</p> <p>Wyre BC</p> <p>Fylde & Wyre Care and Repair</p> <p>Kirkham CAB</p> | <p>Lancashire SP</p> <p>Fylde BC</p> <p>Fylde Housing Services</p> |

| Fylde Coast Housing Strategy Objective | 2.QUALITY- Raising the quality of the overall housing offer to support growth in the Fylde Coast economy | | | | | | | |
|--|--|--|--|--------------|--|-----------------------|--|-------------------------------|
| | Key Actions | | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation |
| | Fylde Coast Joint Action | Implement the actions of the Fylde Coast Affordable warmth Strategy | Strategy approved Establish an active range of products Marketing and awareness raising Establish effective referral mechanism especially for vulnerable persons Steering group established to monitor affordable warmth action plan | 2010 | Resource requirement will need to be informed by the strategy when approved. | Action plan delivered | Wyre BC Blackpool Council Cumbria & Lancashire ESTAC | Fylde Coast Local Authorities |
| | 2.8 | Develop mechanisms to enforce the policies to control the use of Park homes as permanent accommodation | Identify resources to undertake a mapping exercise of mobile homes sites in the Borough Develop a targeted strategy | 2010 2011 | Officer time | | Fylde Licensing services Fylde Planning services | Fylde Housing Services |

| Fylde Coast Housing Strategy Objective | 3. PEOPLE – Helping people to access the accommodation and support they need to lead stable and prosperous lives | | | | | | | |
|--|--|--|---|--------------|--|---|--|---|
| | Key Actions | | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation |
| Provide new opportunities for people at risk of homelessness, and those without work, to make a positive contribution to the local community | 3.1 | Contribution to the development of commissioning plans for socially excluded groups. | <p>Complete analysis of the NW needs model.</p> <p>Participate in the needs model iterative process on an annual basis</p> <p>Establish clear channels of communication & coordinated working between housing related support and care & health services.</p> | 2010 | <p>SP budget Other budgets</p> <p>Strong commitment from Senior Staff and front line teams</p> | <p>Correct level of service provided</p> <p>Service user centred approach</p> <p>Excellent service delivery</p> | <p>Lancashire SP & Providers</p> <p>LCC Adult and Community Services</p> <p>North Lancashire PCT</p> <p>Lancashire Probation</p> | Fylde Housing Services |
| | 3.2 | Develop and expand the personalisation and choice agenda in Fylde | Participate in the Lancashire Supporting People Personalisation working group | 2010 | Officer time | | | |
| | 3.3 | Achieve the strategic aims of the Fylde Homelessness Strategy and Action plan | <p>Implement identified service specific tasks</p> <p>Complete review of strategy action plan</p> <p>Meet and maintain targets for NI 156</p> <p>Complete identified service developments</p> <p>Provision of Supported Housing scheme for homeless households</p> | 2010 | | | | <p>Fylde Housing Services</p> <p>F2F YMCA New Fylde Housing</p> <p>HCA SP Muir HG</p> |

| Fylde Coast Housing Strategy Objective | 3. PEOPLE – Helping people to access the accommodation and support they need to lead stable and prosperous lives | | | | | | | |
|--|--|--|---|---|--|--|---|-------------------------------|
| | Key Actions | | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation |
| | | | <p>Review current Homelessness Partnership Agreement and agree a new term</p> <p>Maintain current funding levels received from CLG</p> <p>Review rough sleeping in the Borough</p> | <p>2010</p> <p>2011</p> | <p>£28K per annum to F2FYCMA Rent bond scheme</p> <p>£30K per year from 2011</p> <p>Officer time</p> | <p>CLG 2012 target met</p> | | |
| | 3.4 | Implement the CLG Mortgage rescue scheme and other products launched by CLG during the recession | <p>Mortgage rescue scheme up and running</p> <p>Increase the provision of debt advice within the Borough</p> <p>Implement repossession loan scheme developed by CLG</p> <p>Explore the provision of financial assistance and options available through Fylde BC resources</p> | <p>2009</p> <p>2010</p> <p>2010 onwards</p> <p>2011</p> | <p>Officer time</p> <p>Dedicated post at CAB</p> <p>CLG £28K + £15K per year for 3 years</p> | <p>Full rescue package available to residents of the Borough during the recession</p> | <p>CAB</p> <p>Plum Life</p> | <p>Fylde Housing Services</p> |
| | Fylde Coast Joint Action | Contribute to the introduction of the Fylde Coast choice based lettings scheme | <p>Establish Fylde annual lettings plan</p> <p>Agree detailed systems and policies</p> | <p>2010</p> <p>2010</p> | | <p>Better/clearer options for those in housing need, improved efficiency, and high quality</p> | <p>Fylde Coast CBL partners, voluntary / support agencies</p> | <p>Fylde Housing Services</p> |

| Fylde Coast Housing Strategy Objective | 3. PEOPLE – Helping people to access the accommodation and support they need to lead stable and prosperous lives | | | | | | | |
|--|--|---|--|--|--|-------------|----------|---|
| | Key Actions | | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation |
| | | | Introduce the new arrangements | 2011 | | information | | |
| Meet the changing requirements of older people and those requiring long term care through the provision of the right mix of specialist accommodation, adaptations, and support | 3.5 | Continue to meet the demand for disabled adaptations. | Secure funding to significantly reduce the DFG waiting list Ensure that all resources required are secured to deliver the required number of DFGs each year | | Potential requirements £900K pa to meet need, and additional staff resource | | | Fylde Housing Services |
| | 3.6 | Establish a plan for changing the balance of specialist support for older people. | Participate in the SP North Locality review of older peoples support – accommodation and non accommodation based Implement the recommendations of the review Develop more clarity on the types of housing required for older people at different levels of the market Establish the need for housing with care schemes to meet the needs of the frail elderly | 2009/10 2010 - 2013 2010-2012 2010-2012 | Staff time to take part in the review. Will be additional to current staff resource. | | | Fylde Housing Services Lancashire SP |

| Fylde Coast Housing Strategy Objective | 3. PEOPLE – Helping people to access the accommodation and support they need to lead stable and prosperous lives | | | | | | | |
|--|--|---|--|--------------|--|--|---|--|
| | Key Actions | | Milestones | Target Dates | Resources | Outputs | Partners | Lead Person / Organisation |
| | 3.7 | Agree and deliver plans for meeting the housing needs of people requiring long term care, including people with learning disabilities and physical disabilities | Establish the needs of people requiring long term care Develop commissioning plan for the Fylde Link in with affordable housing priorities | 2014 | Staff time additional to current staff resource. | Housing needs identified Needs met through provision of housing and or support. | Lancashire SP LCC Adult and Community Services Ormerod Home Trust | LCC Adult and Community Services – Learning Disabilities & physical disabilities |
| | 3.8 | Agree and deliver plans for meeting the housing needs of vulnerable people including those with drug and alcohol issues' and offenders | Establish the needs Develop commissioning plans for the Fylde Link in with affordable housing priorities | 2014 | Staff time additional to current staff resource | Housing needs identified Needs met through provision of housing and or support | Lancashire SP | Fylde Housing Services Lancashire SP |

Outputs and Outcomes for Fylde

| Theme | Indicator | Baseline | 3 Year Target (As at March 2012) | 10 Year Target (As at March 2019) |
|----------|--|--|---|--------------------------------------|
| Quantity | NI 154: Net additional homes provided per annum | Average of 5 years to March 2008 = 254 | tba | 306 |
| Quantity | NI 155: Number of affordable homes delivered (gross) per annum | Average of 5 years to March 2008 = 36 | 09/10 = 55 10/11 = 60 11/12 = TBD | 70 |
| Quantity | Number of affordable homes (gross) provided in settlements with populations of 3,000 or less per annum | Average of 3 years to March 2009 = 2 | 5 | 5 |
| | | | | |
| Quality | State of repair - % private sector homes with Cat 1 hazards | House Condition Survey 2008 = 14.9% | n/a | n/a |
| Quality | Energy efficiency - Average SAP rating of private sector stock in LA area | House Condition survey 2008 = 51 | n/a | n/a |
| Quality | NI 187: Tackling fuel poverty – people receiving income based benefits living in homes with a low energy efficiency rating | LAA % of vulnerable people in homes with SAP of < 35 = 9.39% | 8.62% | n/a |
| Quality | % private sector homes empty for more than 6 months | 2.5% | N/a | n/a |
| | | | | |
| People | Number of households where (a) homelessness prevented and remain in own home / (b) homelessness prevented through alternative accommodation, per annum | P1E returns 2008/09 (a) = 19 and (b) = 39 | tbd | tbd |
| People | NI156: Number of households living in temporary accommodation | As at 31.03.10 = 6 | 6 | n/a |
| People | % social rented tenants of working age in work, education, or training | 4NW strategic housing indicator | n/a | n/a |
| People | NI 142: Number of vulnerable people who are supported to maintain independent living | tbc | tbc | tbc |