

**Report to the Core Strategy Group
Housing Partnership
Meeting 27th January 2009**

Housing Strategy Progress (January 2009)

Introduction

Enclosed is the progress of the Housing Strategy Action Plan during 2008. It should be noted that this is the final year of this strategy in its current format. It would also be true that due to the dramatic effects of the credit crunch this Action Plan has effectively become outdated. This is reflected in the inclusion a report to Cabinet that sets out the Councils response to these events.

Clearly these events and Wigan changing housing situation are being taken account within the new Housing Strategy and an Issues Paper will shortly be launched at the next Housing Event in February. It is the future intention to merge the Housing Strategy Action Plan and the LAA Action Plan (Housing elements) when the new strategy comes on stream next summer.

Areas of Good Performance

The areas of good performance include:

- Good progress in terms of the development of the affordable housing strategy.
- Work around asylum seekers.
- In the development of housing intelligence/information.
- Work to improve the housing stock in both the public/private stock.
- Improvements in energy efficiency.
- Reduction in empty Council housing stock.
- High levels of user satisfaction.

Areas of Challenge

These areas include:

- Major pressures due to the recession making progress on homelessness difficult to achieve.
- There has been a significant increase in the numbers of private sector empty homes, the majority being due to the increase in new homes developers are unable to sell.
- Some development of action such as over better procurement within DFG's etc have slipped
- The recession is challenging areas across the whole housing spectrum, ranging from the delivery of new homes to the need for

better housing advice. This is reflected within the attached note on the recession.

Conclusion

This is the last update of the old strategy. It was subject to a major evaluation last year, the results of which have been fed into the development of the new strategy which will be published in the Summer.