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			Housing Strategy	OPHS	Key action / target?	2006/07	2007/08	2008/09	Status	Statement of current status
1	York housing market and measuring housing needs	Meet with a minimum of five stakeholders per year to increase understanding of the York housing market and promote best practice. In the first year to include: Financial implications of Section 106 agreements; private sector retirement housing, Reviewing the impact of the Housing Act 2004 with private sector landlords; meeting affordable housing 'beacon councils'; best practice in delivering	Y			5	5	5	On track	On track. Initial scoping meeting with Housing Corporation held 03/10 to discuss Social Housing Grant on private developments. Meeting held with Harrogate BC to explore their policy on use of SHG on private developments and with colleagues in City Strategy re how to take forward any proposals. Private sector landlord conference held March 28th.
2	York housing market and measuring housing needs	Provide an annual update on progress on the Action Plans to the Council's Management Team and half-yearly to a meeting of the Housing and Social Services EMAP	Y			Ongoing	Ongoing	Ongoing	On track	
3	York housing market and measuring housing needs	DELETED ACTION JAN 2007. -Work with "Golden Triangle" partners to better understand the sub-regional housing market, and deliver more affordable housing. Outcomes will be monitored against the Golden Triangle Partnership Project Plan	Y	Y		Mar-07	Mar-08	Mar-09	Proposed for deletion	Deleted as an action Jan 2007 as the sub-regional housing market work is being picked up by the North Yorkshire Housing Forum. Monitoring of the Golden Triangle Homebuy Plus scheme picked up in a new action.
4	York housing market and measuring housing needs	Monitoring and evaluation of the Golden Triangle Homebuy Plus scheme	Y	Y		Oct-07			On track	On track. New action added Jan 2007. Currently a total of 17 households in York at various stages of completing purchases under Homebuy Plus scheme.
5	York housing market and measuring housing needs	Work with the Golden Traingle Partnership to develop an affordable housing database to enable data about number of affordable homes provided by size and type to be collated each year.	Y		Yes	Mar-07	Jul-07		Overdue	Harrogate BC leading on IT work associated with project and liaising with York and Leeds IT. Long term sickness of Harrogate lead on IT has led to delay. Project perhaps 75% complete and estimated that will be completed over next 2-3 months
6	York housing market and measuring housing needs	Deliver a sub regional housing strategy by working in partnership to develop a framework for a sub-regional housing strategy that links the housing strategies of North Yorkshire local authorities to the Regional Housing Strategy	Y			Mar-07	Mar-08		Overdue	On track. A report is going to the council Executive 27th February recommending participation in a sub regional partnership for strategic housing and to appoint the Executive Member for housing as the Council rep on this partnership. The decision making forum for the partnership will be the North Yorkshire Strategic housing Board (which will be in place by 1st April) and once these governance arrangements are in place to agree sub regional investment and strategic priorities consideration will be given to a sub regional Housing Strategy, as recommended in the Audit Commission Report on Affordable Housing in North Yorkshire (autumn 2006).
7	York housing market and measuring housing needs	Market test the feasibility and value for money of City of York Council directly managing leased homes from private landlords with a view to this helping to reduce the number of homeless households in temporary council accommodation	Y			Mar-07			Proposed for deletion	No action yet. Change of emphasis in Govt targets (to reduce all temp by 50% by 2010) may be a conflict. It is proposed to delete this action as no significant increase in use of private landlords. Current contracts to continue.
8	York housing market and measuring housing needs	Establish a database of "key housing statistics" for York which will help to inform future planning and investment decisions. To include housing market and socio-economic, information. Report annually to councillors and half-yearly to Housing Services Management Team	Y			Mar-07	Aug-07		Overdue	Delayed pending outcome of HMA. Proposed to use HMA data as a baseline where possible and use desktop research to update this, along with other relevant statistics.
9	York housing market and measuring housing needs	Commission a new (or an update to the existing) Housing Needs Survey	Y		Yes	Apr-07			Completed	Completed. Fordham Research appointed to undertake HMA/HNS in February 2008 with results expected June/July 2008. Focus group seminars for hard to reach groups also being planned together with stakeholder meeting on 5th March 2007.
10	York housing market and measuring housing needs	Analyse the results of the new Housing Needs Survey, recommending actions/changes to policy as appropriate	Y		Yes	Apr-07	Oct-07		Overdue	Slight delay from April 07 because assumption had been that HMA would be undertaken in 2006. Revised date should now be Oct 2007
11	York housing market and measuring housing needs	Assess the need and feasibility of requiring a percentage of all new homes to be built to 'lifetime home standards' or similar irrespective of tenure. Report recommendations to the Housing Services Management Team by March 2007	Y	Y	Yes	Mar-07	Aug-07		Overdue	Project in workplan of Housing Development Manager. Timetable slipped due to post being vacant and need to prioritise on other development projects. Initial discussions with Planning policy officers in City Strategy have taken place re timetabling to coincide with LDF work and it may be that this action will need to fit with LDF timetable on issues and options consultation. .

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12	Meet the need for affordable housing	Bring forward redevelopment proposals for 3 "discus" bungalow sites including the re-provision of the affordable housing currently on the sites. Appoint a project manager to oversee the redevelopment.	Y		Yes	Mar-07			Completed	Completed - Project Manager has been in post since July 06 (see objectives below). Sales particulars for a preferred development partner out May 4th with a closing date for expressions of interest by 3rd July
13	Meet the need for affordable housing	Commence redevelopment of "discus" bungalow sites	Y		Yes	Mar-07	Aug-07		Overdue	34 properties are now void and transfer forms have been completed by all residents. All residents, who agreed, have had an Occupational Therapy assessment with a final OT report detailing all residents needs and adaptations going to the April Board meeting. Project Outcomes, objectives, sales details and project plan have been approved by the Board. Assessment of tenders from potential development partners during July and August 07.
14	Meet the need for affordable housing	Ensure that every council asset for disposal is assessed for the delivery of additional affordable housing by the council's Corporate Asset Management Group	Y		Yes	Mar-07			Completed	On track - Asset Manager for housing services is now attending CAMG and meeting to be set up as to how S& E feed into this group and information is disseminated. Both the HRA and Corporate Asset Management plan need to reflect that affordable housing is a corporate priority. Work has started to develop that HRA plan There is an issue over corporate 'due process' for the consultation and disposal of assets which has yet to be resolved. Housing Development team part of corporate project team which looks at the development briefs for major development sites.
15	Meet the need for affordable housing	% of affordable housing secured on new housing developments, as outlined in Planning Policy H2a and supplementary planning guidance	Y		Yes	50%	50%	50%	Target not met	<p>This target was not met. The target refers to planning approvals on sites where the provision of affordable housing is required under planning policy. The actual handover of these homes to a housing association will, in most cases, be a year or more after the planning approval.</p> <p>In 2006/07 permission was granted for 1050 new homes on 5 qualifying sites. 232 (22%) were negotiated as affordable housing. 1026 of the 1050 homes were on two sites – Hungate and the former gas works. In both cases these were sites that had registered applications before 2005 when the council's affordable housing target was 25%. Financial assessments at Hungate concluded with an agreed affordable housing provision of 20%. At the gas works the 25% target was met.</p> <p>A further three developments were negotiated under the 50% affordable housing targets. These planning approvals are for 24 homes in total of which agreement was reached for 9 (38%) to be affordable. One scheme achieved 50% affordable housing, one 40% (two out of five homes) and the third 27%. In both cases the reduced percentages were the outcome of</p>

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16	Meet the need for affordable housing	Enable the building of 200 affordable homes in York each year on 'planning gain' sites and developments funded by the Housing Corporation	Y		Yes	200	200	200	Target not met	<p>The target is better considered as a rolling average over a longer time frame than one year. With over 80% of affordable homes now provided on private developments the council has little control on the timing of their delivery. Developers will sometimes hold back or delay the building out of developments after planning permission is received and this has impacted on our ability to accurately estimate the number of homes delivered in any given year.</p> <p>A further reason for not currently meeting the target is the delay caused by planning inquiries for developments at the Barbican, Germany Beck and Derwenthorpe. The anticipated delivery of over 500 affordable homes at these three sites beginning from 2006/07 onwards had been instrumental when the target was first set.</p> <p>From 2008/09 the numbers of homes delivered are expected to exceed the target as the major developments above and those at Hungate, Heworth Green (four sites), Northfield School, York College, Birch Park plus approximately 30-40 Housing Corporation funded homes come on stream.</p>
17	Meet the need for affordable housing	Agree with the members of the Housing Liaison Group a minimum standard/specification for affordable homes on private developments	Y		Yes	Jan-07	Sep-07		Overdue	No progress to date due to lack of staff resources. Likely to be picked up as part of the consideration on the use of Social Housing Grant on private developments. If this were to proceed, minimum standards/spec would be set by Housing Corporation rules.
18	Meet the need for affordable housing	Review Section 106 agreements annually to ensure these are not restricting housing associations ability to borrow private finance	Y		Yes	Mar-07	Mar-08		Overdue	Assessed on scheme by scheme basis by Housing Development Manager, with new clauses inserted as necessary. When the housing development team is at full strength this will be considered as an individual project, but current staff resources do not allow this
19	Meet the need for affordable housing	Undertake an evaluation of all new affordable housing schemes 12 months after their completion with housing associations. To include housing management, lettings, maintenance, repairs and tenant/purchaser satisfaction. Report the findings and any recommendations arising from them annually to Housing Services Management Team.	Y			Mar-07	Jul-07		Overdue	Some slippage due to other work priorities and the need to agree the scope of visits with members of the Housing Liaison Group. Briefing paper written for consultation. Reviews still planned to begin in 2007
20	Meet the need for affordable housing	Consider and report to the Head of Housing Services options for increasing the number of affordable homes built in rural communities.	Y		Yes	Mar-07	Oct-07		Overdue	Target not met for 2006/07. Rural Housing Enabler started work 23rd April and this is a key part of her role. Request target date is now put back to October 2007.
21	Meet the need for affordable housing	Undertake an annual site visit with each housing association to their developments in York with a view to identifying any problems with the management and maintenance of these developments	Y			Mar-07	Jul-07		On track	On track. On Housing Development Managers workplan. Timetable to be agreed. Will consult with HLG at same time as evaluation of new schemes
22	Improve our understanding of the housing needs of BME residents (including Gypsy and travellers)	Ensure service user information relating to ethnicity, vulnerability and disability is collected and monitored in order to drive service priorities and improvement across individual service areas	Y			Mar-07	Mar-08		Overdue	Completed initial collation of information in terms of survey data and questionnaires. To expand areas of collection and monitoring in 2007/08, following KLOE reviews to ensure comprehensive information collected by all housing service areas.
23	Improve our understanding of the housing needs of BME residents (including Gypsy and travellers)	Subject to government funding, undertake refurbishment works to the three permanent traveller sites in York	Y		Yes	Mar-07	Mar-08		Overdue	Research into the housing needs of BME groups has been agreed as part of the HMA/HNS commissioned by CYC. A tender brief should be submitted in January 2007 to research on a sub regional basis the housing needs and aspirations of Gypsies and Travellers, funded by the RHB.

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24	Improved access to services and housing for minority groups (including Gypsy and travellers)	Analyse the results of survey data – reviewing responses of specific groups and minorities	Y				Aug-07		On track	07/08 onwards following review of information collected
25		Identify site, obtain planning permission and commence development of Peasholme Centre	Y		Yes	Mar-07			Completed	Planning permission obtained for development of the site in Fishergate
26	Improve our understanding of the housing needs of BME residents (including Gypsy and travellers)	Consider how ethnic minority housing needs can be included in housing needs surveys and housing market assessments	Y			Mar-07	Completed		Completed	
27	Improve our understanding of the housing needs of BME residents (including Gypsy and travellers)	Analyse the Census 2001 further to give detailed information on housing deprivation and tenure by ethnicity and use as a basis for prioritising resources	Y			Mar-07			Completed	Part of commissioned SHMA
28	Improve our understanding of the housing needs of BME residents (including Gypsy and travellers)	Undertake an assessment of gypsy and traveller housing needs and provision through the Local Development Framework process.	Y		Yes	Mar-07	Aug-07		Overdue	Target deadline of 2006/07 not met. Revised target deadline set to April /May 2007/08. Gypsy and traveller accommodation needs are being assessed at the sub regional level through work being commissioned by the NY Housing Forum. This should be completed for early 2007/08 (April/May 2007). The assessment will be used to inform the LDF.
29	Preventing and responding to homelessness	Reduce the number of homeless re-presentations (target based on assumption of a static number of homeless presentation cases)	Y		Yes	12	11	10	Target not met	Target not met. Outturn 15. BVPI shows higher than anticipated increase due to method of calculation (against homelessness acceptances, which has decreased)
30	Preventing and responding to homelessness	Monitor and review the homelessness strategy annually in preparation for a new strategy to be written in 2008.	Y		Yes	Mar-07	Mar-08		On track	Reviewed 2005. Ongoing work but next formal strategy will be published 2008 in accordance with DCLG requirements
31	Preventing and responding to homelessness	Acquire additional private sector homes to lease through cost savings made from other budgets (principally bed and breakfast). Continuation in subject to ongoing savings	Y			10	tbc	tbc	On track	Spend to save budget agreed for 1 year (2006/7) to increase supply of accommodation units for HL people (PRS). 2006/07 outturn to be confirmed. WAS TARGET ACHIEVED 2006/07? CONFIRM 2007/08 and 2008/09 TARGETS
32	Preventing and responding to homelessness	Identify and agree a new site for the Arclight direct access homeless hostel	Y		Yes	Mar-07			Completed	Completed as planning approval obtained on 24th January for the re-provision on Union Terrace. Further discussions with DCLG and Housing Corporation on the start on site date. DCLG has reprogrammed grant to enable a 07/08 SOS. Detailed negotiations with HC now planning has been approved. Due for completion May 08.
33	Preventing and responding to homelessness	Re-provision of the Arclight direct access homeless hostel	Y				✓		On track	On track - site transferred to York Housing Association Housing and contract with Birch Ltd signed at end of March. Work started on site with a completion date due in April 2008.
34	Preventing and responding to homelessness	Develop a mental health assessment tool for homeless/potentially homeless customers	Y			Mar-07		Mar-09	Overdue	Overdue. No action yet. Target deadline for completion revised to Mar 09 in light of other competing priorities.
35	Preventing and responding to homelessness	Expand the accessibility of the private rented sector for homeless or potentially homeless people through increasing numbers of private sector homes rented through use of the Rent Bond Guarantee Scheme	Y			10	10	10	Target met	Outturn 12. Increased tenancies form 3to 35.
36	Preventing and responding to homelessness	Reduce by 50% (from a baseline figure of 260) the number of households in temporary accommodation by 2010	Y		Yes	200	180	160	Target not met	Outturn figure of 207, close enough to target so not major concerns about progress.

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37	Preventing and responding to homelessness	No. of people sleeping rough on a single night within the LA area	Y		Yes	max 4	max 4	max 4	Target not met	Outturn 8. Higher street count than anticipated due to change in criteria..
38	Preventing and responding to homelessness	No. of households who considered themselves as homeless, who approached the LA and who said housing advice work intervention resolved their situation	Y		Yes	226	200	220	On track	Outturn 226.
39	Meeting supported housing needs (supporting people)	Continue with service reviews of Supporting People funded projects and services ensuring they continue to offer value for money	Y			Mar-07	Mar-08	Mar-09	On track	On track. The second phase of Service Reviews has started and will be carried out over a 3 year programme. Homelessness service review was submitted to the Commissioning Body in February 07. Drugs and Alcohol Service review in progress.
40	Meeting supported housing needs (supporting people)	Undertake a review of how customers access services and how this can be improved	Y			Mar-07	✓		On track	On track. A cross authority SP research on traveller support needs was carried out. The report showed that services were not available for roadside travellers and appropriate support for travelers choosing to move from a pitch to a house (usually to make way for the next generation rather than choice). The support service has been re-modelled to allow for support to be provided to this client group when they do not have a pitch. The homelessness review highlighted that customers in temporary accommodation sometimes need continued support from temporary to permanent accommodation. The service has been re-modeled to reflect this.
41	Meeting supported housing needs (older people)	Publishing an Older People's Housing Strategy with a full action plan to develop housing services appropriate to the needs of older people	Y		Yes	Mar-07			Completed	Published September 2006
42	Meeting supported housing needs (older people)	Implement the priorities and targets established in the Older People's Housing Strategy	Y		Yes	Mar-07	✓	✓	On track	On track. In the workplan of the Policy and Planning Manager to undertake.
43	Meeting supported housing needs (people with learning disabilities)	Test the idea of a 'one stop shop' advice service for information on housing options. Initially, in partnership with the Valuing People Partnership Board, to test this in the Selby area	Y			Jul-06	Dec-07		Overdue	The one stop shop advice service is to be funded by the partnership board Learning Disability Development Fund and should be operational by late 2007. First attempt to commission service did not receive applications
44	Meeting supported housing needs (people with learning disabilities)	Establish a 3-5 year commissioning plan	Y			Aug-06			Completed	Completed . LD Commissioning plan for all LD services agreed by CSCI in Jan 2007. Housing is part of this overall operational plan which will be implemented over the next five years.
45	Meeting supported housing needs (people with learning disabilities)	Undertake a revised mapping of current and predicted future needs of customers known to CYC Community Services	Y			Aug-06	Jun-07		Overdue	On-track for completion Spring 2007
46	Meeting supported housing needs (people with learning disabilities)	Establish an Allocations Panel to oversee revised housing allocations policy and the ongoing housing requirements of people with a learning disability	Y		Yes	June 2006 (revised date April)			Completed	There is now a fromal group responsible for overseeing allocations of all voids and monitoring of housing needs of people with a learning disability. This group is being widened to include housing colleagues.
47	Meeting supported housing needs (people with learning disabilities)	Re-provision of accommodation from existing long stay NHS special needs units to more appropriate supported living schemes for up to 18 people by March 07 and all remaining clients by March 2010	Y			Mar-07			On track	On Track. 18 People moved by March 2007.
48	Meeting supported housing needs (people with learning disabilities)	Review and bring forward recommendations for overcoming the challenges presented by the different timetables that funding for capital and revenue costs follow	Y			Aug-06	Aug-07		Overdue	Corporate finance are actively looking at this issue an it will be down to them to make the necessary recommendations. There is no agreed change to the current system corporately so this issue will remain an outstanding planning pressure on the service.

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49	Meeting supported housing needs (people with learning disabilities)	Implement a 3-5 year commissioning plan for housing for people with a learning disability	Y			Ongoing	Ongoing	Ongoing	On track	On-Track for implementation within 5 year plan
50	Meeting supported housing needs (people with mental illness)	Complete a review of rehabilitation services with a view to helping more people with mental health problems to access supported housing	Y						Completed	Completed, report to EMAP 8th Dec 2006
51	Meeting supported housing needs (people with mental illness)	Develop a floating support scheme with Richmond Fellowship for young people	Y			Apr-06			Completed	Successfully negotiated with Richmond Fellowship. Service targeted at younger people with mental health problems, became operational approx June 06
52	Meeting supported housing needs (people with mental illness)	Complete the transfer of an in-patient unit to supported housing in partnership with York Housing Association	Y			Jun-06	Nov-07		Overdue	Due to complete New Lane December 06. Development of scheme at 74-80 Shipton Rd delayed until Nov 2007 due to capital funding issues and planning permission. New Lane opened 18 Dec 2006. Timescale for 74-80 Shipton Road remains unchanged.
53	Meeting supported housing needs (people with mental illness)	Complete the integration of residential and rehabilitation services	Y			Apr-06			Completed	Original plans affected by closure of Red Roofs. Residential rehab now within a single management structure.
54	Meeting supported housing needs (young People)	Respond to the Supporting People review of services for Young People	Y			Mar-07			tbc	
55	Meeting supported housing needs (ex-offenders)	Complete scoping work to identify ways to increase the number of homes available to ex-offenders through agreement with housing associations. Report findings to Housing Services Management Team	Y			Mar-07	Jul-07		Completed	Still to be signed off by Probation Service, expected July 2007
56	Meeting supported housing needs (ex-offenders)	Work with the police and probation service to plan for the accommodation of high-risk ex-offenders.	Y			Mar-07	May-07		On track	SP Service Review for Offender services planned for May 2007
57	Meeting supported housing needs (drugs and alcohol)	Increase by 5% the number of primary and secondary needs drug users accessing housing support and review this target with the ODPM in 2008/09	Y			Mar-07			Not met	The definition of how this target is measured is still awaited from CLG. However, if we compare 2005/6 and 2006/07 data we can see that there was an overall increase in new customers (primary and secondary drug users) accessing housing support of 2.5% and an increase of 100% of those with complex needs. New services are being commissioned for both primary and secondary needs so it is anticipated that this increase will continue to rise
58	The allocation of affordable homes for rent and sale	Introduce a new housing allocations policy	Y			May-06			Completed	Completed May 06
59	The allocation of affordable homes for rent and sale	Review the impact of the new housing allocations policy	Y			Mar-07	May-07		On track	On track. Several meetings held to review issues with the policy including session with frontline staff who carry out allocations December 2006 (note in improvement plan action is down for 06/07 & 07/08) and is joint with Support Services and tenancy services managers. Detailed impact analysis to be carried out in early 07/08.
60	The allocation of affordable homes for rent and sale	Introduce a monitoring system with a view to increasing the proportion of housing association homes let to City of York Council applicants through nomination agreements. The outcomes, including any recommendations, to be reported to Housing Services Management Team.	Y			Mar-07	Apr-07		Overdue	CYC nominations monitoring information to be provided by SX3 on a quarterly basis starting from April 07. Nomination agreements to be reviewed at meeting on 23 April 07. Monitoring nominations from RSLs against RSL total voids will begin when nominations agreements have been reviewed and RSLs have been consulted.

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61	Ensuring well managed rented housing across the public and private sectors	Undertake a review of sheltered accommodation and warden call schemes	Y			Mar-07	Mar-08		Overdue	Overdue - this process links into the asset management strategy and hence will lag after its completion. Revised target date March 2008
62	Ensuring well managed rented housing across the public and private sectors	Implement the recommendations of the review of the void management process	Y				Aug-07		On track	Review completed and implementation of the first part of the process due to start on 01/02/07. Remainder is dependent on NSO reconfiguring their service
63	Ensuring well managed rented housing across the public and private sectors	Carry out a systems review of the day to day repair ordering process, including process mapping to identify areas for improvement. Report outcomes to Housing Services Management Team	Y			Mar-07	Dec-07		Overdue	A revised project timescale is yet to be finalised but expected to start May/June 2007 and completed within 2007/08
64	Ensuring well managed rented housing across the public and private sectors	In conjunction with the Neighbourhood Pride Unit investigate how residents associations can be more self-empowering and representative	Y				Apr-07		Completed	Completed. Skills Audits and capacity building session have been held with all Residents Associations.
65	Ensuring well managed rented housing across the public and private sectors	Agree a response to the government's consultation 'A Respect Standard for Housing Management'	Y			Jun-06			Completed	Completed. Response to the Respect standard was provided on time
66	Ensuring well managed rented housing across the public and private sectors	Include in the Improvement plan actions required to meet the Governments Respect Standard, and liaise with relevant external and internal partners to reflect identified gaps in the Service	Y			Dec-06	Oct-07		Overdue	Meeting held on 02/05/07 to look at identifying gaps.
67	Ensuring well managed rented housing across the public and private sectors	Visit all tenants on an annual basis	Y			100%	100%	100%	Target not met	Visits started in June 06 but are proving very time consuming and difficult. Process will be reviewed.
68	Ensuring well managed rented housing across the public and private sectors	Introduce policy to allow for extension of introductory tenancies and demotion of secure tenancies when tackling cases of anti-social behaviour	Y			Mar-07			Completed	Completed
69	Ensuring well managed rented housing across the public and private sectors	Introduce pre-tenancy training sessions for council tenants using interactive DVD to illustrate tenancy rights and responsibilities, preparing people for moving etc	Y			Sep-06			Completed	Training sessions have started and DVD is due to be completed by end of December 2006. DVD available from July 2007.
70	Ensuring well managed rented housing across the public and private sectors	Develop the Customer Services Module of the Integrated Housing Management System	Y			Mar-07	Jul-07		Overdue	Revised target date July 2007
71	Ensuring well managed rented housing across the public and private sectors	Evaluate the impact of introductory tenancies	Y			Sep-06	Sep-07		On track	We require several years data to carry out a meaningful evaluation and are currently evaluating the reasons why introductory tenancies fail. Revised date: September 2007
72	Ensuring well managed rented housing across the public and private sectors	As part of an asset management strategy consider redevelopment and re-modelling parts of the housing stock that are unpopular or do not meet the housing needs of the city	Y				Aug-07		On track	Ongoing process, e.g. Delwood sheltered scheme unpopular bedsit accommodation has been satisfactorily remodeled into 1 bedroom accommodation, this is an ongoing process when carrying out capital modernisation schemes, hence on track.

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73	Ensuring well managed rented housing across the public and private sectors	Establish an anti-debt strategy alongside colleagues in Housing Benefits and Council Tax to support the anti-poverty strategy being developed by the council. To be monitored through reporting to Housing Services Management Team	Y			Mar-07	Dec-07		Overdue	This has not been completed, there has been an initial meeting held with resources however it has stalled because of lack of resources from council tax.
74	Ensuring well managed rented housing across the public and private sectors	Subject to funding provide front line housing staff with "tabular technology" (small laptop PCs)	Y			Jun-06	Dec-07		Overdue	The project is now part of a wider pilot into mobile technology that is being lead by central IT a preferred supplier has been appointed company called Asppwing. To elements of Housing will be included the income management work and Reactive repairs. The implementation of the project is due completion by Dec 07. There will then be a need to evaluate its success.
75	Ensuring well managed rented housing across the public and private sectors	Explore options for adopting a range of incentive schemes for tenants to clear rent arrears, pay for repairs etc	Y			May-06			Completed	Reward report went to EMAP in September 2006 Prize draw incentive for customers leaving their home was approved. Prize draw due to be implemented in Dec and the leaving your home incentive will be introduced in April 07
76	Ensuring well managed rented housing across the public and private sectors	Establish a compulsory programme of advice on tenancy management prior to homeless households being offered a permanent home	Y			May-06			Completed	See 64. This has been completed the next stage is to ensure that support workers attend the on site letting to permanent accommodation and provide early support at start of tenancy
77	Ensuring well managed rented housing across the public and private sectors	Agree with housing associations on the collection and monitoring of management and performance information	Y				Apr-07		On track	On track. Project team led by Margaret Brien established to scope this work. The resources needed to implement will be clearer when this initial phase of the project completed. Anticipate this will be in by April 2007
78	Ensuring well managed rented housing across the public and private sectors	Undertake an annual review of the Housing Partnership Agreement	Y			Mar-07	Mar-08	Mar-09	Overdue	Overdue for Mar 07. In hand as part of Housing Development Manager's workplan, 1st review expected by Mar 08
79	Ensuring well managed rented housing across the public and private sectors	Undertake full review of the Housing Partnership Agreement	Y				Mar-08		On track	In hand as part of Housing Development Manager's workplan, 1st review expected by Mar 08
80	Ensuring well managed rented housing across the public and private sectors	Work regionally and sub regionally with other local authorities to ensure that the Housing Act 2004 is introduced smoothly.	Y			Apr-06			Completed	Completed - Housing Act licensing and HHSRS fully implemented
81	Ensuring well managed rented housing across the public and private sectors	Work with other partners to ensure that the Regulatory Reform Order doesn't conflict with the proposed changes in the Housing Act 2004	Y			Apr-06			Completed	Completed
82	Ensuring well managed rented housing across the public and private sectors	Alter the grants policy to reflect changes in legislation. In particular we will look to only offer grants to licensed HMOs and only where they mean properties meet the decent homes standard.	Y			May-06			Completed	Completed
83	Ensuring well managed rented housing across the public and private sectors	Continue to develop existing partnerships to strengthen the delivery of the strategy by extending the voluntary code of practice into other areas of the private rented sector	Y		Yes	Ongoing	Ongoing	Ongoing	On track	On track
84	Ensuring well managed rented housing across the public and private sectors	Write a new Private Sector Housing Renewal Strategy	Y		Yes		Mar-08		On track	On track

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			Housing Strategy	OPHS	Key action / target?	2006/07	2007/08	2008/09	Status	Statement of current status
85	Improving the condition of housing stock across all tenures	Implement the recommendations of the review of the council's responsive repairs process	Y				Mar-08		On track	
86	Improving the condition of housing stock across all tenures	Produce information for tenants containing timescales to carry out repairs/improvements	Y				Mar-08		On track	On track
87	Improving the condition of housing stock across all tenures	Implement the Housing Revenue Account Business Plan to meet the decent homes standard by 2010	Y			Ongoing	Ongoing	Ongoing	On track	
88	Improving the condition of housing stock across all tenures	Reduce the number of non-decent council homes to 1,165 by April 2007	Y		Yes	Mar-07			Completed	
89	Improving the condition of housing stock across all tenures	Review the current ratio of planned to responsive repairs (council homes)	Y			Mar-07	Mar-08	Mar-09	On track	Annual assessment on target
90	Improving the condition of housing stock across all tenures	Undertake a stock condition survey of council owned homes	Y			Ongoing	Ongoing	Ongoing	On track	Rolling programme
91	Improving the condition of housing stock across all tenures	Agree an asset management strategy including identifying homes that need to be re-profiled to meet changing needs and aspiration	Y		Yes	Mar-07	Aug-07		Overdue	Overdue to be delivered summer 07
92	Improving the condition of housing stock across all tenures	Agree with Housing Associations in York on how best to benchmark their performance including progress towards meeting decent homes standard	Y	Y		Ongoing	Ongoing	Ongoing	On track	To be discussed at Housing Liaison Group. Information on progress towards meeting DHS included this year on the HIP return questions that we send to RSL's. Suggest amending completion to being open ended as this is an ongoing action, discussed at quarterly business meetings with the larger RSL's
93	Improving the condition of housing stock across all tenures	Complete the merger of the environmental regulation and housing grants teams to a single Housing Regulation and Standards Team	Y			Apr-06			Completed	Completed
94	Improving the condition of housing stock across all tenures	Through the Energy Partnership support the introduction of a new grant – funded by the council and administered through the Energy Efficiency Advice Centre- aimed at customers who fall just outside the warm front criteria.	Y			Apr-06			Completed	Completed and currently being delivered
95	Improving the condition of housing stock across all tenures	Introduce and monitor the effectiveness of the HMO licensing scheme in accordance with Housing Act 2004	Y		Yes	Ongoing	Ongoing	Ongoing	On track	Introduced and ongoing monitoring underway
96	Improving the condition of housing stock across all tenures	Implement the Housing Health and Safety Rating System	Y			Mar-07			Completed	Completed
97	Improving the condition of housing stock across all tenures	Identify potential clients and market the regional home appreciation loan as an additional tool to tackle non decency. Monitor progress through the Housing Standards and Adaptations Team	Y			Jun-06	Aug-07		Overdue	Overdue - Will be using Bradford City Council to deliver HALs for 2007/08. Exploring different options to deliver HALs in the long term.
98	Improving the condition of housing stock across all tenures	Complete Home Appreciation Loans	Y	Y		3	6	6	Overdue	Overdue - see note above. REVIEW TARGETS IN LIGHT OF DELAYS?
99	Improving the condition of housing stock across all tenures	Monitor the effects of the interim grant policy and carry out a full review of the grant policy in light of the proposed changes to the disabled facilities grant	Y	Y		Mar-07		Jun-08	Overdue	Overdue - Interim grant policy in place - including new security grant. Government delayed presenting proposed changes to DFGs until after Autumn spending review. Anticipate new changes 2008/09

A	B Heading	C Priority action	D	E	F	G	H	I	J	
			Housing Strategy	OPHS	Key action / target?	2006/07	2007/08	2008/09	Status	Statement of current status
100	Improving the condition of housing stock across all tenures	Monitor the effectiveness of the York Home Improvement Agency to determine whether the contract for the service should be renewed..	Y			Oct-06	Aug-07		Overdue	Discussions on-going regarding future direction of services, decisions due summer 2007.
101	Improving the condition of housing stock across all tenures	Share best practice and monitor the implementation of the Housing Act 2004 through the North Yorkshire Chief Officers Private Sector Housing Group.	Y			Ongoing	Ongoing	Ongoing	On track	On track and ongoing
102	Improving the condition of housing stock across all tenures	Agree a common set of standards with colleagues in neighbouring authorities for the licensing of private sector homes under the Housing Act 2004	Y			Jul-06			Completed	Completed
103	Improving the condition of housing stock across all tenures	Commission an new, or updated Private Sector Stock Condition Survey	Y	Y		Mar-07	Mar-08		Overdue	Overdue - funding difficulties. Working group now meeting to explore options with updated with a view to providing new PSHRS by March 2008
104	Housing benefits and income maximisation	Improve performance in the speed of processing benefit claims to meet BVPI targets	Y			34 days	32 days	30 days	Target not met	2006/07 performance on New claims was 35 days - one day short of the target 34 days and a 5 day improvement of 2005/06 performance
105	Housing benefits and income maximisation	Achieve Local Public Sector Agreement target to increase benefit take-up for older people (funding bid pending)	Y				Mar-08		On track	Funding secured and Take up work has commenced.
106	Housing benefits and income maximisation	Introduce Local Housing Allowance (LHA) scheme (subject to Department of Work and Pensions roll-out)	Y				Mar-08		On track	On track
107	Older people	Explore the feasibility of assistive technology and progress with current digital upgrades to some local authority stock. Raise awareness of the capabilities of assistive technology / telecare services and provide people with a choice to utilise them.	Y			Ongoing	Ongoing	Ongoing	On track	On track
108	Older people	Meet the decent Homes Standards for all council properties and increase to 70% the proportion of vulnerable people in decent private housing by 2010	Y		Yes	Ongoing to 2010	Ongoing to 2010	Ongoing to 2010	On track	On track.
109	Older people	Produce a register of adapted properties and develop a policy to ensure aids and adaptations are re-used where possible if not required by the new tenant.		Y		Mar-07	Dec-07		Overdue	Overdue - Work with SX3 team to be carried out during 2007/08
110	Older people	Explore feasibility of moving towards some form of self assessment approach in relation to minor adaptations.		Y		Mar-07	Aug-07		Overdue	
111	Older people	Promote greater availability of affordable independent advice on schemes such as equity release.		Y		Mar-07	Mar-08		Overdue	Overdue. See comments regarding Bradford City Council delivering HALs
112	Older people	Progress with digital upgrades to local authority older people's housing and complete programme by 2011.		Y		Ongoing to 2011	Ongoing to 2011	Ongoing to 2011	On track	I have taken a basic report to the Federation of resident associations in May 2007 presenting the options. I will receive formal comments back in July. We are seeking some indicative prices on different types of blocks of flats from various contractors that are on Northern housing consortiums approved list we should have these by July 2007
113	Older people	Review information and advice offered to older people and ensure this is consistent with current good practice.		Y			Mar-08		On track	
114	Older people	Review consultation with older people and older people's groups and ensure more joined up approach amongst service providers.		Y			Mar-08		On track	