**Housing Strategy Action Plan 2018-20**

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| **Priority 1 – ensuring supply of suitable & available accommodation** | | | | |
| Priority | Measure | Lead | Resource |
| Work with Nottinghamshire County Council to identify a financially viable Extra Care opportunity in the north of the district | No. of Extra Care opportunities identified | SM | Capital funding required |
| Within 3 months of the new supported housing funding arrangements being announced, produce a report detailing the implications for the council | Report produced | EL | Within existing resources |
| Publish an updated Strategic Tenancy Strategy by October 2018 and regularly monitor compliance by housing providers | Strategy published, monitor compliance | EL | Within existing resources |
| Introduce the use of mandatory fixed term tenancies required under the Housing and Planning Act 2016 when enacted | Date fixed term tenancies introduced | NM | Additional resources required (legal work, review staff) |
| Publish a 5 year Homelessness Strategy by December 2018 and regularly monitor the outcomes achieved | Strategy published, outcomes achieved | EL | Within existing resources |
| By December 2019, publish a Housing Revenue Account Asset Management Strategy and regularly monitor the outcomes achieved | Strategy published, outcomes achieved | EL | Within existing resources |
| Utilising Nottinghamshire Pre-Development Funding, complete a research project into the housing needs and aspirations of 18 – 35 years old and potential housing models to meet these needs, by December 2018 | Research complete | EL | Within existing resources (Nottinghamshire Pre-Development Funding) |
| By October 2018, publish an Aids and Adaptations Policy to support tenants and residents to adapt their homes to suit their needs | Average SAP rating of Council’s housing stock | PW | Within existing resources |
| **Priority 2 – Energy and sustainability** | | | |
| Achieve an average SAP rating of 71 or more by April 2020 across the Council’s housing stock, utilising external grant funding wherever available. | Average SAP rating of Council’s housing stock | ICB | Within existing resources |
| Ensure all non-traditional Council housing stock achieves a U value of circa 0.3 by October 2018 (external render programme). | % of Council’s non-traditional housing stock with U value of circa 0.3 | ICB | Within existing resources |
| By April 2020, where economically viable, improve the energy efficiency of all Council housing stock with solid wall construction (approx. 100) by installing external wall insulation | Average change in EPC rating for these properties following installation of insulation, %. of solid wall homes insulated | ICB | Within existing resources |
| By April 2020, where economically viable, ensure every Council home has an EPC rating of D or greater | % of homes rated D or greater | ICB | Within existing resources |
| By April 2020, replace electric storage heating systems in the communal areas of the Council’s sheltered housing courts to provide cost effective communal heating systems | Change in heating system running costs incurred by tenants | ICB | Within existing resources |
| By April 2020, where economically viable, replace all remaining electric storage and solid fuel heating systems in the Council’s housing stock with a cost effective central heating system, unless refused by tenant. | No. of Council homes with electric storage and solid fuel heating systems | ICB | Within existing resources |
| By October 2018, complete a campaign promoting the affordable warmth service, targeting the selective licensing areas and top 5 areas identified in the BRE report for excess cold, low SAP rating and high fuel poverty | Campaign activity, no. of referrals, no. of residents assisted | AT | Within existing resources |
| Participate in future Nottinghamshire collective fuel switching campaigns | no. of Ashfield residents switching, average amount saved | EL | Within existing resources |
| By December 2018, complete a review of the council’s work to tackle fuel poverty to date and make recommendations for a future programme of work | review complete | EL | within existing resources (graduate intern) |
| **Priority 3 – Regeneration (Housing)** | | | |
| By December 2018, establish a wholly-owned council housing company to develop, acquire and manage homes to meet a range of housing needs in the district | company established | PP | capital funding required |
| By September 2019, purchase 15 properties in need of regeneration to be managed by the housing company | 15 properties identified |  |  |
| By April 2020, construction of approximately 40 new social rented homes to have started on Council owned sites | no. of new social rent homes under construction | SM | Capital funding required |
| By July 2018, use HRA funds and RTB receipts acquire 9 new social rent homes at the former Rolls Royce factory site in Hucknall | no. of homes acquired | SM | Within existing resources |
| By April 2019, complete an options appraisal and produce a plan to develop housing on each council owned site detailed in the Cornerstone Housing Delivery report | Plan produced | SM | within existing additional resources |
| By December 2018, publish a Housing Growth/Supply Strategy and supporting policy that detail how the council will develop, acquire and enable the supply of affordable housing (including use of commuted sums, RTB receipts, council owned land, partnerships, JVs, loans, unviable sites, buying at auction) | Strategy and policy published | SM/EL | within existing resources |
| Acquire 12 homes on the open market using HRA funds for social rent, by September 2019 | no. of homes acquired | SM | additional resources required |
| By June 2019, complete an options appraisal and produce a plan to retain or develop housing on each council owned garage site | plan produced | SM | within existing resources |
| **Priority 4 – Tackling disrepair** | | | |
| By October 2018, ensure all private rented properties in the Selective Licensing areas are either licensed or enforcement action is being taken against the landlord | no. of licenses granted, no. of enforcement cases, no. of properties requiring a license | JH | within existing resources |
| By October 2019, ensure all private rented properties requiring a license under the new HMO regulations are either licensed or enforcement action is being taken against the landlord | no. of licenses granted, no. of enforcement cases, no. of properties requiring a license | JH | within existing resources |
| By July 2018, develop a policy and fee structure regarding the use of civil penalties in private sector enforcement | policy and fee structure developed | JH | within existing resources |
| By December 2018, publish a Private Sector Renewal Strategy, including proactive targeting of rogue landlords. Regularly monitor the outcomes achieved | Strategy published, outcomes achieved | EL | within existing resources |
| **Priority 5 – Reducing / preventing homelessness due to domestic violence** | | | |
| Apply for MHCLG funding when announced to continue the Serenity Scheme between April 2018 and March 2020 | No. of Serenity units available between April 2018 and March 2020 | RW | within existing resources, using external grant funding where available |
| Seek to develop a sustainable operating model for the Serenity Scheme to commence in April 2020 under the revised supported housing funding model | No. of Serenity units available in April 2020 | RW | within existing resources, using external funding where available |
| By September 2018, introduce a revised approach to increase the use of the Sanctuary Scheme to prevent homelessness | No. of Sanctuary Scheme installations | EL | within existing resources |
| Complete the Domestic Abuse Housing Alliance online self-assessment and develop an action plan to address any gaps by April 2019 | Self-assessment completed date and action plan developed | RW | additional resource required |
| By November 2019, deliver the 4 pledges in the CIH Make a Stand campaign | no. of pledges delivered | RW/EL | within existing resources |
| **Priority 6 – Environment and planning** | | | |
| From November 2018, strategic housing and planning development will work jointly to monitor delivery of affordable housing under the Housing Delivery Test and take action as required | No. of affordable housing properties developed (expected and actual), no. of action taken to increase delivery, no. of properties developed as a result of action taken | SM/MM | within existing resources |
| By December 2018, develop design principles to be adopted on all housing developments or acquisitions by the Council for affordable rent, market rent and/or market sale | Design principles developed | SM | within existing resources |
| Within 2 months of the new NPPF being announced, produce a report detailing the implications for the delivery of affordable housing in the district | Report produced | Planning | within existing resources |