

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 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	Strategic Housing Enabling Officer (SHEO) & Asset Manager (AM)	😊	<p>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.</p> <p>The option of 'Living pods' to be installed at the Council Office site is being explored with a possible area identified with Development and Property Services. A site visit from a local provider is being arranged and will consider other available opportunities. The pods are</p>

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Actions	Target date	Responsible Officer/Group	Progress to date	Activity
				Energy Performance Certificate (EPC) A rated and do not use gas-fired boilers.
b) Carry out Housing Needs Surveys in rural areas to identify what additional housing is required	March 2024	SHEO	☺	<p>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.</p> <p>Surveys have been completed in Great Witcombe, Southam, Winchcombe and Woodmancote. The findings will be published in survey reports and will help identify local housing need. Local groups including Parish Councils will be given the opportunity to have the reports presented and find out how they can be involved to address the needs of the communities.</p>
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	Planning Policy Manager (PPM) & SHEO	☺	<p>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.</p> <p>Housing Services will support a joint response to the Strategic and Local Plan consultation (Regulation 18: Spatial Options and Key Policy Areas).</p>

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Actions	Target date	Responsible Officer/Group	Progress to date	Activity
d) Encourage partners to engage local people in rural communities, particularly those in housing need in developing community-led housing solutions	March 2024	SHEO	😊	<p>A proposal to accelerate the work GRCC do and support further engagement with local community groups is currently being considered.</p> <p>The proposal has been agreed and funding identified to support the three year project.</p>

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	Head of Housing (HOH) & SHEO	😊/😊	<p>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.</p> <p>Although Bromford do not wish to make properties available for alternative uses. Discussions have begun around possible regeneration work for some properties with poor energy efficiency performance. We will seek</p>

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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
				to influence and support schemes with funding to improve standards e.g. Electric Vehicle charging points, increased biodiversity and the use of alternative fuel sources.
b) Develop plans to ensure accessible homes are available to people who need them	March 2024	SHEO	☹️	<p>Work with GCC/NHS Commissioning has help identify different build standards to request for new developments. It is also proposed that Registered Social Landlords 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.</p> <p>The Housing Advice Team have lobbied Registered Social Landlords in support of the assessment project however there has been little progress.</p>
c) Support opportunities to make use of redundant land for temporary and social housing, promoting the use of modular construction methods	March 2024	HOH	☹️	<p>In addition to Priority 1 Points a & b above, the proposal from GRCC involves identifying land opportunities to bring forward schemes once evidence of housing need is identified.</p> <p>The project with GRCC is due to commence in 2024-25. This will involve assessment of over 100 possible land opportunities submitted from calls for sites. The project will be funded using commuted sums.</p>

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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
d) Make available funds from commuted sums received from developers to maximise affordable housing provision in regeneration schemes	March 2024	SHEO	😊	<p>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 Registered Social Landlords.</p> <p>In addition to Crown Close, a further £880,000.00 has been committed to deliver 29 Affordable Housing units across 4 schemes including a much-needed 5 bedroom property and 24 Social Rented units. These properties will have strong EPC ratings and the Crown Close scheme will improve biodiversity by removing garage sites and under-used grass spaces to provide gardens and areas of landscaping.</p> <p>Around £180,000.00 of the commuted sums funding has also been used to support delivery of 12 Social Rent properties as part of the Local Authority Housing Fund scheme partnered with Bromford. The properties have been allocated to households from the Homes for Ukraine scheme and Afghan Relocations and Assistance Policy.</p>

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YEAR TWO – 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) 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. They have not expressed a wish to support this objective.</p> <p>A former supported accommodation project may become available to lease. A support provider has been identified to manage the accommodation unit.</p> <p>A dispersed accommodation model will be piloted with a provider beginning to procure properties.</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> <p>Accommodation delivered on site at the Council Offices (see Priority 1 Point a) would be used to help address temporary accommodation needs.</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</p>

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				<p>team will compliment this support and help explain how this can translate to our work in the housing arena.</p> <p>DASH (Domestic Abuse, Stalking, Harassment and Honour based violence) Assessment Tool training has been planned to ensure staff are confident in assessing and reporting risk to individuals.</p> <p>A longer term action will be to adopt a Domestic Abuse Policy that will cover how we respond from a Housing point of view but also how our whole organisation addresses Domestic Abuse to support customers and staff.</p>
c) Ensure the future needs of children and young people are considered in rural housing needs assessments	March 2024	SHEO	☹️	<p>Linked to Priority 1 Point d, 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.</p> <p>The new GRCC project will include work with children and young people but this has not yet begun.</p>