

What is the issue / problem we need to address?	How will we deal with it?	Resources	Milestones 2006 - 2008	SMART target for 2010	April 2008 Update
People and Choice					
<p>Ensure older people have access to decent homes.</p> <p>Older people are particularly worried about safety, security and support.</p>	<p>The Older Persons Housing Study & Action Plan 2005 has the following priorities:</p> <ul style="list-style-type: none"> • enabling people to stay in their own home • choice of home for those who wish to move • co-ordination of agencies. <p>This strategy assists in delivering the first priority by:</p> <ul style="list-style-type: none"> • making homes more suitable • looking to extend schemes developed by Care & Repair and Age Concern • priority within the Council's Assistance 	<p>Mainstream monies, Supporting People monies and POPPS.</p>	<p>To expand the work of the housing advice agencies in support of improving the homes of older people and in the provision of maintenance services e.g. handyperson, garden maintenance.</p>	<p>Contribute to a range of SMART targets within the Older Persons Housing Study & Action Plan 2005.</p>	<p>Expansion of Care & Repair, Handyperson & Garden scheme achieved via POPPS</p>

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	Policy.				
People and Choice (continued)					
<p>Ensure vulnerable groups have fair access to decent housing.</p> <p>There is now a shortage of good quality housing for vulnerable groups. Therefore, it is important to ensure that the most vulnerable have access and efforts are made to increase the supply.</p>	<p>Key Contributions from this strategy include:</p> <ul style="list-style-type: none"> • development of the Bond Scheme • development of the Landlords Accreditation Scheme • work with vulnerable groups such as BME, asylum seekers / refugees and economic migrants. 	<p>Mainstream monies and external bidding.</p>	<p>To consider the implementation of a further Challenge Fund initiative.</p> <p>To develop other innovative ways of involving private investors to produce good quality rented accommodation.</p> <p>To involve accredited landlords with the Council's Property Shop.</p> <p>To link with the BME Network and Community Cohesion Group.</p>	<p>Contribute to a range of SMART targets within the overall Housing Strategy.</p>	<p>Limited progress on Challenge Bid</p> <p>Piloted accredited landlords within Property Shops</p> <p>Background work on private sector leasing carried out</p> <p>Work re new contracts etc with Asylum seekers completed</p>

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People and Choice (continued)					
<p>Ensure people with disability receive adaptation services.</p> <p>There has been a major increase in the demand for adaptations and this has exceeded the resources available.</p>	<p>The key objectives are to provide an efficient adaptation service to those in greatest need and within the resources available.</p> <p>It has been necessary to prioritise applications for the agency service based on the level of need.</p>	<p>DFG allocations and mainstream monies.</p>	<p>To continue to seek further resources from Government to meet increased needs.</p> <p>To improve current systems of monitoring and financial control with NPS.</p> <p>To explore different options of procurement in an effort to reduce cost and improve services.</p> <p>To consider the anticipated Government review proposals on DFGs and implement any recommendations.</p> <p>To reconsider use of alternative funding</p>	<p>To shorten the waiting time for all high level needs applicants by 25% by 2010.</p>	<p>Success increasing DFG allocations</p> <p>Better information/monitoring systems in place with NPS</p> <p>Limited progress on procurement options</p>

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			mechanism such as equity release.		
Neighbourhood Renewal					
<p>Borough has low prices and some areas have been shown to have unbalanced and weak housing markets, which are vulnerable to change. There is potential for market decline in certain localised areas.</p> <p>From the House Condition Survey 2005, work on housing markets and affordability and from the Housing Partnership's themed workshops, it is clear that this work not only needs to be continued but broadened in its approach to include wider housing market and</p>	<p>The key objective is to ensure that market decline in private housing markets is prevented and reversed.</p> <p>Continue to protect and maintain older Private Sector Housing within the existing Renewal Areas by incorporating visual, environmental and community safety initiatives, such as block improvements alley gating etc.</p>	Mainstream monies.	<p>To reassess the contribution of the Council's Assistance Policy (RRO) in Renewal Areas.</p> <p>To explore the relationship with the wider housing market concerns, in particular the Affordable Housing Strategy.</p> <p>To lobby the Government for continued funding for action on vulnerable housing markets.</p> <p>To fully implement policies aimed at balancing housing markets.</p> <p>To fully review the Renewal Area</p>	<p>To ensure the average house price gap between Renewal Areas and the Borough average does not widen between 2005 and 2010.</p>	<p>Better housing market framework in place</p> <p>Funding and expansion of successful alleygating scheme</p> <p>Reduction in funding allocation limited ambitions in this area</p> <p>Good progress within the renewal areas, including back alleys / alleygating in Platt Bridge</p> <p>Continued developer interest within areas covered by renewal areas</p> <p>Review of renewal area approach delayed until 2009/10 to fit in with works being completed at</p>

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community plan issues.			approach and make recommendations on future action.		Firs / Pagefield
Quality Homes					
To tackle below quality standards within the Private Sector Housing stock.	<p>The key objective is to maximise the proportion of decent housing in the private sector, prioritising those households / areas / property types with vulnerable people.</p> <p>The House Condition Survey 2005 has shown that significant improvements have been made and it points to the need to target the following:</p> <ul style="list-style-type: none"> • worst tenure (private rented) • vulnerable (especially elderly) • concentration of poor housing (generally pre 1919). 	Mainstream monies.	<p>To change the Council's Assistance Policy (RRO) to reflect changes in legislation and in our approach.</p> <p>To continuously review the Council's Assistance Policy (RRO) and ensure it is operating satisfactorily.</p> <p>Continue to use existing an new enforcement powers to reinforce action with regard to complaints about private landlords.</p>	For 80% of vulnerable households to live in a decent home.	<p>Good progress on tackling non decent homes Assistance Policy combining loan/grant working well</p> <p>Enforcement work continuing but numbers of complaints rising partly due to problems associated with rehousing</p>

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Quality Homes (continued)					
<p>Reduce the number of long term Empty Homes.</p> <p>The number of empty homes remains a problem, with only a small reduction occurring in recent years.</p> <p>More Empty Homes need to be returned to use to prevent area decline and increase the supply of housing.</p>	<p>We have used a comprehensive approach to deal with long term Empty Homes involving a prioritised system targeting the worst problems. This includes giving advice and the use of enforcement powers. We have also used Accredited Landlord partners to buy empty properties and return them to use.</p> <p>Greater priority will be given to homes that have been empty the longest or are giving rise to neighbour nuisance or are situated in vulnerable areas.</p>	<p>Mainstream monies and private sector monies.</p>	<p>To review processes within the Empty Homes procedures to maximise performance.</p> <p>To continue to use the existing powers, such as compulsory purchase and enforced sale.</p> <p>To assess the value of new powers, such as Empty Dwelling Management Orders and Selective Licensing in areas of low demand and use as appropriate.</p> <p>To implement any new initiatives involving the sharing of data and joint working with the Council Tax Section.</p>	<p>To reduce the number long term Empty Homes to 1.8%.</p>	<p>Empty homes procedures in place handicapped by limited enforcement resources</p> <p>Review completed CPO still the favoured option</p> <p>Increased information sharing with Council Tax</p>

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Quality Homes (continued)					
<p>Too many houses are cold due to poor heating, insulation or Fuel poverty.</p> <p>Excess winter deaths are a consequence.</p> <p>As fuel prices are rising Fuel Poverty will increase unless continued progress is made in this area.</p>	<p>The main objective is to improve the Energy Efficiency within the private sector and targeting properties with a poor rating (SAP<40).</p> <p>Good progress has been achieved via:</p> <ul style="list-style-type: none"> • the Council's Assistance Policy (RRO) • signposting / targeting households for energy advice • improved training e.g. staff being energy advisers. <p>However, this area needs continued priority for key vulnerable groups, especially within the</p>	<p>Mainstream monies and private sector monies.</p>	<p>To review the overall approach to Energy Efficiency looking especially at ways to target Fuel Poverty.</p> <p>To reassess the contribution of the Council's Assistance Policy (RRO) on Energy Efficiency.</p> <p>To continue and expand the work with the Greater Manchester South Energy Efficiency Advice Centre and other partners.</p>	<p>To reduce the number of homes with poor Energy Efficiency to 3%.</p> <p>To achieve the Home Energy Conservation Act target of 22.8% by 2011.</p>	<p>High Warm Front takeup continuing</p> <p>Review of Fuel Poverty options undertaken and looking to implement the AWARM scheme currently being piloted in parts of GM</p>

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	private rented sector and concentrations of poor property.				
Quality Homes (continued)					
Ensure works to existing stock are environmentally sustainable.	<p>The key objective is to minimise the effect on the environment of the existing housing stock.</p> <p>This is being achieved via ensuring materials are procured from sustainable sources within the Council's Assistance Programmes and that improvements in the construction / maintenance within the works are completed.</p>	Mainstream monies.	Continue existing good practice and participate in future innovations in this area.	To remain at the forefront of best practice on environmental sustainability.	Continuing revisions of standard Specifications

Revised Milestones 2008-10

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<p>Ensure older people have access to decent homes.</p> <p>Older people are particularly worried about safety, security and support.</p>	<p>The Older Persons Housing Study & Action Plan 2005 has the following priorities:</p> <ul style="list-style-type: none"> • enabling people to stay in their own home • choice of home for those who wish to move • co-ordination of agencies. <p>This strategy assists in delivering the first priority by:</p> <ul style="list-style-type: none"> • making homes more suitable • looking to extend schemes developed by Care & Repair and Age Concern • priority within the Council's Assistance Policy. 	<p>Mainstream monies, Supporting People monies and POPPS.</p>	<p>To ensure the expanded housing advice agencies (via pops) are mainstreamed and continue up to 2010. For the projects to be evaluated and to be procured via SP.</p>	<p>Contribute to a range of SMART targets within the Older Persons Housing Study & Action Plan 2005.</p>	<p>Steve Sargent Anees Mank Karen Spencer (C&R)</p>

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<p>Ensure vulnerable groups have fair access to decent housing.</p> <p>There is now a shortage of good quality housing for vulnerable groups. Therefore, it is important to ensure that the most vulnerable have access and efforts are made to increase the supply.</p>	<p>Key Contributions from this strategy include:</p> <ul style="list-style-type: none"> • development of the Bond Scheme • development of the Landlords Accreditation Scheme • work with vulnerable groups such as BME, asylum seekers / refugees and economic migrants. 	<p>Mainstream monies and external bidding.</p>	<p>To review the operation of the land lords accreditation scheme.</p> <p>To look to expand the bond scheme and consider a private sector leasing scheme.</p>	<p>Contribute to a range of SMART targets within the overall Housing Strategy.</p>	<p>Steve Sargent Anees Mank</p>
<p>Ensure people with disability receive adaptation services.</p> <p>There has been a major increase in the demand for adaptations and this has exceeded the resources available.</p>	<p>The key objectives are to provide an efficient adaptation service to those in greatest need and within the resources available.</p> <p>It has been necessary to prioritise applications for the agency service</p>	<p>DFG allocations and mainstream monies.</p>	<p>To continue to seek further resources from Government to meet increased needs.</p> <p>To explore different options of procurement in an</p>	<p>To shorten the waiting time for all high level needs applicants by 25% by 2010.</p>	<p>Peter Layland Anees Mank Glyn Jones</p>

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	based on the level of need.		<p>effort to reduce cost and improve services within stair lifts / level access showers.</p> <p>To consider the anticipated Government review proposals on DFGs and implement any recommendations.</p>		
<p>Borough has low prices and some areas have been shown to have unbalanced and weak housing markets, which are vulnerable to change. There is potential for market decline in certain localised areas.</p> <p>From the House Condition Survey 2005, work on</p>	<p>The key objective is to ensure that market decline in private housing markets is prevented and reversed.</p> <p>Continue to protect and maintain older Private Sector Housing within the existing Renewal Areas by incorporating visual, environmental and community safety initiatives, such as block improvements</p>	Mainstream monies.	<p>To fully review the contribution of the Council's Assistance Policy (RRO) in Renewal Areas.</p> <p>To explore the relationship with the wider housing market concerns, in particular the Affordable Housing Strategy.</p> <p>To review the</p>	To ensure the average house price gap between Renewal Areas and the Borough average does not widen between 2005 and 2010.	Peter Layland Anees Mank

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housing markets and affordability and from the Housing Partnership's themed workshops, it is clear that this work not only needs to be continued but broadened in its approach to include wider housing market and community plan issues.	alley gating etc.		Renewal Area approach and make recommendations on future action.		
To tackle below quality standards within the Private Sector Housing stock.	<p>The key objective is to maximise the proportion of decent housing in the private sector, prioritising those households / areas / property types with vulnerable people.</p> <p>The House Condition Survey 2005 has shown that significant improvements have been made and it points to the need to target the following:</p> <ul style="list-style-type: none"> • worst tenure 	Mainstream monies.	<p>To fully change the Council's Assistance Policy (RRO) to reflect changes in legislation and in our approach. This needs to consider simplifying the system and increase the proportions of loans.</p> <p>Continue to use existing an new</p>	For 80% of vulnerable households to live in a decent home.	Anees Mank

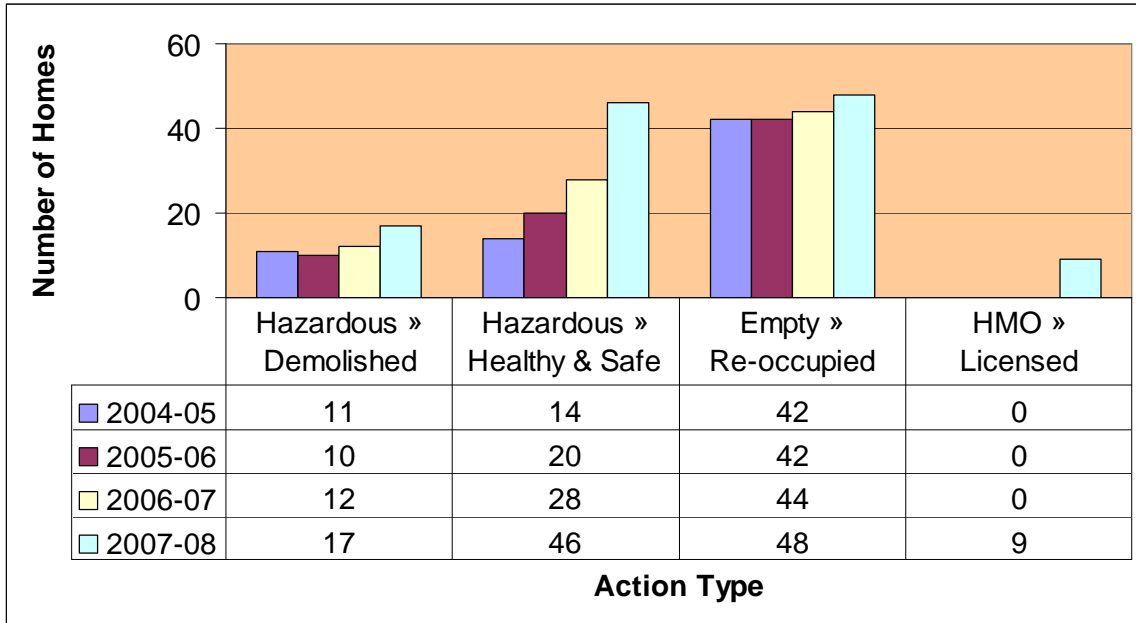
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	(private rented) <ul style="list-style-type: none"> • vulnerable (especially elderly) • concentration of poor housing (generally pre 1919). 		enforcement powers to reinforce action with regard to complaints about private landlords.		
<p>Reduce the number of long term Empty Homes.</p> <p>The number of empty homes remains a problem, with only a small reduction occurring in recent years.</p> <p>More Empty Homes need to be returned to use to prevent area decline and increase the supply of housing.</p>	<p>We have used a comprehensive approach to deal with long term Empty Homes involving a prioritised system targeting the worst problems. This includes giving advice and the use of enforcement powers. We have also used Accredited Landlord partners to buy empty properties and return them to use.</p> <p>Greater priority will be given to homes that have been empty the longest or are giving rise to neighbour</p>	<p>Mainstream monies and private sector monies.</p>	<p>To consider the ending of discrepancy relief for long term empty homes.</p> <p>To continue to use the existing powers, such as compulsory purchase and enforced sale.</p> <p>To continue to evaluate the value of powers, such as Empty Dwelling Management Orders and Selective Licensing in areas</p>	<p>To reduce the number long term Empty Homes to 1.8%.</p>	<p>Anees Mank</p>

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	nuisance or are situated in vulnerable areas.		<p>of low demand and use as appropriate.</p> <p>To evaluate an empty homes assistance policy to bring back empty homes back in to use.</p> <p>To look to establish a wide ranging empty homes strategy.</p>		
<p>Too many houses are cold due to poor heating, insulation or Fuel poverty.</p> <p>Excess winter deaths are a consequence.</p> <p>As fuel prices are rising Fuel Poverty will increase unless continued progress is made in this area.</p>	<p>The main objective is to improve the Energy Efficiency within the private sector and targeting properties with a poor rating (SAP<40).</p> <p>Good progress has been achieved via:</p> <ul style="list-style-type: none"> • the Council's Assistance Policy (RRO) • signposting / targeting 	Mainstream monies and private sector monies.	<p>To continue and expand the work with the Greater Manchester South Energy Efficiency Advice Centre and other partners.</p> <p>To look to establish an AWARM scheme to increase impact on fuel poverty.</p>	<p>To reduce the number of homes with poor Energy Efficiency to 3%.</p> <p>To achieve the Home Energy Conservation Act target of 22.8% by 2011.</p>	Anees Mank

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	<p>households for energy advice</p> <ul style="list-style-type: none"> improved training e.g. staff being energy advisers. <p>However, this area needs continued priority for key vulnerable groups, especially within the private rented sector and concentrations of poor property.</p>				
<p>Ensure works to existing stock are environmentally sustainable.</p>	<p>The key objective is to minimise the effect on the environment of the existing housing stock.</p> <p>This is being achieved via ensuring materials are procured from sustainable sources within the Council's Assistance Programmes and that improvements in the construction / maintenance within the works are completed.</p>	<p>Mainstream monies.</p>	<p>Continue existing good practice and participate in future innovations in this area.</p>	<p>To remain at the forefront of best practice on environmental sustainability.</p>	<p>Anees Mank</p>

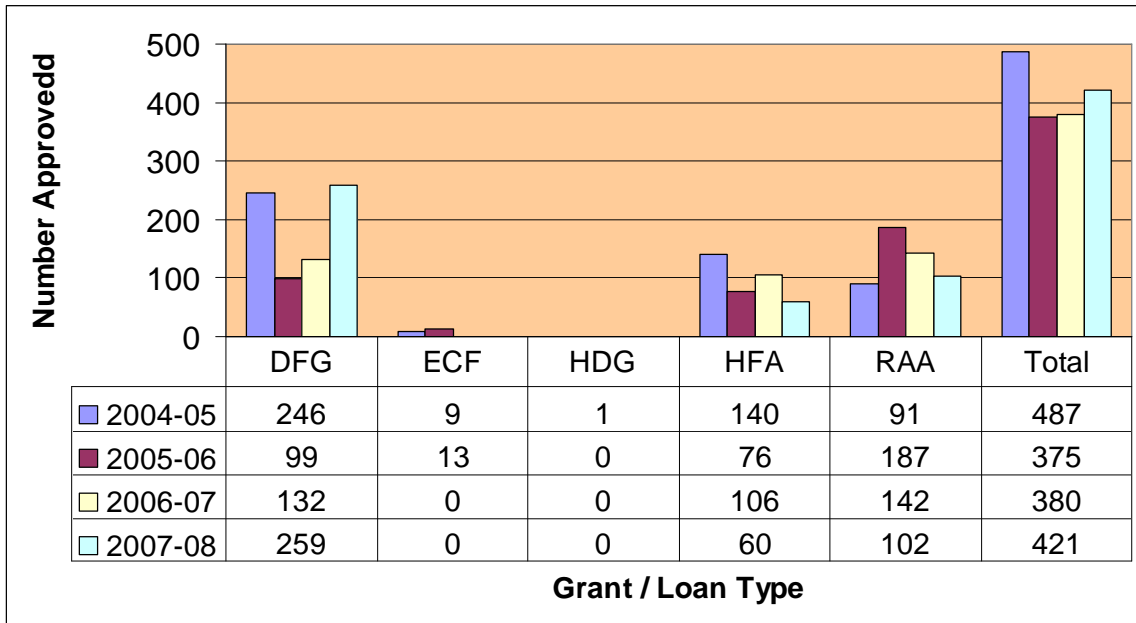
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Enforcement Action Taken

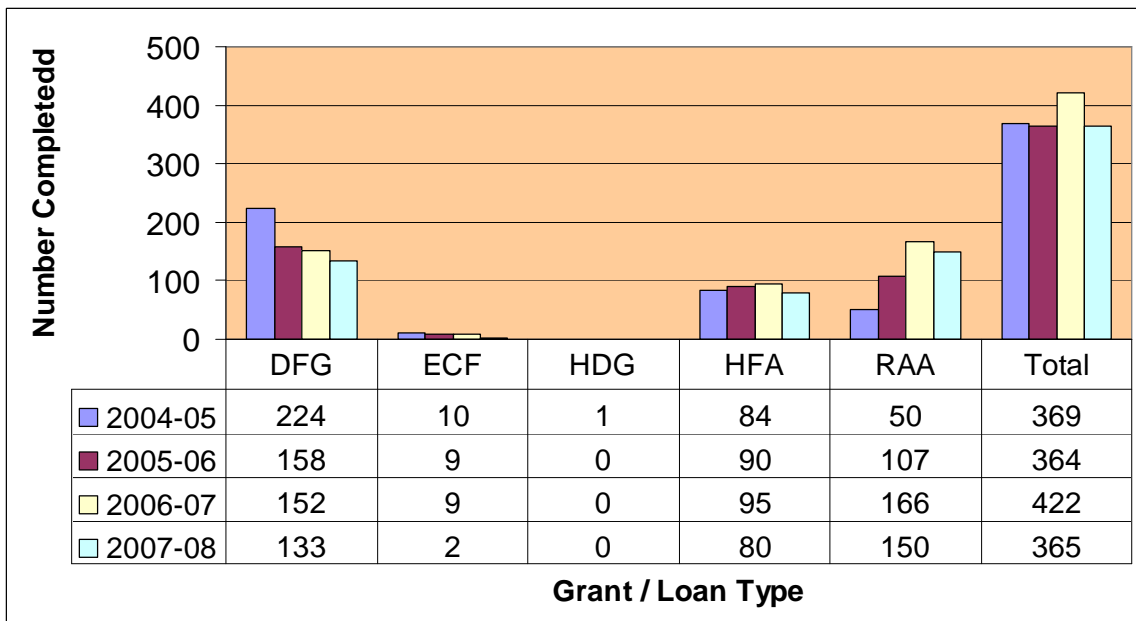


Private Sector Housing Strategy 2006 - 2010

Housing Assistance Approved

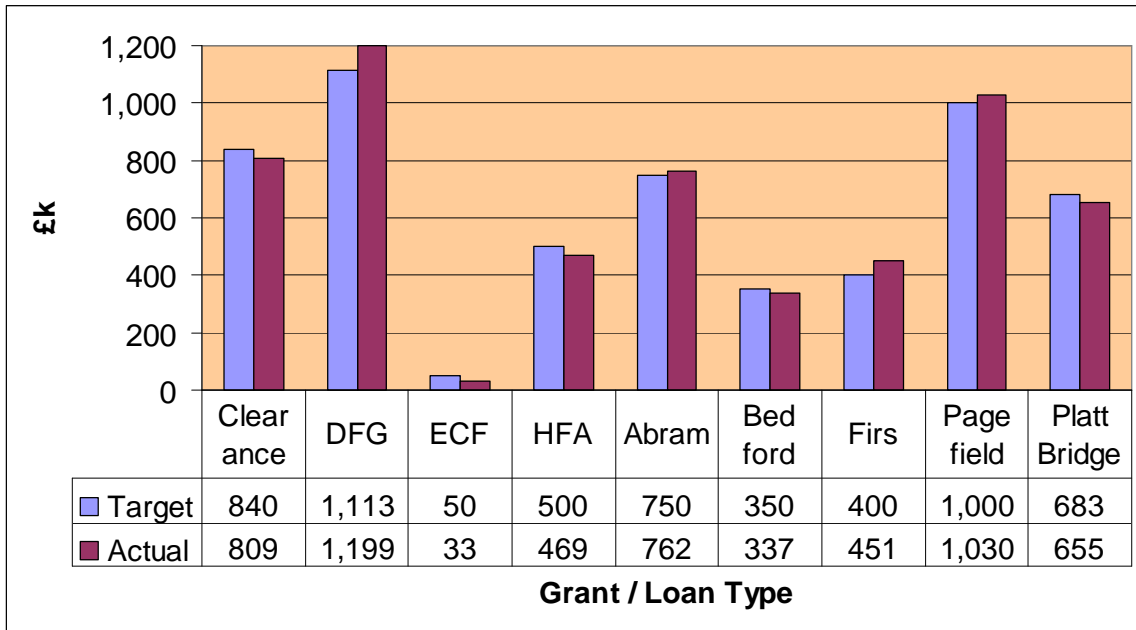


Housing Assistance Completed



Private Sector Housing Strategy 2006 - 2010

Capital Programme 2007/08



Capital Programme 2008/09

