

**Luton Borough Council's Housing Strategy Action Plan for 2003 – 2006 – August 2004 Review**

Housing Objective	Tasks	Action/Targets			Progress as at 31 <sup>st</sup> August 2004
		2003/04	2004/05	2005/06	
<b>1. We will maximise the availability of good quality affordable, fit, decent, safe, and secure housing for the people of the Town</b>	<b>Housing Strategy</b> – Housing Strategy submitted to the Government office in by the end of 2003	Achieve fit for purpose	Review Action Plan and Targets	Review Action Plan and Targets	✓Fit for purpose Achieved ✓Reviewed Action Plans Targets
	<b>Develop the Sub-regional housing Strategy</b>	a) Complete the consultation of the 1 <sup>st</sup> Bedfordshire Regional Housing Strategy  b) To share Housing Strategy objectives	To jointly commission a robust sub-regional housing market analysis  To agree a 3 year development programme	Produce a Housing Strategy for the Bedfordshire sub-region	✓County wide stakeholder event held in March 2004 ✓Bedfordshire sub-regional Housing Strategy to be completed to meet Regional Housing Forum requirements – Oct 2004 ✓SBDC & Luton jointly commissioned a Housing Needs Study incorporating market analysis methodology MBDC & BBC to update their 2003 needs study to develop a county wide study
					3 year development programme is likely to be achieved later than 2004/5 – but will an issue

					addressed within the Sub-regional Housing Strategy Action Plan
Housing Objective	Tasks	Action/Targets			Progress
	<b>Assessment of Housing Need</b>	Compete key worker survey Undertake the Housing Needs, BME & special Needs survey – linking with the other authorities in Bedfordshire	Complete the HN survey  Bid for funding for Key Worker housing schemes	Bid for funding for Key Worker housing schemes	✓Key worker study jointly commissioned with SBDC (report being finalised) ✓HN study due for completion Dec 2004 ✓Funding obtained via Aldwyck for key worker housing scheme
	<b>Homelessness</b> Implement the Homelessness Strategy for the Town (see Homeless Strategy for the detail Action Plan)	Strategy in place for July 2003 – Implementing the Action Plan on an ongoing basis	Review Action Plan and Targets	Review Action Plan and Targets	✓Multi- agency,/ voluntary sector group formed to review progress on implementing the Action Plan ✓ Reviewed Action Plan to be reported to Executive November 2004 ✓VFM Study of the Homeless service due to be completed in October 2004 ✓Prevention Service achieved 150 preventions of homelessness in 2003/4 ✓Number of accepted homeless households reduced in 2003/4 compared with 2002/3 by over 100

					✓ Government targets on the use of B&B being achieved
	<b>LPSA</b> Deliver the LPSA for homelessness – to reduce the use of B&B				✓ Our target to achieve LPSA
	<b>Maximising the Supply of Affordable Housing</b> Deliver the ADP and LASHG building programmes in conjunction with Capital and Asset Management	Target of 5 new sites being identified for development in future. Target for 80 new units of social housing being provided during 2003/4	5 sites 80 dwellings	5 Sites 80 dwellings	169 properties currently under construction due for completion in 2004/5; 151 properties currently under construction due for completion or purchase in 2004/5/6  Developing a local vfm purchase and repair scheme outside TCI  Targets for the programme: <ul style="list-style-type: none"> <li>• 60 completions before the end of the 1<sup>st</sup> quarter;</li> <li>• 20 2<sup>nd</sup> quarter</li> <li>• 12 completions before the end of the 3<sup>rd</sup> quarter</li> <li>• 40 in the 4<sup>th</sup> quarter</li> <li>• Balance in 2005/6</li> </ul>
	<ul style="list-style-type: none"> <li>• Review the joint commissioning arrangements with our RSL development partners in partnership</li> </ul>		Agree sub regional partners		Deferred – will be reviewed in the context of the agreed priorities with the Bedfordshire Sub-regional housing

	with the authorities in the Bedfordshire sub region				strategy
	<b>Empty Homes</b> <ul style="list-style-type: none"> <li>Establish new targets for releasing empty homes</li> </ul>	60 empty properties released by March 2004	60	60	✓59 achieved
	<ul style="list-style-type: none"> <li>Develop Options around the use of compulsory purchase powers</li> </ul>	March 2003 – thereafter ongoing	Review progress and impact of CPO programme		✓Threat of CPO action has achieved positive results
	<b>Impact of the Sustainable Communities Plan</b>  Establish local delivery vehicle for the Luton/Dunstable/Houghton Regis Growth Area  Identify opportunities for the identification of early wins for new housing sites  Contribute to the preparation of the local development framework for Luton/Dunstable/Houghton Regis Growth Area		Delivery vehicle in place by January 2005	Sites identified  New local development framework in place	To use the local public Inquiry into the Luton local plan being held in September 2004 to maximise the provision of homes for local people  To use consultation into the Regional Spatial Strategy 14 which will identify housing numbers until 2021, the objective max the opportunities for Luton
	<b>Planning issues S106 Agreement</b>	Supplementary Planning Guidance to be produced			The corporate S106 Working Party to produce supplementary planning guidance about

					the Council expectations around the provision of new housing by 2005/6
	<b>Private Sector Housing</b>  <b>Grants Programme</b> <ul style="list-style-type: none"> <li>Maintain the Grants programme</li> </ul>          <ul style="list-style-type: none"> <li>Deliver the SRB project</li> <li>Assist persons with disabilities adapt their homes – To approve 100 Disabled Facility or Home Repair grants</li> </ul>	<p>Achieve 100% spend of the grants Budget – with a £1m spend in the Housing Plus Area</p> <p>March 2004 and ongoing into 2005/6</p> <p>Measured output</p>	<p>Achieve 100% spend of the grants Budget – with a £1m spend in the Housing Plus Area (subject to review May 2004)</p>	<p>Achieve 100% spend of the grants Budget – with a £1m spend in the Housing Plus Area</p>	<p>✓Spend achieved</p> <p>Budget for 2004/5 and subsequent years reduced by £1m – the Executive has already reviewed priorities for current year: Targets for 2004/5: 51 properties to achieve the decent homes standard occupied by vulnerable people;</p> <p>40 Grants to improve energy efficiency for vulnerable people.</p> <p>A further review is planned to establish revised targets for subsequent years.</p> <p>✓Outcomes for the SRB project achieved.</p> <p>✓Target for DFGs achieved</p>
	<b>Policy</b> <ul style="list-style-type: none"> <li>Evaluate options</li> </ul>	Options evaluated and	Loans Scheme in place	Review outcomes of	✓Agreement reached with Home

	<p>around equity release scheme.</p> <ul style="list-style-type: none"> <li>Develop an approved landlord scheme</li> <li>Private Sector Stock Condition Survey</li> </ul>	developed during 2003/4	<p>Scheme in place by March 2004</p> <p>Undertake preparatory work for the survey</p>	<p>changes</p> <p>Advertise and promote approved landlord status</p> <p>Carry out survey review Private Sector renewal policy</p>	<p>Improvement Trust to provide loans Target for 2004/5 of 50 homes approvals</p> <p>✓Resources allocated to complete a new local House Condition Survey in 2005/6; the new BRE Model for assessing house condition being evaluated</p> <p>✓Landlord Accreditation Scheme to be in place by March 2005</p>
	<b>Agency Service Provide Home Improvement Agency Service and maximise</b>	Output and income received - income to assist at least 170 clients and achieve income of £110K	Income to assist at least 170 clients and achieve income of £120K	Income to assist at least 170 clients and achieve income of £120K	✓Income achieved
	<b>Energy Conservation</b> <ul style="list-style-type: none"> <li>To contribute to fulfilment of Councils obligations under Home Energy Conservation</li> </ul>	To provide at least: 3 Energy Efficiency Awareness Course to LBC employees 1 Energy Efficiency Awareness Course for health practitioners 1 refresher Energy Efficiency Awareness training course	Review success of awareness training and target groups (to include schools)	Continue with programme	<p>Vacant post resulted in the programme slipping – however some training provided.</p> <p>✓Pilot programme for schools developed during 2003/4</p>
	<b>Allocation Policy</b>	Complete the consultation and obtain approval to the new policy	<p>Implement the new policy</p> <p>Complete the feasibility</p>		✓New policy being implemented currently

			of establishing a joint Housing Register		
<b>2. We will manage and maintain the Council's Housing stock in a way that is sensitive and responsive to our tenants, but is also efficient, equitable and economic</b> (see the Housing Revenue Account Business for the detail of the management of the housing stock)	Undertake Stock Options Appraisal	Commence March 2004	Complete Appraisal, seek views of all stakeholders	Consider options and agree future management of stock	✓An agreed ( with GO ) Stock Option Appraisals Work Programme in place – currently on schedule to be completed by July 2005
	<b>Meet Decent Homes Standards and targets</b>	Target of 1522 properties non decent	Target of 1250 properties non decent	Target of 815 properties non decent	✓Still on target to achieve decent homes standard by 2010
<b>3. We will get the most out of being one department, maximising the service delivery opportunities, appreciating each others different roles and responsibilities within an overarching culture of co-operation and customer care</b>	<ul style="list-style-type: none"> <li>Develop Asylum Seekers Strategy</li> <li>Developing a Building Programme that reflects the housing needs of different client groups e.g. people with learning difficulties mobility problems and the requirements of the Teenage Pregnancy Strategy</li> <li>Supporting people</li> </ul>	<p>Complete Applegrove Frail Elder Scheme</p> <p>Review community alarm provision</p>	<p>Strategy in place by March 2004</p> <p>Develop Elder Person Strategy</p> <p>Undertake a review of the elderly persons homes</p> <p>Extend provision</p>		<p>✗ Development of the asylum seekers Strategy delayed revised target for completion 2005</p> <p>✓Applegrove completed</p> <p>✓Work on developing the Elder Person Strategy progressing</p> <p>✓Review community alarm provision</p>
<b>4. We will empower users in the planning,</b>	Review Tenant Participation Structure and	Produce revised strategy for consultation	Complete new strategy		✓This review is an element of the Stock

<b>users in the planning, provision and the monitoring of services, using consultation effectively to reshape services and continue to work in partnership with service users and carers</b>	<p>Strategy and Tenant Compact.</p> <p>Aim to integrate Council and RSL TP structures.</p> <p>Improve the level and involvement of consultation in relation to key strategies</p>	Ongoing	Ongoing	Ongoing	Option Appraisal
<b>5. We will promote innovative and imaginative approaches to service delivery by developing partnerships across the Department, corporately, with voluntary organisations, users and the wider community and with partner agencies using Health Act flexibilities and other partnership arrangements</b>	<p>Develop the Joint Adaptations Team integrated into Private Sector Housing</p> <p>Aim to develop a partnership with South Beds for a special needs housing scheme for Luton /Bedfordshire</p> <p>The Housing Needs survey will include Special Housing Needs</p>	<p>Team in place by March 2004</p> <p>Supporting People complete needs mapping exercise</p>	<p>Scheme and Site identified</p> <p>Agree special needs housing priorities</p>		<p>✓ Team in place</p> <p>Scheme or site yet to be identified</p> <p>✓Supporting People Needs Mapping due to be completed in September 2004; strategic review to follow</p>



<b>6. We are committed to the improvement of service quality and efficiency, and to the reduction of costs through our programme of Best Value Reviews; underpinned by a robust performance management framework for the whole department</b>	<p>Complete the Best Value Review for the Housing Strategy &amp; Private Sector Division</p> <p>Landlord Services Best Value Review – (See the BVR Action for the detail of the service improvement plans)</p> <p>Implement and share areas of good and best practice with Sub-regional colleagues</p>	<p>April 2004</p> <p>Ongoing Inspection of the Action &amp; Improvement Plan</p> <p>Ongoing</p>	<p>Implement Action &amp; Improvement Plan</p> <p>Ongoing Inspection of the Action &amp; Improvement Plan</p> <p>Ongoing</p>	<p>Implement Action &amp; Improvement Plan</p> <p>Ongoing Inspection of the Action &amp; Improvement Plan</p> <p>Ongoing</p>	<p>✓BV Review completed now being considered by elected members</p> <p>✓Progress continuing against the actions within the improvement plan – periodical reviews to corporate directors management team and portfolio holder</p> <p>✓Cross authority Homeless Officer Group established</p>
<b>7. Embracing the diversity of the community we serve, we will adopt the “Equality Standard For Local Government”, follow the guidance on community cohesion and deliver comprehensive equality impact assessment driving improvements and positive change in employment and service delivery:</b>	<p>Achieve Level 4 of the generic equalities standard</p> <p>Complete Equalities Impact assessments</p> <p>Develop a BME Housing Strategy</p>	<p>Aim to reach Level 4 by March 2004</p> <p>All assessments complete</p>	<p>Strategy in place</p>		<p>✗ Level 4 achieved has not been achieved although we are continuing to work towards it</p> <p>✓Assessments completed</p> <p>✗ BME Housing Strategy delayed for the completion of the HW study and the SP</p>

service delivery;					Needs Mapping
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## New Initiatives / Tasks for 2004/5

Task	Commentary	Target
New Deal for Communities Project for Marsh Farm	The work programme for the Master Planning exercise is now in place.	The target for finalising the Master Plan is June 2005
Creation of new Department	Next year, there are some major changes taking place in the housing & social services and lifelong learning departments. Two new departments will be formed – Children & Learning and Housing & Community Living. This has all come about as a result of the recent Children Bill.	Restructuring to be completed March 2005
Creating New Partnerships	<p>The Sub-regional housing strategy will offer the opportunity to develop new partnerships across the County.</p> <p>Examples including the development of a countywide Home Improvement Agency jointly sponsored new housing schemes for key workers and special needs groups, Housing Advice being provided across the Luton, Dunstable and Houghton Regis conurbation, and the sharing of capacity within sheltered housing schemes.</p>	The aim would be over the next 3 years to develop a series of partnerships across the sub-region.
Domestic Violence	<p>The Supporting People Audit Commission Inspection highlighted the level of support to people fleeing domestic violence as a key issue for development.</p> <p>The post inspection improvement plan provides for a</p>	

	<p>ranges of initiatives to be implemented including:</p> <ul style="list-style-type: none"> <li>• Training</li> <li>• Updated guidance and information</li> <li>• Developing a local protocol with the Luton and Bedfordshire Domestic Violence Forum on responding to requests for advice</li> </ul>	Actions to be completed in 2004/5
Kirkdale / Rochdale Courts Re-development Proposals	These 6 storey town centre blocks of flats have become increasingly unpopular and difficult to let, redevelopment proposals are being developed with residents, voluntary sector partners and RSLs	To have in place redevelopment proposals by March 2005
Crime and Anti Social Behaviour	<p>The corporate initiatives include involvement in:</p> <ul style="list-style-type: none"> <li>• The Anti Social Behaviour Task Force reviewing issues relating to anti social behaviour and developing partnership working</li> <li>• The Crime and Disorder Reduction Partnership – 3 year community safety strategy a- a focus of which is dealing with anti social behaviour</li> <li>• Using the Council's Tenant Participation Structures to involve the local community in reducing anti social behaviour</li> </ul>	Consultation due to commence via the Area Committees in the autumn 2004 to develop a new 3 year plan for March 2005
Enterprise Partnership	<p>The Council are aiming to enter in to a PPP on a risk and reward basis to drive down costs via the exploration and development of new technologies, in line with the Governments <i>Priority Outcome</i>.</p> <p>The Housing service is seen as potentially making a contribution to this new vision.</p>	The objective is to appoint a Partner by September 2004, a scoping review to be completed early 2005, agreed work programme to be commenced for the next 3-5 years.
Town Centre Re-developments	The consultation on the redevelopment of the Town Centre has just been completed, a key aspiration of	September 2004, the Executive will agree a development framework for the Town Centre.

	which is the provision of additional residential accommodation in the central area.	
The future living needs of Old People Strategy	This strategy will focus on Luton's current and potential future use of extra-care sheltered housing and residential care for Older People, including residential care with nursing. The Strategy implementation plan will address the development of alternative provision to replace the three Luton Council residential care homes that will not meet national care standards in 2007.	In October 2004 the Council's Executive will consider the Strategy.