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**Meeting of the Executive Members for  
Housing and Adult Social Services and  
Advisory Panel**

**16 July 2007**

**Housing Strategy / Older People's Housing Strategy 2006-09 Year  
End Progress update**

**Summary**

1. The report outlines progress against the Housing Strategy and Older People's Housing Strategy action plans for the fourth quarter/Year End up to 31 March 2007.

**Background**

2. The Housing Strategy and Older People's Housing Strategy (OPHS) were approved in Spring 2006. It was agreed the housing strategy manager would provide regular progress updates to HSMT and Housing EMAP. Monitoring progress improves delivery and enables the department to evidence key successes throughout the year.
3. The Housing Strategy and OPHS contain detailed actions and targets assigned to named lead officers. Lead officers complete a monitoring pro-forma each quarter giving an update on progress for the period. Lead officers are asked to highlight factors hindering progress, suggest ways forward and where necessary propose revised target dates.
4. Together the Housing Strategy and OPHS action plans contain over 100 actions and targets. Around 30 of these can be said to be Key actions or targets as they link directly to wider strategy plans such as the Regional Housing Strategy, Local Area Agreement and the Council Strategy.

**Achievements**

5. Annex 1 details progress against all actions and targets to date. Columns D and E show which strategy each action/target relates to. Column F identifies key action/targets. Columns G-I show the target completion date for each action and Column J shows the current status, - green indicating the action/target has been completed/met, amber indicating the action is on track and red indicating the action/target has not been completed or met by the specified target date. Orange is used to show actions/targets not

completed/met because of required actions/input from partners or where the target has been subject to changes brought by Government.

### Housing Strategy Action Plan

6. Updates from lead officers for the period up to 31 March 2007 show that 60% (65) of actions/targets within the action plan have been completed/met or are on track to be. Around 37% (40) of actions/targets are currently overdue or have not been met.
7. Of the 30 key actions in the Housing Strategy 15 have been met or are on track to be.
8. Actions/targets delivered over the past year include:
  - the commissioning of a new housing market assessment to inform future housing and planning policies ,
  - bringing forward development proposals for the discus bungalows,
  - gaining planning permission for the Peasholme Centre and the new direct access hostel (Arclight),
  - implementing a revised allocations policy, a reward scheme for tenants,
  - implementation of the new housing, health and safety rating system,
  - a significant rise in the number of homeless preventions,
  - a reduction in the number of non decent homes.
9. Two actions within the Housing Strategy have been proposed for deletion. These are actions 3 and 7. Reasons for deletion are detailed in Annex 1 column J.
10. It is proposed that Action 67 (Visit 100% of tenants by 31 March each year) be reviewed. The target was not met for 2006/07 and the lead officer reports that meeting this target is proving very time consuming when balanced against other priorities. The outcome of the review will be reported to Housing Services Management Team by September 2007.
11. Of the 33 overdue actions in the Housing Strategy all except one<sup>1</sup> have revised completion dates. These are detailed in Annex 1, columns G-I (the original target dates have been crossed out and a new dates added).

### Older Peoples Housing Strategy Action Plan

12. Overall progress in relation to delivering the OPHS action plan shows that 40% (5) of actions/targets have been met or are on track to be with 54% (7) of actions or targets currently overdue/not met.

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<sup>1</sup> Action 78, this is an annual action and will now be carried out for the first time in March 08.

13. The overdue actions in the OPHS have been given revised completion dates. These are detailed in Annex 1, columns G-I (the original target dates have been crossed out and a new dates added).

## **Summary**

14. There have been significant achievements and successes over the year delivering the Housing Strategy and OPHS resulting in 30 actions being completed, 8 of which are Key actions.
15. Whilst some slippage has occurred delivering the action plans lead officers have identified revised target dates. Many of these actions were given challenging completion dates at the time the Housing Strategy and OPHS were agreed, and many require the input of other partners. Generally the revised deadlines should be more realistic than those previously set.
16. With the proposed revisions the council is still on track to deliver the key outcomes and broad objectives set out in the Housing Strategy and Older Peoples Housing Strategy by 2009.

## **Recommendations**

17. That Executive Members notes the overall progress made to date in delivering the Housing Strategy and OPHS.
18. That Executive Members note and agree to the proposed revised target deadlines and deletions as detailed in Annex 1. Delivery of these will be monitored through the Housing Services Management Team on a quarterly basis.
19. That Executive members note the proposal to review action 67 of the Housing Strategy.
20. That Executive members note that a further progress report will be submitted to them in 12 months time.

## **Consultation**

21. This report has been written in consultation with lead officers responsible for actions and targets within each of the strategies.

## **Corporate Priorities**

22. Delivery of the Housing Strategy and Older People's Housing Strategy contributes to the following council priorities:
  - Improve the actual and perceived condition and appearance of city's streets, housing estates and publicly accessible spaces

- Improve the health and lifestyles of the people who live in York, in particular among groups whose levels of health are the poorest
- Improve the life chances of the most disadvantaged and disaffected children, young people and families in the city
- Improve the quality and availability of decent affordable homes in the city

## **Implications**

- **Financial**

All overdue actions within the Housing Strategy and OPHS have been given revised completion dates so there are no financial implications arising from non delivery expected at this stage.

- **Human Resources (HR)**

There are no HR implications for the authority.

- **Equalities**

Non delivery of certain parts of the strategies could have negative impacts on how people, particularly those from BME and vulnerable group, access and benefit from housing services.

- **Legal**

There are no legal implications for the authority at this stage.

- **Crime and Disorder**

Non delivery of certain parts of the strategies, particularly around 'Place shaping' and housing management could have negative impacts on crime and disorder.

- **Information Technology (IT)**

There are no IT implications for the authority.

- **Other**

No other implications known at this stage.

## **Risk Management**

23. Regular monitoring and reporting of progress should ensure early intervention to minimise non delivery.

## **Contact Details**

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**Chief Officer Responsible for the report:**

**Report Approved**  *tick* **Date** *Insert Date*

**Report Approved**  *tick* **Date** *Insert Date*

**Wards Affected:**

**All**  *tick*

**For further information please contact the author of the report**

**Annexes:**

Annex 1. Housing Strategy / Older People's Housing Strategy Progress up to 31 March 2007

**Background Papers:**

Housing Strategy 2006-09  
Towards an Older People's Housing Strategy 2006-09