

Vision 20**26**

Wigan Housing Strategy



Vision 2026



Our new housing strategy sets out our long term vision for housing in the borough in 2026. Our vision has been established following extensive consultation with our partners and residents of the borough.

You said you wanted...



“Choice of quality affordable housing, with a range of house types”

“Homes linked to employment and services”

“Greener homes surrounded by open spaces”

“All areas of the borough are attractive places to live”

“Safer communities”

“High quality of support services to ensure people can remain in their own homes”

“Promote mixed communities not inequality”



Source: Housing issues consultation responses 2009



“Wigan is a place with a range of good quality, affordable housing that meets the aspirations of residents and supports sustainable growth.

All areas of the borough are attractive places to live with neighbourhoods that are safe, clean and inclusive.

People are healthy and active and receive the support they need.”



Our vision for housing will help to achieve the wider priorities of the council and our partners as set out in the Sustainable Communities Strategy - Vision 2026. This is for:

1

Ambitious communities

3

Living longer

2

Realising aspirations

4

Strong communities

These will be the big issues in the borough for the next 18 years and will require long term commitment and investment so that we all work together to create long term change.

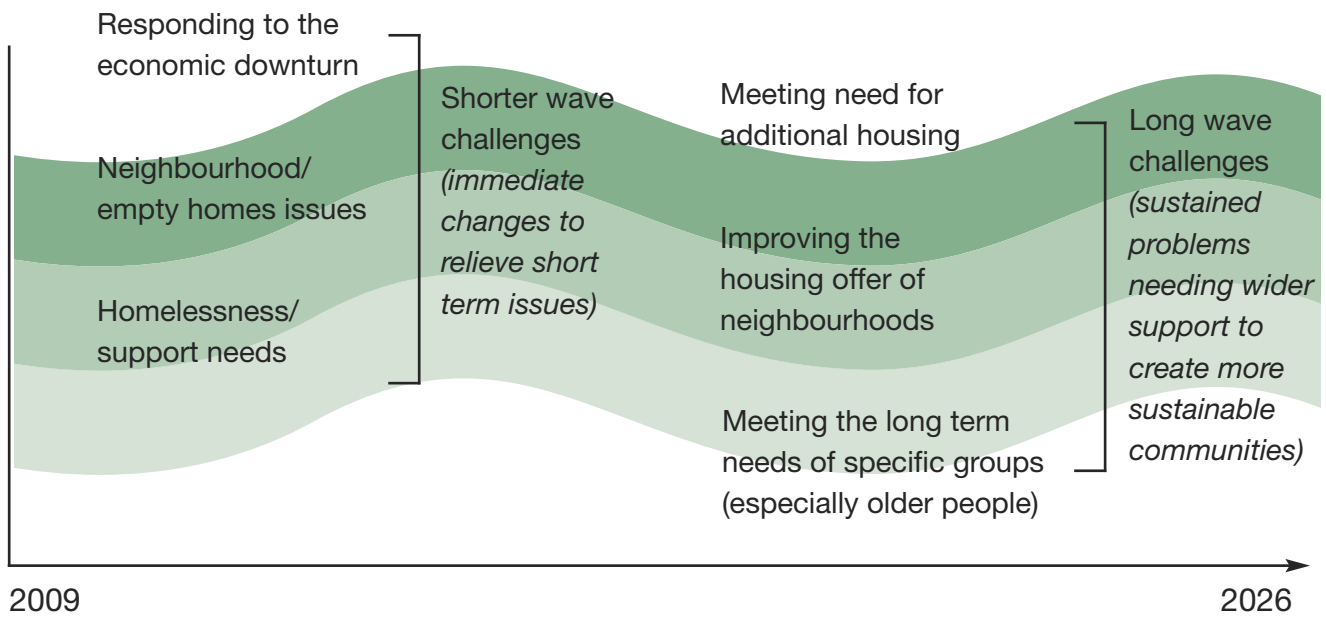
Housing Challenges

Wigan's housing market has undergone significant change in recent years. House prices have increased substantially, far outstripping wages, making it difficult for first time buyers to purchase their first home. Investment in improving the standard of our homes has made them some of the best in the region. Demand for council accommodation is at an all time high. The number of homes available to rent privately has increased in many areas. However, we continue to face a number of challenges in both the short and long term.

We have analysed all the evidence we have collected and looked at the comments received from partners and members of the community. We have identified a number of challenges that need to be addressed in order to achieve our long term vision. These issues are wide ranging but there are links between them.



Housing Challenges



Achieving the Housing Vision 2026

Our housing vision sets out what we hope to achieve in the long term but we have also set out the short term objectives and actions that are our first steps towards achieving the vision and also our response to current challenges.

Our Housing Strategy Action Plan has been set out along three themes of:

- 1 Quantity
- 2 Quality
- 3 People





Theme 1 - Quantity

Strategic Vision - Wigan is a place with a range of good quality, affordable housing that meets the aspirations of residents and supports sustainable growth.

2026 Strategic Aims

- New housing development is linked to regeneration and growth to support the local economy, to enable residents to access services easily and live more sustainably
- There are a sufficient number of homes of the right type and location to meet the needs of the community
- Use of existing homes is maximised, with few empty homes
- New housing development is well designed and safe, it supports active lifestyles and caters for the needs of vulnerable and minority groups
- A range of affordable housing is available to meet the needs of emerging households and growing families.

Objectives 2009 - 11

LAA headline outcome - Increase the overall supply of affordable housing to meet the needs of all our residents and local economy.

- 1 Ensure that the Local Development Framework and housing Supplementary Planning Documents support sustainable housing development
- 2 Work with housing developers and providers to deliver the types of housing needed to meet the needs of the borough
- 3 Work in partnership with developers, Registered Social Landlords and the Homes and Communities Agency to maximise the delivery of affordable housing
- 4 Support developers during the recession to minimise the impact and to prepare for recovery
- 5 Develop a strategy to reduce empty homes in the borough

Housing sub strategies and plans

Affordable Housing Strategy 2006-10
Council Housing Allocations Policy
Older Persons Housing Action Plan 2008-11
Learning Disability Strategy 2009-14
Empty Homes Strategy (draft)

Other local strategies and plans

Local Development Framework Core Strategy Preferred Options (June 09)
Affordable Housing Supplementary Planning Document
Wigan and Leigh Housing New Build Business Plan
Worklessness Strategy "What Makes Wigan Work" 2008



Theme 2 - Quality

Strategic Vision - All areas of the borough are attractive places to live with neighbourhoods that are safe, clean and inclusive.

2026 Strategic Aims

- Greater integration between housing and wider regeneration strategies to improve neighbourhoods and address deprivation.
- Neighbourhoods are safe and clean with a high standard of housing management.
- Residents feel that their concerns are addressed locally through targeted activity to strengthen vulnerable areas.
- Homes are safe and healthy and are easily adapted to the needs of the elderly and disabled.
- High standards of decency and energy efficiency are achieved and maintained across all tenures.

Objectives 2009 - 11

LAA headline outcome - To strengthen our weaker housing markets by increasing the choice and quality of the housing on offer in these localities.

- 6 Ensure high standards of design and environmental performance in new developments and regeneration schemes.
- 7 Target action in Housing Renewal Areas linked to wider regeneration strategies.
- 8 Continue investment in social rented stock to maintain decency standards.
- 9 Develop a range of services and support for private sector landlords.
- 10 Support the development of a multi agency Affordable Warmth Strategy.
- 11 Support the development of the PACT neighbourhood management approach to tackling local issues.
- 12 Improve decency, accessibility and safety in the home for elderly, disabled and other vulnerable residents.

Housing sub strategies and plans

Private Sector Housing Strategy 2006-10
Empty Homes Strategy (draft)
Housing Revenue Account Business Plan
Disabled Facilities Grant Policy
Older Persons Housing Action Plan 2008-10
Private Sector Housing Assistance Policy
Homelessness Strategy "A Place for All" 2008-13

Learning Disability Housing Strategy 2009-14

Other local strategies and plans

Wigan and Leigh Housing Business Plan
Wigan Housing Solutions Business Plan
Wigan Borough's Affordable Warmth Strategy (draft)
Community Engagement Strategy
"Routes to Involvement".



Theme 3 - People

Strategic Vision - People are healthy and active and receive the support they need.

2026 Strategic Aims

- Residents are able to make better choices about where they live and work through a holistic approach to advice and information services that help tackle deprivation.
- People of all ages, cultures and lifestyles feel part of the community and vulnerable people and minority groups are supported.
- A choice of specialist housing and support is available to meet the needs of the elderly, disabled and other vulnerable people in order that they can live more independently.
- Agencies work together to provide advice and support to tackle the underlying causes of homelessness.

Objectives 2009 - 11

LAA headline outcome - To better meet the needs of vulnerable and homeless people by investing in better prevention and support services.

- 13** Support the implementation of the Supporting People Commissioning Framework and ensure that capital investment supports its priorities.
- 14** Develop new housing and support models for vulnerable groups.
- 15** Improve housing options, advice and information.
- 16** Support the development of a holistic advice network for the borough.
- 17** Target intervention with those most at risk of homelessness.
- 18** Work to minimise the impact of the recession, particularly on repossessions and homelessness.

Housing sub strategies and plans

Homelessness Strategy "A Place for All" 2008-13

Learning Disability Housing Strategy 2009-14

Older Persons Housing Study 2005 and Action Plan 2008-10

Supporting People Strategy 2005-10

Supporting People Commissioning Framework 2008-11

WARM "Wigan Welcomes Asylum Seekers, Refugees and Migrants" 2009

Other local strategies and plans

Worklessness Strategy "What Makes Wigan Work" 2008

SHAPE Getting Wigan Borough Active Strategy 2006-12

Adult Services Commissioning Plan (Wigan Council/PCT)

Wigan Advice Strategy (proposed)

Children's Plan



The three themes demonstrate how our objectives contribute to Wigan's broader local priorities in our Local Area Agreement and how they align with the housing priorities across the North West.

However, whilst we set out our actions under these themes, the themes are often interlinked and many of our actions will contribute to more than one theme. For example, action to bring empty homes into use can contribute to all three themes by increasing the numbers of homes available to meet housing need, improving the appearance and safety of neighbourhoods and giving more choice of housing and helping reduce homelessness.

Measuring the Impact

When we measure the impact of our actions it is important that we don't just count the amount of housing built or the number of homeless cases, but demonstrate the contribution made over a wide range of areas that make a real difference to the places where people live and the lives they lead.

Our housing strategy provides a housing link to the wider aim of realising the "Vision 2026" in supporting economic growth and tackling deprivation and at the same time our action plan sets out housing's contribution to the shorter term Local Area Agreement. The housing strategy and the actions within the action plan are supported by a range of more detailed sub strategies and policy documents that are listed on the previous pages.

We will measure the achievements by asking a number of questions.

1 How well do local priorities express need and aspirations?

We will answer this by;

- Consulting widely during the development of our strategies and plans.
- Undertaking periodic needs assessments and studies.
- Collecting data that tracks housing trends across the borough and within the North West.
- Regularly reviewing the housing strategy and action plan with reference to other local and regional strategies.
- Undertaking equality, health and sustainability impact assessments of the housing strategy and action plan



2 How well are outcomes and improvements being delivered?

We will answer this by;

- Monitoring the corporate housing priorities within the Local Area Agreement.
- Annual evaluation of our progress against our Housing Vision 2026.
- Conducting customer feedback and satisfaction exercises.
- Producing regular reports and newsletters setting out good practice and case studies.
- Considering value for money and efficiency of services.

3 What are the prospects for improvement?

We will answer this by;

- Demonstrating a track record of setting and meeting challenging targets.
- Building on the wealth of skills, expertise and good practice already existing within our local partnerships.
- Joint working with other councils and partners on specific projects.
- Contributing to the development of policies within Greater Manchester and the North West.
- Reviewing our housing partnership and sub groups to strengthen our relationships within the Local Strategic Partnership.





We will measure our contribution to the priorities contained within the Local Area Agreement by monitoring the three housing high level performance indicators.

Quantity - High level performance indicator

Number of net homes provided (NI154)(SHI1)

Quality - High level performance indicator

Percentage of non decent Council homes (NI158)(SHI3)

People - High level performance indicators

Number of households living in temporary accommodation (NI156)(SHI8)



In addition, there are a number of supporting indicators that will be monitored under each theme. See the full Housing Strategy and Action Plan 2009-2011 for details.

If you would like to find out more, please read our full Housing Strategy and Action Plan available at:

www.wigan.gov.uk/housingstrategies

Or contact the Housing Strategy team on **01942 828953** or **hst@wigan.gov.uk**

We can make this information available in other formats and languages on request. Contact details as above.



