

1. Increase the overall supply of affordable housing to meet the needs of all its residents and the local economy

Key Strategies	Planned Actions by 2009	RO	Actual Progress	RO	Future Actions	RO	Funding
Housing Strategy Affordable Housing Strategy Local Development Framework WALH Business Plan	To continue work on the LDF including completing the strategic land assessment	MS	Good progress made and the strategic land assessment completed.		To be set out within the revised housing strategy currently being consulted upon.  Draft strategy will be available early Summer.  Its action plan will set out actions/priorities for 2009/10 and 2010/11.		HCA funding  Council funding  Private monies
	To work proactively with developers to encourage housing development	SS	Developers forum formed . Bids made by developers / RSLs to HCA. Participation in the home buy direct scheme.				
	To review the Affordable Housing Policy	PL/SS	Delayed due to the volatile nature of the housing market.				
	To work with WALH to develop bids for new affordable housing in liaison with HCA	SS	Initial bid for 50 homes submitted. Still waiting the results.				
	To work with other RSLs to facilitate bids for affordable housing	SS	See above.				
	To work with Private Landlords to encourage good management and encourage participation in affordable housing initiatives eg Private Sector Leasing	SS	Extensive work in this area including meetings with land lords forum. Working with CAB to set up Wigan housing solutions a social letting agency. To commence /May 2009.				
To review the Councils Allocation scheme	EB	Review commenced Autumn 2008. Will be completed Summer 2009.					

Performance Indicator	Baseline performance	Actual 08/09 Performance	LAA Improvement Target		
			08/09	09/10	10/11
High Level Indicator (within LAA)	1105	NK	650	700	978
Number of net homes provided					
Local Indicators					
Supply of ready to develop sites	14		Target to be set once results of the SHLAA are known	Local indicator set to be revised within the new housing strategy	
Number of affordable homes delivered	0	69	53		
Number of additional affordable lettings created (cuml figure with a target of 530 over 5years)	N/A	295	322		

2. To strengthen our weaker housing markets by increasing the choice and quality of the housing offer in these locality

Key Strategies	Actions by 2009	RO	Actual Progress	RO	Future Actions	RO	Funding
Housing Strategy WALH Business Plan Private Sector Housing Strategy	To direct resources into Housing Renewal Areas to reinforce confidence in these areas.	AM	Successfully continued with spend levels close to target.		To be set out within the revised housing strategy currently being consulted upon.		HCA funding
	To consider future options in light of resources	AM					Council funding
	For WALH to continue the final stages of their Decent Homes programme.	MS	Currently being implemented.		Draft strategy will be available early Summer.		Private monies
	To develop better monitoring systems for the housing market.	SS	Strategic housing market assessment completed. Adopted home track housing market monitoring.		Its action plan will set out actions/priorities for 2009/10 and 2010/11		
	To support the corporate Neighbourhood Management initiative (WALH + Private Sector Housing).	AM	Good progress / co-operation within the PACT process and housing agencies.				
	To target empty homes in our most vulnerable markets.	AM	Analysis completed and strategy developed policy to be amended in June 2009.				
	To encourage higher management standards within our private rented market.	SS	New accreditation system with land lords agreed to be implemented from May 2009.				
	To participate in preparation work to deliver a Regeneration Vehicle to help deliver future regeneration needs.	PL	Work undertaken.				
For housing providers to support the worklessness strategy	SS	Joint working continuing with WALH and HS input. However the priorities have changed during the year in light of economic issues.					

Performance measures:

Agreed high level indicator (from 198 indicator set)					
Performance Indicator	Baseline performance	Actual 08/09 Performance	LAA Improvement Target		
			08/09	09/10	10/11
<u>High Level Indicator</u> % of non decent council homes	15.9%	5%	8%	6%	4%
<u>Local Indicators</u> LA tenant satisfaction with landlord services	83.51%	87%	83.51%	Local indicator set to be revised within the new housing strategy	
Number of empty homes returned to use or demolished	56	NK	52 (under review)		
Number of nondecent homes belonging to vulnerable owner occupiers made decent	101		80		

**3. To better meet the needs of vulnerable and homeless people by investing in better prevention and support services**

Key Strategies	Actions by 2009	RO	Actual Progress	RO	Future Actions	RO	Funding
Housing Strategy Homelessness Strategy Supporting People Strategy Older Persons Housing Strategy WALH Business Plan	<p>Improve homelessness advice services by better training and emphasis on prevention</p> <p>Improve access to housing information</p> <p>Improve services aimed at preventing repossession / work proactively with mortgage rescue schemes</p> <p>Undertake fundamental reviews aimed at reducing temporary accom.</p> <p>To investigate/ develop options for a direct access hostel.</p> <p>Liaise and help develop the fuel poverty initiative.</p> <p>To implement the SP commissioning strategy aimed at homelessness, domestic violence and drug services.</p>	<p>SS</p> <p>SS</p> <p>SS</p> <p>SS/EB</p> <p>SS</p> <p>AM</p> <p>SS/PT</p>	<p>Major activity has occurred on these aspects of the homelessness service. The service has been recognised, mortgage rescue services established and major reviews on practice have occurred. However this needs to be set against the worsening economic climate.</p> <p>Advanced discussions with recycling lives undertaken. Now setting a site.</p> <p>AWARM pilot undertaken.</p> <p>Implementation undertaken / ongoing.</p>		<p>To be set out within the revised housing strategy currently being consulted upon.</p> <p>Draft strategy will be available early Summer.</p> <p>Its action plan will set out actions/priorities for 2009/10 and 2010/11</p>		<p>HCA funding</p> <p>Council funding</p> <p>Private monies</p>

*Performance Measures*

Agreed high level indicator (from 198 indicator set)					
Performance Indicator	Baseline performance	Actual 08/09 performance	LAA Improvement Target		
			08/09	09/10	10/11
<u>High Level Indicator</u> Number of people living in temp accommodation	65	59	60	30	19
<u>Local Indicators</u> Number of households (per 1,000 pop ) that approach advice services who are prevented from becoming homeless	1	2.72	3	Local indicator set to be revised within the new housing strategy	

To end the non-emergency use of Bed and breakfast.	Extensive use made (£160K)	B&B use reduced (£40k). This figure inflated by a reaction to an emergency incident during the year	Occasional use on an emergency basis (£20K)		
Number of vulnerable people achieving independent living	81.8	85.6	87.2		
Number of vulnerable people who are supported to maintain independent living	98.6	98.8	98.7		