

Housing Strategy Action Plan for 2021-2026



Housing for Place



Housing for People

**** where affordable housing is referenced
please note that Social Rented will
be requested for rented housing and
Intermediate Housing will mean all
definitions in the NPPF ****



South Hams
District Council



West Devon
Borough Council

Place Priority 1 -

Promote Balanced and Sustainable communities

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
<p>Use strategic planning policy to ensure sustainable housing growth.</p> <p>Through the JLP deliver 7,000 high quality, sustainable and affordable housing during the lifetime of the plan across South Hams and West Devon.</p> <p>Continue to drive the JLP affordable homes agenda.</p> <p>Support the application of DNPA sustainable development policies that require new housing to meet identified local housing needs.</p>	<p>Work with the JLP team, Development Management team and DNPA to ensure timely responses to planning applications for new homes.</p> <p>Engage in the pre-application process to ensure policy compliant applications.</p>	Weekly	Affordable Housing Specialists & DM and Planning Policy Specialists	10 hours per week	<p>Regular review of delivery at staff 1:1s and appraisals.</p> <p>Quarterly performance monitoring and reporting Year end performance monitoring, analysis, and reporting.</p>	<p>Achieve the delivery of at least xx affordable homes per annum, including social rented homes for those most in need.</p> <p>Planning consultations responded to on time in accordance with service level agreements.</p>	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Community Housing Delivery	Review Community Housing Strategy to ensure it addresses affordable housing need, facilitating communities to deliver what they want through a collaborative partnership, aligning with the Council's economic objectives. Delivering such projects within the current development pipeline which meet these objectives.	Review update during Q1 2021 [tbc] Commencement of construction during 2021	Assets / Community Housing Team / Finance Team / Affordable Housing Team / DM	In house staff, consultants, community housing fund, Homes England Grant	Project delivery RIBA milestones	High quality, sustainable, genuinely affordable housing delivery	
	Purchase land directly from landowners to support strategic housing strategy.	On a needs and evidence basis when opportunities present that meet the strategic ambition of the council					
Utilise existing policies and strengthen them into the future, to ensure the reduction of housing carbon footprints, aiming for carbon neutral development as standard.	Achieve high quality environmental standards (for affordable housing at the right price) - utilising modern energy efficient methods of construction (modular construction, using recycled materials where possible) to reduce the embodied carbon in their construction and securing new tree planting to aid carbon sequestration where possible.	As projects progress through design process in compliance with common design standards	Assets / Community Housing Team	Staff time & consultants	RIBA milestones in development design	Delivery of high quality developments	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
	Work creatively with RPs and Homes England and other joint venture partners to draw down investment to deliver more affordable housing including more social rented homes.	Quarterly reviews from April 2021	Affordable Housing Team/ Registered Providers	Staff Time	Re-introduction of Housing Delivery Forum to build effective working relationships to maximise delivery. Maximise funding opportunities for affordable housing delivery in South Hams and West Devon.	Achieve the delivery of at least xx affordable homes per annum, including social rented homes for those most in need. Attract more grant funding.	
	Bring forward one identified scheme of mixed tenure and housing type through "a different approach" model	Planning application due Spring 2021	Housing enabling Team, JV Partner, CLT	Staff time, no finance required by SHDC		A well designed scheme that meets local needs.	
	Utilise Section 106 Affordable Housing Contributions and other funding available to the Council's in the most effective way	Quarterly reviews with S106 monitoring officer	Affordable Housing Team & S106 Monitoring Officer	5 hours per week	Review and monitor funds already available. Work with S106 case Officer. Allocate funds and monitor spend in consultation with Ward Members	Increase delivery of affordable housing and better use of public subsidy. Clear records of funds available for use. Opportunities to target grant funding to enable additional/ increased delivery of social rent tenure. Less reliance on grant funding for S106 schemes. Better use of funds for non S106 schemes and or additionality.	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Work with Parish councils and community groups to develop Neighbourhood Plans to deliver the right type and tenure of housing that meet local needs.	<p>Support the creation of innovative neighbourhood plan policies that are responsive to local housing needs.</p> <p>We will update and develop educational resources for communities to make decisions about the type and tenure of housing that they need.</p> <p>Establish good working relationships with NPG, Parish councils and CLT's by developing indepth literature and sharing best practice from the district/borough and national adopted plans, including housing need survey advice.</p> <p>Ensure that a robust package of information is provided in the early stages of the plan and during update periods to inform the groups of what evidence and information should be included.</p> <p>Updates will be regularly provided on government policies and available funding, with regard to affordable housing</p>	<p>Commencement Spring 2021 and on going.</p> <p>Quarterly reviews from April 2021. Pack to be ready to circulate to groups by summer 2021</p>	Strategic planning, Neighbourhood planning & Housing enabling	Existing resource from Enabling team and Neighbourhood planning team	<p>First draft of resource pack by summer 2021. Information to be provided to all neighbourhood planning groups, new and older by the review period of this plan.</p> <p>Review of Neighbourhood Plans in progress. Ensure key messages given to Neighbourhood Plan groups on affordable housing options to bring forward schemes.</p>	<p>Well informed communities who are kept up to date with legislation changes. Well written policies within neighbourhood plans in relation to their housing chapters. These will be clear for residents to understand and planning officers to make recommendations on planning applications.</p> <p>Increased delivery of rural affordable housing.</p>	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
	Support alternative ways to deliver affordable housing and manage local housing needs, such as co-operatives and community land trusts.	April 2025	Affordable Housing Team & Community Housing Team	Staff Time	Respond to government consultations on new proposed new affordable housing products. Monitor progress on community housing projects and use of Council owned land to ensure potential opportunities are explored.	Provision of new affordable housing products to meet a range of needs. Increase options for affordable housing delivery	
Encourage provision of a wide range of housing options including social housing, managed shared accommodation and managed intermediate assured short hold private rental, part ownership and market sale.	<p>Develop a mechanism to clearly justify the need for the following tenures:</p> <ul style="list-style-type: none"> ● Affordable Rent ● Social Rent ● Discount Market Sale – the councils need to develop an internal application process to enable applicants to register an interest. ● Shared ownership Private rent ● Self Build <p>This will support new build opportunities and re-development opportunities as well as supporting neighbourhood Plans and community led initiatives</p>	Commencement immediately, ongoing exercise	Council officers, external agencies as communities may commission	existing resource, Neighbourhood planning funding potential use of Capital programme if the council wishes to streamline the process. Surveys typically cost between 1.5 k to 2.5k depending on the number of households in an area.	By March 2021 the new process will be ready to approve for smaller areas.	<p>To match aspiration and need to housing delivery. Result is a decline in demand and number of applicants on the housing registers.</p> <p>Will ensure we are making the best use of our housing stock.</p> <p>That housing need by type and tenure can be identified by the end of this strategy and a review of all areas programmed in for the next 5 year strategy.</p>	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Work creatively with Devon County Council to provide specialist adapted housing and housing for people requiring support to live independently, to be managed by SeaMoor Lettings.	<ul style="list-style-type: none"> ● Scope in detail local need ● Investigate best practice nationally ● Establish a forum for potential residents and their carers so they can influence future housing design. provision. ● Consider funding opportunities through Better Care Fund, Homes England Joint ventures with charities or 3rd sector 	<p>June 2021</p> <p>June 2021</p> <p>September 2021</p> <p>December 2021 (and ongoing)</p>	Sea Moor Lettings Housing Specialists DCC Specialist accommodation providers Residents & stakeholders	Cost of a bespoke housing needs survey	By March 2022 Local Need profile	<p>At the end of this strategy. Good quality accommodation and a range of suitable options for those requiring support to live independently.</p> <p>Regular and informative engagement and involvement with our residents and their carers who require support to live independently.</p>	
Redevelop existing homeless provision in West Devon to ensure good quality accommodation for people when they need it the most.	Redesign current provision, submit plans, identify house share opportunities for young persons provision	Planning application to be submitted in Summer 21	Housing Specialists	S106 Affordable housing contribution PWL B Borrowing Homes England application	Planning appoint a contractor rebuild	Quality mixed size provision to meet a range of service users for short term temporary accommodation and best use of stock	

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Encourage opportunities for people interested in custom build / self build development, both within community housing schemes and wider housing delivery. Support opportunities for self-build.	<ul style="list-style-type: none"> Understand the limitations of the current register and introduce a replacement that charges for entry, has detailed questions on customers' requirements. Contacting all registered and ask to re-register if still in need. Negotiate through the planning system to maximise new self/custom build plots 	Ongoing	Self/Custom Build Manager	Staff Time	<ul style="list-style-type: none"> New Self/Custom build register produced Register made available on line with charging mechanism Email letter to send to all currently on the register asking to re-register Look at other councils delivery methods for good practice Engage with Planning system to bring forward serviced plots 	<ul style="list-style-type: none"> SHDC/WDBC ownership of the programme to deliver against those on the register within the time frame required. Landowners and developers engaged in providing serviced plots through planning policy Self-funding management of programme through paid subscription process 	
Actively encourage housing developments that reduce carbon footprint, fuel poverty and be resilient to future changes in our climate.	Review of current practices, amend planning policy consultation responses if applicable.	Quarterly reviews from April 2021	Affordable Housing and Community Housing Team.	Staff Time	More energy efficient homes being delivered	Reduced bills for occupants of affordable homes.	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Innovate the delivery of key worker housing to meet localised need.	<p>Develop a simple housing register to be used as a waiting list for SeaMoor Lettings properties with preference given to Key Workers.</p> <p>Promotion work regarding SeaMoor lettings housing provision to key workers to encourage landlord engagement.</p>	March 2022	Seamoor lettings team in partnership with ICT	Staff and possible software upgrade on 1090	Registration form to be approved by members & launched on website marketing activity to commence	<p>Creation of register.</p> <p>Appropriate matching of key workers to private rented housing.</p>	
Promote effective partnership working to meet the needs of Gypsy and Travellers.	<p>Develop peninsular wide needs assessment to assist with identifying sites.</p> <p>We will work with our local authority partners to seek solutions and identify negotiated stopping sites.</p> <p>We will continue to hold twice yearly forums for the Gypsy and Traveller community whilst recognising the unique qualities of the different groups.</p>	<p>Forum to be organised for early april 2021 outside location dependant on the pandemic situation.</p> <p>Meeting with Teignbridge and NPS to be arranged early 2021 to assess DCC land holdings.</p> <p>Work with peninsular wide forum to create a database on travellers - ongoing work to be completed in line with census work.</p>	Housing enabling in partnership with DCC and neighbouring LA's.	Existing resource, Homes England funding, cost of purchasing and providing basic services for a site is likely to be around £100k. The councils capital programme and our s106 funding could be utilised.		<p>Delivery of a negotiated stopping place.</p> <p>Reduction in complaints of UE's, reduction in fly tip reports as a result of UE's and costs associated.</p> <p>Sites would be provided that are acceptable.</p>	Need DCC and neighbouring authority involvement

Place Priority 2 - Ensure that homes support the health and wellbeing of the area

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Plan for future health needs	<p>We will work closely with our partners in health and social care to ensure that residents have the maximum opportunity to remain in their own homes for as long as possible.</p> <p>We will collect up to date information and update our evidence to reflect the need in order to inform planning and redevelopment applications.</p>	DCC currently updating their evidence.	Housing enabling officers plus DCC	Existing resource no additional financial resource.	Work to commence in Summer 2021. this will be an ongoing requirement on an annual basis	Up to date suite of information that is used for the JLP review and the potential redevelopment and redesignation of our current stock to ensure it continues to meet local need	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/ status
Support an appropriately located planning application for an extra care housing scheme in West Devon	Evidence the need for extra care and provide justification on the options to deliver this. We will research opportunities to fund the project with potential partners in order to deliver the best outcome for the Borough. Use the model of Extra Care that has been delivered in Totnes as a template but seek best practice ideas.	April 2021 with an update late 2021 once DCC work complete	SHDC, WDBC, DCC	Staff time - Homes England Funding - Care & Support Funding - Strategic Partnership Grant for RP's	Need to be identified	Planning permission of an Extra care scheme, working towards better outcomes in some of the existing units of accommodation ensuring best use of our stock	Applicable mainly to West Devon. However, Sherford may have the ability to provide a further unit of Extra Care in South Hams
Work with Ivybridge Town Council to bring forward a housing scheme for adults with learning disabilities, including a training house.	Provide S106 funding to help with the land purchase at Butterpark, Ivybridge. Support and engage with preapplication planning discussions.	Support a planning application being submitted in 2021 and provide S106 funding.	Housing Enabling team. Ivybridge Town Council. Live West.	Staff time 10 hours per month, S106 monitoring Officer.	Planning application submitted.	The housing needs of adults with learning disabilities are met in Ivybridge with independent supported accommodation.	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/ status
Regeneration projects for key locations on existing housing stock to ensure it is repurposed to target those who need it or redesignate to general needs where stock is no longer meeting standards.	Identify 2 project areas in each local authority to ensure best use of existing stock. If changes are not required to those projects a report to be written to justify this. We will work with members and our partners to identify the locations. This could involve redesignation to general needs accommodation for local people.	Inception meeting spring 2021 then ongoing	Housing Enabling plus Strategic Partners	Existing resource, RP reserves and borrowing, RCGF	Work plan identified for regeneration projects early 2022	Successful move on for tenants into more appropriate accommodation, this will create a number of moves within our general needs housing stock. Higher satisfaction rates and less impact on the health and social care budgets, reduction in bed blocking and ability for people to remain more independent within in their own homes.	
Ensure new affordable housing for older people adequately meets future needs (including mobility needs and issues such as dementia), in locations close to local amenities and of a design and type that is attractive to older people.	Where specific needs and cases are identified through the Disabled Facilities Panel, we will request specialist housing above and beyond our policy requirements	Immediately	Housing Enabling plus Strategic Partners, DFG team, Housing Advice	Current resource	Up to date information to be published on adapted units Summer		

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/ status
Encourage the development of energy efficient affordable homes to reduce carbon emissions and reduce household heating costs	We will encourage developers and RP partners to pilot new carbon efficient heating methods and maintain records of where this has occurred. This is above JLP policy so target can't be set. Viability will be key. Feed in to future JLP review.	Immediately	Housing Enabling, Planners and Partners	Additional staffing resource	Data base to be ready for monitoring Dec 21	One scheme in the planning/ development system with innovative ways to reduce fuel emissions and costs to the tenant	
Enable wheelchair standard accommodation on new housing developments in line with adopted planning policy requirements to actively increase the stock of this type of affordable housing	We will use JLP policy to enable disabled properties but we will also negotiate to enable bespoke properties for identified needs in the TTV areas .	Immediately	Housing Enabling	Current resource	Up to date register of need developed to assist with site negotiation	Minimal times on the housing register to those requiring this type of property which is often built to a particular tenants needs	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/ status
As per the JLP policy we will insist that developments of 5 or more, including conversions will provide 20 % of dwellings to meet national standars for accesability and adaptability (Category M4 (2) of building regulations.	We will ensure that developers are aware that this element will be insisted upon.	Immediately	Housing Enabling and Planners	Existing resource	Database to be held of where these properties are located	Homes will be built or developed for long term needs.	
Promote housing development that includes adequate natural spaces & tree planting	Adam						

People Priority 1 - Homes that support the Health and Wellbeing of our residents

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Optimise matching of adapted housing stock to those most in need through the Disabled Adapted Needs Panel.	Broaden current scope of Disabled Access Panel to include applicants in less acute need. Contact social housing providers to obtain up to date list of adapted properties within current stock	Devon Home Choice C&D banded applicants to be considered by panel from April 2021 Up to date register of current adapted stock to be achieved by April 22	DHC team	New staff member part of £30k with on costs		Reduction in waiting times for adapted needs.	
Ensure the Private rented sector meets the requirements of The Domestic Minimum Energy Efficiency Standard (MEES) Regulations.	Review housing data and landlord registers and formulate action plan to target those properties who do not meet the requirement.	Apr-21	Council	Existing resources		All non exempted rental properties meet the minimum energy efficiency standards	
	Engage with landlords of F&G rated properties.	Jul-21					
	Take enforcement action on non compliant landlords	Ongoing					

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Proactively support independent living and also support people with disabilities to remain in their homes through disabled facility grants (DFG) and make effective use of the better care fund.	Continue to work with partner organisations and stakeholders to ensure that residents in need can access the service this will be relevant for all age groups.	Apr-21	Council, other stakeholders	Existing resources		To utilise grant funding to assist customers to remain living independently in their own home. The service has incorporated 'Foundations' or other best practice in providing DFG adaptations.	
	Start to actively promote adaption service, e.g leaflet/poster	Sep-21	DFG team				
	Quarterly performance monitoring/spend and reporting Year end performance	Apr-21	DFG team			Enable Council to optimise full spend of DFG funding.	
Assist self-funders of disabled adaptations to make informed choices and support them with trusted contractors at a fair price.	Scope in detail local need, Investigate best practice nationally, produce a feasibility plan	Sep-21	Council, other Stakeholders	Existing resources/ depending on demand paid post through fees		Cost neutral service which provides high quality adaptations	
	Implement plan	Apr-22	DFG team				

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
<p>Promote and support energy efficiency in homes.</p> <p>Develop a Fuel Poverty Action Plan; that will incorporate closer working with partner organisations, that pool knowledge and resources to ensure that fuel poor residents receive support; Target wards which have higher fuel poverty rates than the regional average.</p> <p>Target all F & G energy performance rated properties.</p>	<p>Scope in detail local need, Investigate best practice nationally, produce an action plan incorporating the climate change action plan.</p>	Sep-22	Council, other Stakeholders	Existing resources		<p>Significantly reduce F&G owner/occupied properties, where possible through direct grant aid, signposting to relevant local/national help.</p> <p>An action plan that reduces a greater number of households in fuel poverty above the Government's target.</p>	
	Produce an action plan	Dec-22					
	Implement plan	Apr-23					

People Priority 2 - Make the best use and improve the quality of existing housing

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Seek to expand our own in-house private lettings service Seamoor Lettings	Create interactive social media and web based promotional pages to promote SeaMoor Lettings. Aim to take on 5 new properties per year.	Ongoing for the life of this strategy	SeaMoor Lettings Team	Staff time and some marketing materials	Additional 5 properties to be taken on by April 2022	Increasing stock of private rental property	
Develop and promote an intermediate housing register specifically for key workers with supply from the private rented sector through Seamoor and property developed by the Councils	Define key worker roles and create registration portal. Work with partners to promote and target local and national schemes.	Jul-21	Council	Staff time & possible ICT application	Member approval of Key worker definition. Establishment of key worker housing register.	Appropriate allocation of private rentals to Key workers	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Support and encourage new, high quality and well managed, Houses in Multiple Occupation in the local area, including offering a management service ourselves, whilst licensing all HMOs that are subject to mandatory licensing.	Design & cost package of support for HMO management promote management offer to landlords	Dec-21	Council	Seamoor lettings team time	Establish potential costs and time commitments required to provide management offer to HMO landlords	Establishment of 2 HMO accommodation options within first 2 years. Create bespoke affordable management offer for HMO properties. A Additional high quality HMO's, and improvements to existing HMO's in the area. Good quality private rented accommodation that meets health and safety requirements. 90% to meet Shelter's Decent Conditions under their Living Home Standard	
	Review housing data and HMO register	Apr-22	Council	Existing resources			
	Develop promotional campaign to engage with owners	Apr-22					

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/ status
	Undertake 4 year programme of risk assessing and inspecting non licensable HMO's	Apr-22					
Address under occupation & overcrowding within social housing stock and by doing so reduce length of time on the housing register. Promote the Tenants Incentive Scheme to encourage and incentivise tenants in social housing to downsize	Identify and proactively contact under occupying tenants registered on DHC to ensure bidding is enabled and any obstacles are identified and removed. Proactively promote Tenants incentive scheme to residents and social landlords	Annually	LA	Part of new staff member post - Staff time	Mail drop to happen annually promoting TIS. Recruitment of staff member for focussed work.	Increase in number of successful downsize moves. Increase in uptake of TIS. Increase in bidding activity for downsizers	
Deliver Private Rented Sector Landlords' & Letting Agents' Forums and other networking opportunities for private landlords; promoting the events widely and using them to consult the Private Rented Sector on the issues that are affecting them.	Consult landlords to established preferred method of information/ consultaion delivery - forums, news letters etc. Establish what content would be most desireable to Landlords to ensure enagement	Annually	LA	Exisitng staff	consultation to be conducted by July 2021, roll out of first event to be achieved by April 2022	Portfolio of landlords either engaged with Seamor or requesting reciept of inclusion in landlord events. Increase in numbers of landlords engaged with LA	

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Deliver Private Rented Sector Landlords' & Letting Agents' Forums and other networking opportunities for private landlords; promoting the events widely and using them to consult the Private Rented Sector on the issues that are affecting them.	Forums to be held to enable discussion of key issues and to receive feedback on emerging pressures and the Council's services.	1st year	Council, stakeholders and partner agencies	Existing resources	1st year develop engagement programme & feasibility of registration/accreditation scheme.	<p>Good standard of rented accommodation to meet local needs.</p> <p>The council has an effective pro active service that improves the quality of rental accommodation and reduces housing complaints.</p> <p>Good communication with landlords and letting agents to highlight any key issues and discuss national policy/regulation changes.</p> <p>Promote good practice, contribute to good relationships with the Private Rented Sector to ensure good supply of good quality rented housing</p>	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/ status
Encourage long-term empty homes back into use.	Review the empty home strategy. Enforce against owners of problematic empty homes Promote Seamoor lettings management offer to landlords.	5 years	Council, stakeholders and partner agencies	Existing resources	1st year review and implement any changes	Reduced level of empty homes in line with strategy. Ability to take enforcement action when needed. Actively working with owners of long term and problematic empty homes to bring them back into use, with reference to the Empty Homes Policy.	
Monitor and actively promote high standards in the rented sector and take appropriate action where standards are not being met, to tackle disrepair, poor housing conditions and criminal landlords.	Address Private Sector Housing service requests from tenants and landlords within target timeframes. Develop an effective programme of engaging with landlords and letting agents, including whether a registration scheme is needed and feasible.	5 years	Council and partner agencies	Existing resources	Monitor service requests received regarding poor housing, identify trends and consider action necessary.	Good standard of rented accommodation in the area to meet local needs. To improve housing standards in the area.	

Action	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Support Tenants and stand firm in situations where Landlords attempt retaliatory evictions.	Address service requests from tenants within target timeframes.	ongoing	council	Existing resources	Address service requests from tenants within target timeframes.	Public have confidence that action will be taken when there is an illegal eviction or harassment	
Promote, deliver and review the Council's private sector renewal policy and home adaptation policy to ensure it makes a positive difference to people's lives and meeting locally identified need.	review policies	1 year	council	Existing resources	Review of Policy	The policies enable the council to encourage and support good quality private rented accommodation.	
Interrogate new Census data to predict future housing trends and needs.	Establish areas of significant interest and collate pre existing ONS data to cross reference with new census data when released to track trends.	Dec-22	Existing Staff resource	Staff time	Establish significant areas of interest by Dec 2021 ready for overlay with new data 2022	Readily available information for all stakeholders and officers to add value to local housing need surveys and compliment the JLP	

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Work proactively with the data available in the DHC register to identify trends and potential solution on a local and individual level	<p>Establish current local need according to DHC & Census data.</p> <p>Compare with historic availability of housing data to establish where needs are not being met.</p>	Dec-22	Staff resource	Staff time	<p>Establish historic housing availability data - Dec 21</p> <p>Establish housing needs according to DHC data - Dec 21</p> <p>Introduce needs analysis from Census interrogation to add value - Dec 22</p> <p>Publish identified gaps in provision to enable collaborative working with RPs to meet identified needs.</p>	Readily available information for all stakeholders and officers to add value to local housing need surveys & identify gaps in provision	
Explore Dementia Friendly Status as a Council and work towards becoming a dementia friendly district and borough.	Explore good practice with a view to achieve Dementia Friendly Status as a council	Ongoing commencing Summer 2021	All Housing Teams and Community Safety Team	Staff Time	Review provided to members at the review of this delivery plan. In the interim, encourage RPs, Landlords and Developers to sign up to the dementia friendly housing charter.	Increased organisational awareness of dementia within the council	

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Work with our partners to seek redevelopment opportunities to enhance the current housing stock and to meet the needs of residents	Establish a programme for potential redevelopment where stock condition is causing issues for re-lets	Dec-21	Existing staff resource and RP partners	Staff time and potential grant availability	Re-development and consultation with existing tenants will take time. Therefore 1 scheme to be identified within the first year of this plan	Tenants decanted and re-housed with minimal disruption to improved housing stock with minimal re-lets and no issues raised about the stock condition from the tenants	
Work with our Registered Provider partners to identify and improve issues within their stock	Develop a process to identify hot spot areas of complaints within the existing stock for both ASB and stock condition	Dec-21	Staff resource - case management support **new enabling support role**LA partners through CSP and ASB partnership	Staff time	Achieve a shared data base with our RP partners to high light issues and look at trends. For ASB Local Lettings Plans to be used. For stock condition complaints need to link with RP planned maintenance programmes	Local Lettings Plans are reviewed annually and would only be used for 1 year. Tenants would be well informed of when maintenance is taking place	
Embed and implement a new tenancy strategy to supersede the current out of date version	Update the tenancy strategy with a commitment to achieve this annually. Develop our marketing and awareness strategy for the policy	Sep-21	Existing resource	Staff time	Ensure this strategy is updated annually. In addition, all stakeholders will be aware of the strategy and its purpose.	Review carried out annually and more frequently if required due to legislation changes	