

Appendix 2 - Housing Strategy Action Plan

Housing and Homelessness Strategy 2022-2026 Action Plan

😊	Action progressing well /on or above target
😐	Action has some issues / delay but not significant
😞	Significant risk to not achieving the action or there has been significant slippage in the timetable, or performance is below target
	Project has not yet commenced/ date not available or required to report
✓	Action complete or annual target achieved

YEAR ONE – PRIORITY 1: INCREASE THE SUPPLY OF NEW HOMES, INCLUDING AFFORDABLE HOMES

Actions	Target date	Responsible Officer/Group	Progress to date	Activity
a) Adopt the Tewkesbury Borough Local Plan and put in place relevant policies to support housing delivery	Sep 2022	Planning Policy Manager (PPM)	✓	COMPLETE - The Tewkesbury Borough Plan 2011-2031 was adopted on 8 June 2022.
b) Support the review of the Joint Core Strategy and the delivery of its objectives	March 2023	PPM	😐	The review has not reached a stage for involvement from our service. Strategic housing officers will support and advise planning colleagues on updating housing needs and affordability evidence and formulating draft policies as necessary.

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Actions	Target date	Responsible Officer/Group	Progress to date	Activity
c) Prioritise the delivery of social rented properties to reflect the local evidence of housing need	March 2023	Strategic Housing & Enabling Officer (SHEO)	😊	The Housing Services department has been successful at using our most recent evidence base to secure schemes where the rented portion of the Affordable Housing is delivered as Social Rent tenures. This includes 2 sites where we have used our commuted sums funds to support our Registered Provider (RP) partners. A total of 30 Social Rent units (of a total 47 units) will be delivered.
d) Ensure that a proportion of new homes are built to meet the needs of residents who require accessible or adaptable accommodation	March 2023	SHEO	😊	The SHEO and Housing Advice Team are working together to identify households through the housing register to use as evidence when negotiating new housing schemes. RPs have been approach to deliver bespoke properties to meet certain household needs. This could involve using commuted sums funding to ensure properties are provided at high standards.
e) Prioritise reducing fuel poverty through good design and encouraging a 'fabric first' approach	March 2023	SHEO and PPM	😊	A 'fabric first' approach maximises the performance of the components that make up a building. Registered Providers have committed to improved design of properties and we have been able to help fund this with commuted sums we hold. Two schemes will deliver 47 units designed with a fabric first approach to achieve a high energy performance certificate (EPC) rating.

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YEAR ONE – PRIORITY 2: REGENERATING AND MAKING BEST USE OF EXISTING HOUSING				
Actions	Target date	Responsible Officer/Group	Progress to date	Activity
a) Develop a complimentary strategy to reduce the number of empty homes, making use of legal powers available	March 2023	Head of Environmental Health (HoEH)	✓	COMPLETE - An Empty Homes Strategy was approved by Executive Committee in November 2022.
b) Support partners to target advice at households most at risk of fuel poverty	Dec 2022	Head of Housing (HoH)	😊	Housing Services are engaging with the Financial Inclusion Partnership and will help produce a guide for partners to understand what help is available and how to refer customers. Officers attended a Cost of Living event in Tewkesbury to offer advice to members of the public and establish contacts with partner agencies.
c) Analyse the findings of the Gloucestershire County Stock Condition Survey and put in place an action plan to address the findings for Tewkesbury Borough	March 2023	HoEH	😞	The organisation conducting the stock condition survey have begun work to establish a sample of properties to survey in Tewkesbury Borough. The survey will not be completed by March 2023. The target date has been revised to March 2024.
d) Work jointly with Registered Providers and other partners to support carbon reduction demonstration projects and procure funding to assist with carbon reduction measures	March 2023	SHEO	😊	There are a number of funding options available to Registered Providers. The Housing Services department have begun engaging with the main partners to explore options to take advantages of funding. Providers are reviewing their stock to assess options for regeneration or disposal.
e) Work with partners to establish arrangements for management of empty homes that are brought into use through management orders	March 2023	HoEH	😊	This action will be progressed through the Empty Homes Strategy.

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YEAR ONE – PRIORITY 2: REGENERATING AND MAKING BEST USE OF EXISTING HOUSING

Actions	Target date	Responsible Officer/Group	Progress to date	Activity
f) Work with Registered Providers and other partners to collect data and identify properties that would benefit from energy efficiencies and other improvement measures	March 2023	SHEO	😊	<p>Bromford Housing has completed a survey of their stock and options to improve standards will be explored including regeneration programmes.</p> <p>Learning from this process will be shared with other providers.</p>

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YEAR ONE – PRIORITY 3: MEETING THE HOUSING NEEDS OF HOMELESS HOUSEHOLDS AND OTHERS WITH SPECIFIC NEEDS				
Actions	Target date	Reporting Officer/Group	Progress to date	Activity
a) Engage key partners in exploring new ways of helping rough sleepers and other individuals with complex and multiple needs	March 2023	HoH	😊	The Housing Advice Team is working jointly with other districts, Registered Providers and partner agencies to establish a Housing First/Housing Led programme. This will put the individual at the heart of the support and accommodation options offered and deliver more bespoke assistance. Two Housing First placements have been started and made an important difference to the individuals and stopped the cycle of rough sleeping for them.
b) Fully implement the countywide Care Leavers Covenant locally, including developing a local 'offer' to redress the disadvantage that care leavers may have experienced through childhood	March 2024	HoH	😊	<p>Work with the County Care Leaver team has produced a protocol for support young people through their transition from care into living independently while ensuring the right support is on offer throughout and after their move. A draft version of the protocol has been based on best practice examples and signed off at an operational level. The document is with the Care Leaver team to complete the final details. It will be shared with districts and complimented by training for housing and support services.</p> <p>Following a review of the provision for Care Leavers across the County it has been decided that the protocol should be more aspirational in the commitments to support the cohort. A revised target date has been provided.</p>

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Actions	Target date	Reporting Officer/Group	Progress to date	Activity
c) Engage with people with 'lived experience' of homelessness and other disadvantage in developing plans for the delivery of housing services	Dec 2022	HoH	☺	<p>Partner agencies have been contacted to find people with experience of homelessness to engage with the Housing Services department. A session involving peer mentors linked to the County homeless outreach service has been arranged. Care Leaver Ambassadors will be invited to help implement the new Care Leaver Protocol.</p> <p>Further sessions with Gloucestershire Domestic Abuse Support Service, Nelson Trust and Honour Thy Women have reinforced the importance of working in a 'trauma informed' way to provide an improved Housing Advice service.</p>
d) Conclude the Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment and engage with the local communities to understand their requirements	March 2023	PPM	☺	<p>The initial assessment has been completed to be signed off for adoption. A briefing has been arranged for March and following this the report will be formally published. Planning Policy and Housing Services will work with the assessment to understand the need and seek to deliver options to meet them.</p> <p>Call for sites</p>
e) Continue to provide support for people to sustain their tenancies, including	March 2023	HoH	☺	<p>Linked to Priority 2b. Bromford Housing have established a new role of Income Management Adviser to help support their tenants. The Housing Advice</p>

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money advice				<p>Team will work closely with them to ensure both housing advice and support regarding finances is provided. Some funding from the Homelessness Prevention Grant will be allocated to support households with rent arrears.</p> <p>While ad hoc assistance for tenants will continue, a further project to identify tenants under occupying their properties will assist them to downsize to properties that are more affordable but also release much needed larger social housing properties.</p>

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YEAR TWO – PRIORITY 1: INCREASE THE SUPPLY OF NEW HOMES, INCLUDING AFFORDABLE HOMES

Actions	Target date	Responsible Officer/Group	Progress to date	Activity
a) Utilise land in Tewkesbury Borough Council's ownership to support the delivery of affordable housing and encourage other public bodies to do likewise	March 2024	SHEO & Asset Manager (AM)	☺	Land options within the Council's ownership are being considered for possible use for new housing options. Development and Legal Services will be consulted to identify opportunities/restraints.
b) Carry out Housing Needs Surveys in rural areas to identify what additional housing is required	March 2024	SHEO	☺	Housing Needs Surveys in rural parishes will continue to be conducted in partnership with Gloucestershire Rural Community Council (GRCC) to ensure evidence of local housing need is up to date.
c) Collaborate with Gloucester City Council and Cheltenham Borough Council to develop a strategic policy, as part of the Joint Core Strategy, to address carbon reduction and climate change impacts for strategic development sites	March 2024	PPM & SHEO	☹	The review has not reached a stage for involvement from our service. Strategic housing officers will support and advise planning colleagues on updating housing needs and affordability evidence and formulating draft policies as necessary.
d) Encourage partners to engage local people in rural communities, particularly those in housing need in developing community-led housing solutions	March 2024	SHEO	☺	A proposal to accelerate the work GRCC do and support further engagement with local community groups is currently being considered.

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YEAR TWO – PRIORITY 2: REGENERATING AND MAKING BEST USE OF EXISTING HOUSING				
Actions	Target date	Responsible Officer/Group	Progress to date	Activity
a) Review the options for dealing with social rented homes that are unpopular and difficult to let	March 2024	HOH & SHEO	😊	Bromford have been approached to identify properties that could be considered for alternative use, primarily temporary accommodation to improve options for homeless households. Lettings data has been provided to Bromford that reflects low interest in certain properties/areas.
b) Develop plans to ensure accessible homes are available to people who need them	March 2024	SHEO	😊	Work with GCC/NHS Commissioning has help identify different build standards to request for new developments. It is also proposed that RPs assess their stock to include an accessibility rating for their property adverts to inform customers and help them make decisions about which properties would be suitable. This project will be supported by the Housing Advice Team.
c) Support opportunities to make use of redundant land for temporary and social housing, promoting the use of modular construction methods	March 2024	HOH	😊	In addition to Priority 1 Point b above, the proposal from GRCC involves identifying land opportunities to bring forward schemes once evidence of housing need is identified.
d) Make available funds from commuted sums received from developers to maximise affordable housing provision in regeneration schemes	March 2024	SHEO	😊	The redevelopment of Crown Close, Bishops Cleeve through Rooftop Housing will be supported with funding from our commuted sums. This will enable additional Social Rented units to be delivered. Further redevelopment opportunities will be explored with other RPs.

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Actions	Target date	Reporting Officer/Group	Progress to date	Activity
a) Develop new temporary accommodation solutions to meet local needs in a dispersed way across Tewkesbury	March 2024	HSM & AM	😊	<p>Linked to Priority 2 Point a, Bromford have been approached to deliver new temporary accommodation options through a leasing arrangement.</p> <p>A former supported accommodation project may become available to lease and alternative providers have been approached to work with the current owners of the property. HSM will continue to liaise with all parties including offering funding earmarked to help secure temporary accommodation.</p> <p>Another area of focus will be to increase our own temporary accommodation stock. The current stock has been assessed for potential disposal with a view to reinvest any proceeds in new provision.</p>
b) Raise awareness of domestic abuse, and the services available, amongst staff in all relevant agencies to ensure an appropriate response at the first opportunity	March 2024	HSM	😊	<p>The Housing Advice Team has attended training from Gloucestershire Domestic Abuse Advice Service that has updated the knowledge and approach to supporting survivors/victims of domestic abuse. Further training will be available across other agencies, including RPs, in order to give consistent support for customers. The team will compliment this support and help explain how this translate to our work in the housing arena.</p>

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Actions	Target date	Reporting Officer/Group	Progress to date	Activity
c) Ensure the future needs of children and young people are considered in rural housing needs assessments	March 2024	SHEO	😊	Linked to Priority 1 Point b and Priority 2 Point c, GRCC will review the Housing Needs Survey methodology and explore how to either include the needs of young people in the process or add extra methods of identifying this specific need.