

HOUSING STRATEGY DELIVERY PLAN 2015-2017

KEY ACTIVITY	Delivered By	Key Milestones / Performance Indicators
OBJECTIVE 1 – MEET HOUSING NEED		
New Build Development		
<ul style="list-style-type: none"> • Allocate sufficient land in the Local Plan to meet the Objectively Assessed Need. • Maximise Housing delivery by enabling developers to progress developments • Maximise affordable homes delivered through S106 planning gain 	DMBC-Planning	<ul style="list-style-type: none"> ▪ Local Plan adoption in 2017. ▪ Housing Completions: 920 per year 2015-32. ▪ Affordable housing completions: 255 per year 2015-32.
<ul style="list-style-type: none"> • Deliver the Council House Build Programme • Deliver the HCA-funded Affordable Homes Programme (with Housing Associations) • Develop & Implement new housing delivery mechanisms 	DMBC-Housing	<ul style="list-style-type: none"> ▪ 235 council homes 2014-18; 80 homes per year 2018-25. ▪ Affordable homes delivery in partnership with Housing Associations (targets aligned to funding confirmation). ▪ Housing Delivery model developed & approved 2015.
<ul style="list-style-type: none"> • Undertake masterplanning for major economic/housing developments 	DMBC-Development	e.g. DN7, Rossington iPort, Westmoor Park, Lakeside/Carr Lodge, Town Centre, Redhouse/Carcroft, Rossington PGA.
Gypsy and Traveller pitches		
<ul style="list-style-type: none"> • Allocate sufficient land in the Local Plan to meet the unmet pitch need. • Encourage owners of unauthorised sites to formalise their existing sites, or identify supported sites on which to set up their pitches. • Work with the whole community to identify suitable land for permitted developments. • Build and develop relationships with gypsies and travellers in order to enhance understanding of current and future need requirements. • Monitor transit site requirements and put in place appropriate plans to address any arising need. 	DMBC-Planning	<ul style="list-style-type: none"> ▪ Local Plan adoption in 2017. ▪ 59 pitches authorised/regulated by Jan 2016.
<ul style="list-style-type: none"> • Expand council-owned G/T sites as per need, demand, available resources & planning regulation 	SLHD	<ul style="list-style-type: none"> ▪ 12 additional pitches in 2015
<ul style="list-style-type: none"> • Review the borough's GTAN Assessment. • Engage with neighbouring local authorities to review and explore cross-border needs assessments and pitch provision. 	DMBC- R&E PPR	<ul style="list-style-type: none"> ▪ Annual refresh of Doncaster GTANA. ▪ Cross-border GTANA and agreed pitch provision plan by 2016.
Better use of Existing Stock		
<ul style="list-style-type: none"> • Improvement works (where required) and re-let of council-owned empty properties. • Support residents wishing to 'downsize' properties (council tenants). • Review existing council stock (e.g. flats above shops, closed Sheltered schemes, communal halls etc) to determine suitability for use/conversion to single-person/smaller units. • Empty Homes Purchase & Repair Programme, Empty Homes Grants/Loans Programme, Doncaster HomeChoice (Housing Options) referrals, Private sector lettings service • Review and enhance our website and proactive communication with owners of empty homes. 	SLHD	<ul style="list-style-type: none"> ▪ Reduce number of council empty homes. ▪ Households re-housed to smaller properties (driven by demand). ▪ Existing stock review results included into the development of the Housing Delivery model. ▪ 58 empty homes purchased, repaired and brought back into use as affordable homes 2015-18. ▪ Empty homes repair grants allocated according to demand.
Partnerships/Resources		
<ul style="list-style-type: none"> • Attract new resources into the borough. 	DMBC-Housing	<ul style="list-style-type: none"> ▪ Additional funding secured driven by availability of funding streams
<ul style="list-style-type: none"> • Respond appropriately and efficiently to resident needs raised via elected councillors, town council and parish councils. 	Elected Members, Town/Parish Councils, DMBC, SLHD	<ul style="list-style-type: none"> ▪ Ongoing resident engagement via Member surgeries and appropriate consultation events.

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OBJECTIVE 2 – RAISE STANDARDS		
Council Assets		
<ul style="list-style-type: none"> • Deliver Council House Decency Programme and SLHD Environmental Improvement Programme. • Maintain and Improve Council-owned G/T sites and residential caravan sites. 	SLHD	<ul style="list-style-type: none"> ▪ 100% of council stock achieving decent homes standard. ▪ Reduced number of voluntary tenancy terminations on council sites.
Private Sector		
<ul style="list-style-type: none"> • Deliver the statutory response to Category 1 hazards in private rented properties. • Deliver the statutory HMO Licensing Programme. • Additional licensing scheme for non –statutory HMOs (Assessment of scheme suitability and development of a scheme) • Regular engagement with PRS landlords through an appropriate forum. • Implementation of the council's Enforcement Strategy implementation. • Improve/maintain standards on private G/T sites. Investigate implications of new caravan site licensing regulations, and ensure privately managed sites meet the required standards through appropriate inspections and enforcement work. 	DMBC-Enforcement DMBC-Licensing	<ul style="list-style-type: none"> ▪ 100% of reported housing hazards investigated. ▪ Appropriate enforcement action instigated for confirmed category 1 hazards within minimum timescales (24hrs for emergencies; 5 working days for priority cases) – target 90%. ▪ 70% of valid applications for HMO licences determined within the agreed timescale (60 days). ▪ (If deemed suitable) Implementation of additional HMO licensing scheme by 2016 ▪ Well attended quarterly landlord forums. ▪ Reduced rate of complaints/breaches of G/T site condition requirements
<ul style="list-style-type: none"> • Selective Licensing of Private Rented Sector landlords • Accreditation Scheme for Private Rented Sector landlords (Assessment of scheme suitability and development of a scheme) 	DMBC-Housing	<ul style="list-style-type: none"> ▪ Implementation in future areas to be confirmed following pilot. ▪ (If deemed suitable) Implementation of accreditation scheme borough wide by 2016.
<ul style="list-style-type: none"> • Empty Homes Purchase & Repair Programme; Empty Homes Loans Programme; • Develop and embed effective procedures for reporting empty properties, with clarity on responses and responsibilities. • Give due consideration to the use of CCTV/site wardens on council-owned G/T sites, to help reduce incidents of violence, harassment, fly-tipping and other anti-social or illegal activity. 	SLHD	<ul style="list-style-type: none"> ▪ Increased resident satisfaction; reduced incidents.
<ul style="list-style-type: none"> • Tackle unauthorised housing development and G/T pitches/encampments using clear, consistent, and transparent procedures; which include appropriate advice and support, and where required, appropriate enforcement action. 	DMBC-Planning	<ul style="list-style-type: none"> ▪ Reduced number of unauthorised pitches/encampments.
Cost of Living		
<ul style="list-style-type: none"> • Deliver Energy Efficiency improvements • Deliver priorities identified in the Anti-Poverty strategy 	SLHD, DMBC-Energy Team	<ul style="list-style-type: none"> ▪ Reduce fuel poverty by 1,000 households per year. ▪ Council homes with minimum SAP rating of 75 by 2016. ▪ Annual reduction in CO2 resulting from household energy use.
Regeneration		
<ul style="list-style-type: none"> • Clearance of selected properties & replacement with larger volume and/or quality affordable homes. 	DMBC-Housing	<ul style="list-style-type: none"> ▪ Activity incorporated into the Council House and Housing Association build programmes.

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OBJECTIVE 3 – SUPPORT INDEPENDENT LIVING		
Children and Young People		
<ul style="list-style-type: none"> Partnership work with the Children’s Trust Adhere to consistent frontline staff working protocols for 16/17yr olds in housing need. 	DMBC, SLHD	<ul style="list-style-type: none"> Ongoing activity
<ul style="list-style-type: none"> Provide furnished tenancy & semi-independent living schemes to eligible households. Provide independent living floating support and deliver our 16+ Employability Plan. 	SLHD	<ul style="list-style-type: none"> Ongoing activity
Adult Social Care		
<ul style="list-style-type: none"> Completion of the Older People’s housing needs assessment. Implementation of the Housing Options for Older People action plan <ul style="list-style-type: none"> Effective advice on housing, care and support options Housing Assistance to deliver independent living New housing provision to support independent living Housing, Health & Social care joint working to deliver independence Improving lives through specialist housing Deliver the Supporting People Programme Deliver a Housing Aids and Adaptations service (for Children, Young People & Adults) 	DMBC-Adults Health Wellbeing SLHD	<ul style="list-style-type: none"> Identification of the type and amount of each older people’s housing solutions required in each area of the borough in 2015. Provision of integrated front door housing options service Raise awareness of older people housing options amongst residents and professionals Provision of integrated housing support services. Provision of transitional and specialist housing
Homelessness Response & Prevention		
<ul style="list-style-type: none"> Deliver the statutory Homelessness response service. Deliver Homelessness Prevention initiatives. Review of homelessness in Doncaster. Create partnerships between Doncaster HomeChoice and suitable private sector landlords to utilise our ability to discharge into the private sector. 	SLHD	<ul style="list-style-type: none"> Achieve Gold Standard Housing Options service by 2016. Increased number of approved private rented sector landlords working in partnership with Doncaster HomeChoice. Increased number of discharge to the private rented sector.
Access to Social and Private Rented Sectors		
<ul style="list-style-type: none"> Effective management of over 20,000 council homes. Management of the Council Housing Waiting list according to consistent, transparent eligibility policies. Provide advice on the full range of options to those looking for their own accommodation. Prioritise under-occupying council tenants wishing to move to a smaller property. Support tenants in the National Homeswap scheme. Provide advice to home owners wishing to downsize. 	SLHD	<ul style="list-style-type: none"> Ongoing activity
Black and Minority Ethnic Households		
<ul style="list-style-type: none"> Provide appropriate support to G/T households on sites with temporary permissions with advice & where available, assistance, so that they can move to somewhere authorised when their permission elapses. 	DMBC-Planning	<ul style="list-style-type: none"> Reduced number of unauthorised sites/encampments.
Hospital Discharge/Access to Health Services/Released Prisoners		
<ul style="list-style-type: none"> Partnership work with appropriate agencies in the provision of suitable intermediary accommodation. Partnership work with appropriate agencies in the provision of housing-related support. 	DMBC-Adults Health Wellbeing; SLHD, External.	<ul style="list-style-type: none"> Ongoing activity