

CANNOCK CHASE COUNCIL

CABINET

21 JULY 2011

REPORT OF THE CORPORATE DIRECTOR

RESPONSIBLE PORTFOLIO LEADER: HOUSING

HOUSING STRATEGY 2011-2016

KEY DECISION – NO

1. Purpose of Report

- 1.1 To consider a proposed Housing Strategy 2011-2016.

2. Recommendations

- 2.1 That Council be recommended to approve the proposed Housing Strategy 2011-2016 attached at Annex 1 and agree to the actions contained within the Action Plan.

3. Summary (inc. brief overview of relevant background history)

- 3.1 The Council's previous Housing Strategy for the period 2007-2010 is now out of date.
- 3.2 Whilst there is no longer a statutory requirement to produce a housing strategy, a new housing strategy will ensure that residents, Registered Providers and other stakeholders can continue to refer to a document which outlines the housing issues facing the District and presents the actions which are being put in place to address them.
- 3.3 The Housing Strategy covers all housing tenures throughout the District. It links housing with many other important issues affecting people's lives, such as crime and community safety, help to vulnerable people, and improving the health of local people. It is the overarching document that defines the key strategic housing priorities for the District, assesses the options and resources available to deliver these priorities and sets out a plan of action to deliver the priorities.

4. Key Issues and Implications

- 4.1 The Housing Strategy 2011-2016 has been prepared at a time of significant upheaval due to a change of Central Government policy direction and continuing economic crisis. The document will therefore need to be reviewed regularly to reflect any significant policy changes.

4.2 The proposed Strategy addresses the present and future housing needs of the Cannock Chase community. In particular, the document:

- Presents the proposed wider vision of the authority and its partners;
- Reflects a clear and evidenced approach;
- Provides a strong focus on how partners will deliver their commitments, including the infrastructure to support growth.

4.3 The proposed Strategy has been subject to a 6 week consultation process with approximately 50 organisations and partners, who have been invited to comment on the document. Consultees included Registered Providers, voluntary organisations, the PCT and Staffordshire Probation. Actions and amendments that have been raised during the consultation period have been incorporated into the document accordingly.

4.4 The proposed Strategy seeks to deliver three priority service aims as set out below:

- To increase the supply of affordable housing
- To support vulnerable households to live independently in their own homes
- To maintain the Council's housing stock to the 'Decent Homes' Standard

4.5 To support the delivery of these priority service aims the Strategy and Action Plan identify a number of specific objectives and actions including:

- Working with partners to develop innovative solutions to deliver affordable housing in a challenging economy
- Continuing to facilitate the adaptation of homes of people with physical disabilities
- Formulating a revised Supplementary Planning Document to ensure we have an up to date policy for the provision of affordable and aspirational homes
- Formulating a 30 year Housing Revenue Account Business Plan in accordance with the Government's self-financing system
- Completing the redevelopment of the Elizabeth Road estate to replace the defective pre-reinforced concrete dwellings and create a sustainable community
- Reviewing the current regeneration strategy for the Council's properties on the Moss Estate
- Continuing to work with owners of empty properties to bring them back into productive use

5. Conclusion(s) and Reason(s) for the Recommendation(s)

5.1 It is beneficial for the Council to have an up-to-date Housing Strategy in place to tackle the wide range of housing related issues which affect the Cannock Chase community. The revised Housing Strategy 2011-2016 has been written at a time of economic uncertainty and change but this evolving document will ensure the District is in a better position to face the complex housing challenges ahead.

6. **Other Options Considered**

There is no longer a statutory requirement on the Council to produce a Housing Strategy but having such a document in place demonstrates that the Council has a clear strategic response to delivering its housing responsibilities.

7. **Report Author Details**

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SCHEDULE OF ADDITIONAL INFORMATION

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Section 1

Contribution to Council Priorities

The Housing Strategy will assist in the delivery of the priority outcomes detailed in the Corporate Plan 2011/14 and the accompanying Priority Delivery Plans.

Section 2

Contribution to Promoting Community Engagement

The proposed Housing Strategy has been subject to a consultation process with approximately 50 organisations and partners and has therefore contributed to promoting community engagement.

Section 3

Financial Implications

There are no direct financial implications for the Council as a result of this report. Any costs associated with the new Housing Strategy will need to be contained within existing approved budgets.

Section 4

Legal Implications

The legal implications are set out in the main body of the report.

Section 5

Human Resource Implications

There are no human resource implications associated with this report.

Section 6

Section 17 (Crime Prevention)

There are no Section 17 (Crime Prevention) issues arising from this report.

Section 7

Human Rights Act Implications

There are no Human Rights Act implications arising from this report.

Section 8

Data Protection Act Implications

There are no Data Protection Act implications arising from this report.

Section 9

Risk Management Implications

The risk of not endorsing the Housing Strategy 2011-2016 is that the Council will not have an up-to-date document in place to manage the complex housing challenges that are facing the District now and in the future. The Council is also required to demonstrate clearly planned strategic housing priorities when seeking to access potential funding.

Section 10

Equality and Diversity Implications

The aims and actions contained within the Housing Strategy 2011-2016 contribute to meeting the needs of specific groups who are vulnerable and therefore contributes positively to equality and diversity.

Section 11

List of Background Papers

None.

Section 12

Report History

Cabinet, 19 July 2007 – Housing Strategy 2007-10

Annexes

Annex 1 – Housing Strategy 2011-2016

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HOUSING STRATEGY
2011-2016

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1. Foreword

I am pleased to introduce the Cannock Chase Housing Strategy 2011-2016, which covers our housing objectives and plans for the next five years.

This Housing Strategy has been developed and written at a time of great change and economic uncertainty. There has been a national and international economic crisis, unprecedented housing market conditions and a new government. These changes will impact not only on the finances and resources available to deliver a housing strategy but on the way we work and the organisations we work with. We therefore need to regularly review our methods of delivery and actions to achieve the best possible outcomes for our residents in this changing and challenging time.

The Housing Strategy focuses on what we want to achieve for our residents and our housing priorities for the District. We are confident that positive changes can be made, even in these challenging times and look forward to working in partnership to achieve our shared aims.

I would like to thank all partners who have contributed to the production of this strategy.

Councillor Frank Allen
Housing Portfolio Leader

2. Introduction

The Housing Strategy sets out our plans for the improvement of housing and support needs across Cannock Chase for the next 5 years. The document has been developed in consultation with partners and follows on from the progress of the 2007-2010 Housing Strategy. As the document has been produced at a time of significant upheaval due to a change of Government and policy direction and economic crisis it will need to be reviewed regularly to reflect any significant policy changes.

However, it is important to have an up-to-date comprehensive strategy that addresses the housing needs of our community, not only for people already living here but for future residents. Through research, analysis and information about current and emerging needs in the District we are confident that positive changes can be made to the District, even in challenging times.

The Housing Strategy will:

- fully reflect the wider vision of the authority and its partners;
- reflect a clear and evidenced approach;
- provide a strong focus on how partners will deliver their commitments, including the infrastructure needed to support housing growth.

The Housing Strategy contains information about the housing market, demographic issues, the needs of particular groups, prioritisation and target setting. This document will help to deliver the strategic housing priorities for the District and sits alongside a number of Council policies including the Sustainable Community Strategy and Homelessness Strategy.

The key aims of the Strategy are:

- To increase the supply of Affordable Housing
- To support vulnerable households to live independently in their own homes
- To maintain the Council's housing stock to the 'Decent Homes' Standard

The Action Plan for the Strategy can be found on pages 29-32 and sets out the actions that will help deliver upon each of the aforementioned key aims. We will monitor progress on the action plan and will update it regularly.

3. Profile of Cannock Chase

Cannock Chase District is situated on the northern edge of the West Midlands conurbation and is the second smallest District in Staffordshire after Tamworth, covering a total area of 7,888 ha. Over 38% of the District is situated within the Cannock Chase Area of Outstanding Natural Beauty between Hednesford and Rugeley/Brereton. The population of the District, according to the mid year 2009 estimate, is 94,500 of which 98.6% are White British. Population estimates predict that the District population will reach 108,000 by 2031. A substantial aspect in this growth is the expansion of residents aged over 65 which is projected to increase from 14.6% of the current population to 23.8% in 2031. There are approximately 41,500 dwellings in the District, of which 73% are owner occupied, 20% are social rented and 5% are privately rented.

Many of the towns and communities in Cannock Chase developed around the industry of coal mining. Following the closure of the last remaining pit in 1993 there has been investment in the local infrastructure and the development of a broad base of new employers across sectors such as high-technology, heavy industry, distribution, services and retail. However, a legacy of the industrial heritage in the District can be seen in many social indicators such as health and unemployment, representing some of the worst levels in Staffordshire.

Life expectancy in the District is significantly lower for both men (76.3 - 20 months less) and women (80.4 - 19 months less) compared to national figures, they are also the worst life expectancies for men and women in all the Staffordshire local authority areas.

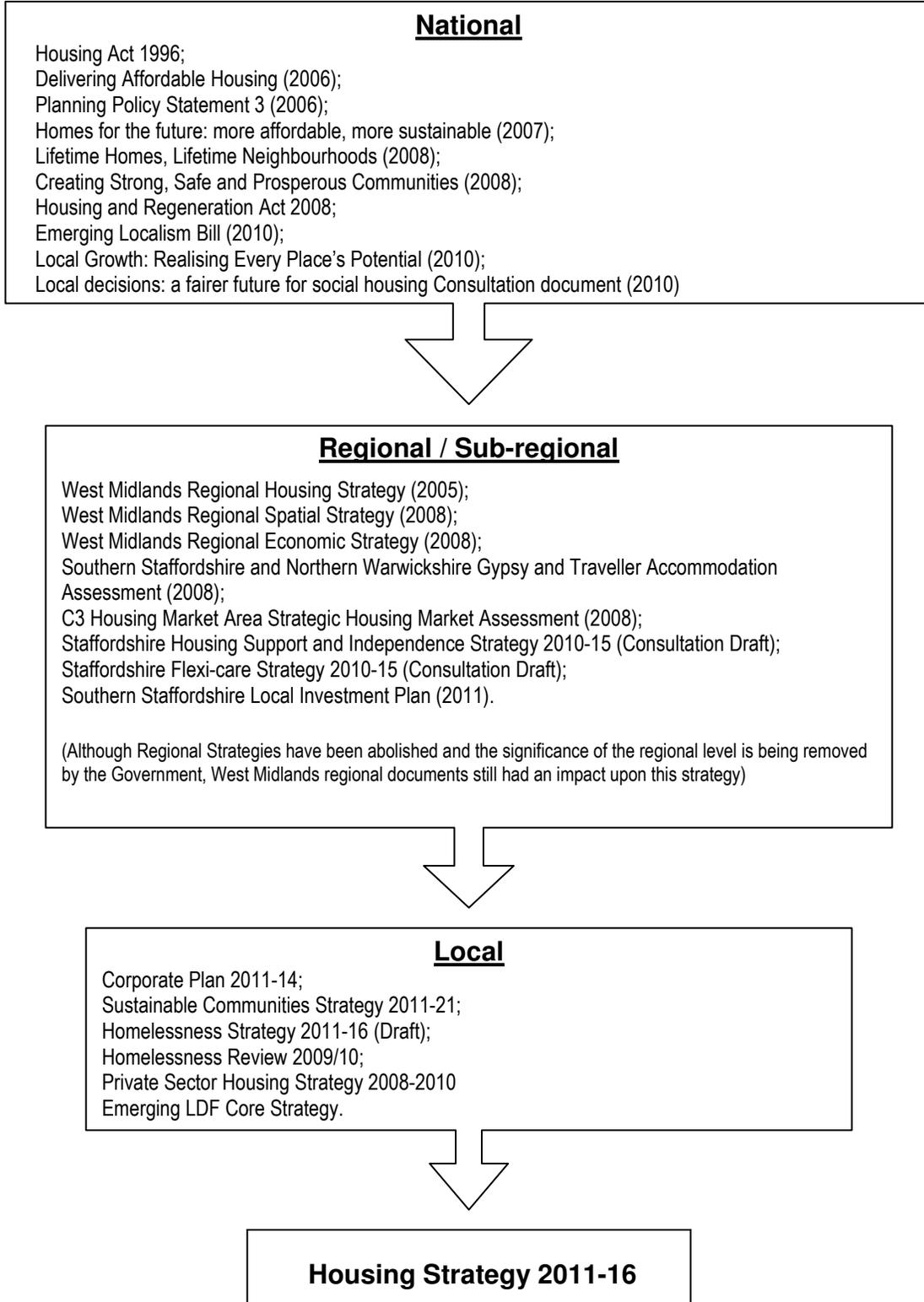
The proportion of obese adults in Cannock Chase is 29.4% which is significantly worse than the national rate of 24.2%, and Staffordshire rate of 26.6%. The District has the highest rate of alcohol attributed mortality rates in Staffordshire, 61.5 males per 100,000 population and 27.9 females per 100,000 population. Cannock Chase also has the highest percentage of smokers in a local authority area in Staffordshire, 26%, whilst the national average is 22%.

For over a decade the rate of Incapacity Benefit claims in the District has been consistently higher than both the West Midlands region and Great Britain as a whole. At May 2010 7.4% of the working age population were claiming IB, compared to 6.8% and 6.7% regionally and nationally respectively. At December 2010 3.7% of the population were claiming Job Seekers Allowance, this is higher than national levels. There is also a long term trend of a high ratio of JSA claimants amongst the 18-24 age group, with 33.7% of the total claimants were young people.

In terms of educational achievement, approximately 15% of the working age population have no qualifications, this is significantly more than Staffordshire (11.4%) and England (11.9%). Cannock Chase has the highest proportion of young people NEETs (Not in Education, Employment or Training) of all the Staffordshire authorities, the winter average for 2009/10 was 8.5%, much higher than the Staffordshire average of 5.1%.

4. National, Regional and Corporate Context

The key research documents, strategies and legislative requirements that have shaped the Housing Strategy are set out in the diagram below.



Corporate Plan 2011-14

The Council has adopted the vision of the Sustainable Community Strategy of “By 2021 Cannock Chase will be a place where people have the opportunity to enhance their quality of life and achieve economic prosperity.”

In acknowledgement of the evidential needs of the District, public consultation, and the changing local government environment, the Council will focus on the following four priority outcomes, which will address the key issues for Cannock Chase and achieve our vision.

People: Active and Healthy Lifestyles

Place: Improved Living Environment

Prosperity: Economic Resilience

Transformation: Changing the way services are provided to ensure value for money

The Council has introduced individual Priority Delivery Plans (PDPs) which provide further detail of what actions will be delivered in order to achieve the priority outcomes. The strategic housing aims are covered within the *Place* priority and those specific actions are mirrored in the Housing Strategy Action Plan.

Sustainable Community Strategy 2011-21

Since the adoption of the Sustainable Community Strategy in 2008 there have been numerous significant changes, both nationally and locally, which have led the District's Local Strategic Partnership to review its functions and structures. This has resulted in a refresh of the Sustainable Community Strategy. The new agreed vision of the partnership is that “By 2021 Cannock Chase will be a place where people have the opportunity to enhance their quality of life and achieve economic prosperity”, and as mentioned above, this has also been adopted as the Council's corporate vision. The LSP has also agreed upon two new overarching priorities:

- Improved Health
- Increased Economic Opportunity

Delivery upon the Housing Strategy can also make a contribution to delivering the LSP priorities. The links between housing and health are well documented – good quality housing can have a positive effect on a households health and wellbeing. The Government White Paper - Local Growth: Realising Every Place's Potential - details the important role housing has to play in economic growth and prosperity.

Local Development Framework

The Core Strategy is the central document in the Local Development Framework (LDF) and will help shape the way in which the physical, economic, social and environmental characteristics of Cannock Chase will change between 2006 and 2026. It provides one of the means of delivering the objectives of the Sustainable Community Strategy and the LDF will be used to help deliver the objectives of the Housing Strategy. The Core Strategy will also be elaborated by Supplementary

Planning Documents (SPD) where indicated within policy. The Core Strategy has the following structure:

- District Profile – describing what Cannock Chase District was like in 2006 and identifying key issues and challenges
- Vision – anticipating what Cannock Chase District could be like in 2026 if challenges are met
- District Wide Objectives – fully justified and cross referenced to the Core Policies which will help to achieve them. The Core Strategy is ‘objectives led’ meaning that the successful implementation of Objectives will be essential in meeting the Vision
- Strategic Approach – guiding the distribution of development across Cannock Chase to help implement the Objectives
- Area Implications – giving greater detail for the main urban and rural communities
- Core Policies – to support the meeting of Objectives
- Monitoring – setting out targets and indicators against which Objectives will be monitored

To ensure fully informed policy making, the Core Strategy passes through a series of stages and is due to be adopted in Winter 2012.

Draft Staffordshire Housing Support and Independence Strategy 2010-2015

The Housing Strategy also identifies with the common housing priorities and themes of the borough and district councils in Staffordshire as identified below and highlighted in the Draft Staffordshire Housing Support and Independence Strategy.

- Develop housing pathways for young people
- Minimise the use of temporary accommodation for homelessness people and improve existing move-on arrangements
- Increase the numbers of suitable types of affordable new housing
- Establish a homeless prevention culture
- Introduce initiatives to allow people to remain living in their own home
- Provide desirable alternatives/specialist accommodation in order to meet the current and future needs of older people
- Improve housing standards across all tenures
- Identify and examine the needs of gypsies and travellers to gain a better understanding

Local Investment Plan

When the Homes and Communities Agency (HCA) was launched in 2008 they focused on implementing the Single Conversation as a local business model. This model was designed to realise the benefits of creating a single housing and regeneration agency and achieve more efficient investment delivery in line with locally determined priorities. Following that process, the focus moved towards the development and implementation of Local Investment Plans.

Cannock Chase has developed a Local Investment Plan (LIP) in partnership with Tamworth Borough Council, Lichfield District Council, South Staffordshire District Council, our Registered Social Landlord partners and the HCA. The LIP represents the integration of our strategic

economic and housing strategies and priorities, which have all been developed locally in conjunction with our communities. Its role is to set out how we will all work together during the 4 year Comprehensive Spending Review plan period to deliver the best possible outcomes for each Local Authority and how we will work together on agreed thematic and spatial priorities for regeneration and housing within the LIP area. The key areas covered by the LIP are:

- Our vision and wider strategic context for the investment decisions in housing and regeneration;
- Thematic priorities that reflect the issues identified in our Sustainable Community Strategies;
- Spatial priorities where investment in regeneration and development, including significant investment in housing will be required;
- The investment and delivery mechanisms required to deliver our vision;
- Governance arrangements;
- Monitoring and review.

Our Partnership Vision reflects all the District and Borough priorities that are contained within the individual Housing Strategy and Sustainable Community Strategy documents:

“To ensure that all residents in Southern Staffordshire have access to good quality, appropriate and affordable housing and can thrive in safe, healthy and prosperous communities”.

The key thematic priorities for the area have been established as:

Priority 1: Increasing housing choice to meet local housing needs and aspirations;

Priority 2: Targeting poor quality housing and raising housing standards;

Priority 3: Reducing and preventing homelessness;

Priority 4: Ensuring a variety of housing and support options are available for our more vulnerable residents;

Priority 5: Encouraging thriving and sustainable communities.

Local Enterprise Partnership

Local enterprise partnerships are locally-owned partnerships between local authorities and businesses. Local enterprise partnerships will play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. They are also a key vehicle in delivering Government objectives for economic growth and decentralisation, whilst also providing a means for local authorities to work together with business in order to quicken the economic recovery.

Cannock Chase is part of two Local Enterprise Partnerships: the Stoke on Trent and Staffordshire LEP and Greater Birmingham and Solihull LEP. Housing can be an important source of economic growth, particularly at a local enterprise partnership level. The recent recession had a severe impact on housing construction, with output falling by around a third from its pre-recession peak. However, this also means that the sector has clear potential to grow. Housing could therefore play

a major role in leading the economy back towards growth and improving the long-term competitiveness of the local and wider UK economy. Housing can also play a key role in supporting an efficient labour market, which is critical to economic growth.

Recent Government Announcements

As previously stated, this document is being produced at a time of significant change and the information below details the Government announcements and policy changes that have recently been implemented that will affect social housing. It is too soon to determine the impact these changes will have on the District.

The provisions in the **Localism Bill** will enable local authority landlords to grant tenancies for a fixed length (the minimum length being two years) as opposed to existing lifetime tenancies. These **'flexible' tenancies** will give more freedom to local authority landlords, allowing us to manage the stock more effectively and ensure that the occupation of social housing better reflects actual need. All local authorities will be required to publish a **Tenancy Strategy** setting out the kinds of tenancies we will grant and the circumstances in which we will grant a tenancy of a particular kind.

The Government has also introduced a new **'Affordable Rent'** tenure option for Registered Social Landlord providers. Affordable Rent will offer shorter term tenancies at a rent higher than social rent, to be set at a maximum of 80 per cent of local market rents. Affordable Rent will be offered on a proportion of providers' vacant properties initially, and also on new stock in due course – it is the intention that the additional rental income providers receive will contribute to the provision of new affordable homes.

The Government has increased the support to first time buyers in England who are struggling to purchase a home in the market due to large deposit requirements by introducing a new **FirstBuy Direct** scheme that will help over 10,000 first time buyers in England. The FirstBuy scheme, jointly funded with house builders, will provide 20 per cent equity to top up first time buyers own deposit of 5 per cent, enabling buyers to access 75 per cent conventional mortgage. This is offered under the HomeBuy low cost affordable home ownership product range.

The **homelessness assistance legislation** is proposed to be changed whereby local authorities will be permitted to discharge their homelessness duty to the private rented sector and also to the new affordable rent tenure. A safeguard will be put in place for the homelessness duty to recur for applicants that become homeless again within a period of two years through no fault of his or her own after their main homelessness duty had been ended with an offer of accommodation in the private sector.

The Government also plans to introduce a **national social housing swap scheme** and will introduce legislation to allow Councils to better manage their housing waiting list. This would include proposals to remove the constraints of the **allocation legislation** from transferring tenants not in housing need.

The Localism Bill will also ensure that housing association tenants who are also members (e.g. **share holders**) of their landlord organisation are allowed to take up **incentive schemes** which facilitate moves out of the social rented sector into owner occupation.

The **New Homes Bonus** has been developed by the Government to incentivise Local Planning Authorities to deliver new homes by providing a grant equivalent to the national average for the relevant Council Tax band. The first award was made at the start of 2011/12 based on delivery of new dwellings in 2010/11. An additional award for affordable homes of £350 per unit has been set and will be paid in arrears in 2012/13. Funding would also be made available for bringing empty properties back into use on the same basis as new homes. The scheme is set to run for 6 years, with funding building up year on year then declining after year 6 and running out in year 12. The grant is not ring-fenced but the Government envisages that it should be used to mitigate the impact of new development on Communities by being spent on local community facilities.

5. Housing Needs

The Housing Market

According to 2010 Council Tax Valuation List there are 41,498 dwellings in the District. Census 2001 data shows that 73% of households either own their property outright or with a mortgage or loan. 17% rent from the Council, 3% from a Registered Social Landlord and 5% rent from a private landlord.

Tenure	Cannock Chase	England
Owned	73%	69%
<i>Mortgage</i>	46%	39%
<i>Outright</i>	27%	29%
<i>S/O</i>	<1%	1%
Social Rent	20%	19%
<i>Council</i>	17%	13%
<i>HA</i>	3%	6%
Private Rent	5%	10%
Other	2%	2%

Source: Census 2001

In comparison to national levels the District has a higher level of home ownership, of which there is a larger proportion of mortgage occupied but less outright occupiers. Social renting in the District is slightly higher than the national average, with a larger proportion renting from the Council than a Housing Association. As a result, there is a smaller private rented sector in the District in comparison to the national level.

The majority of property in Cannock Chase is detached or semi-detached. Approximately 30% of the stock is detached and 49% is semi-detached, 12% are terraced houses and 9% are flats/maisonettes.

Type	Cannock Chase	England
Detached	30%	23%
Semi-detached	49%	32%
Terraced	12%	26%
Flat/maisonette	9%	19%

Source: Census 2001

In comparison to national property types, the District has a skew towards larger property types. There are much larger proportions of detached and semi-detached property than the national level, and as a result much smaller proportions of terraced and flat/maisonette property, less than half the size of national proportions.

Private Rented Sector

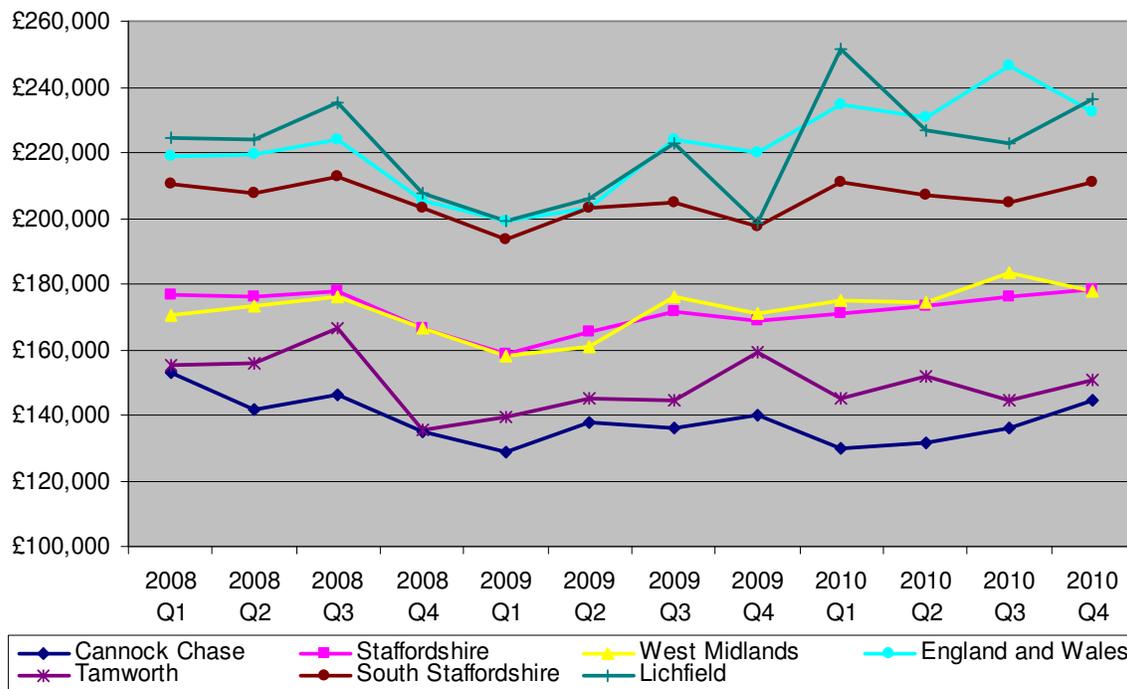
As the above figures show, the District has a small private rented sector in comparison to the national level. However, the private rented sector in Cannock Chase has remained buoyant in light of the economic climate and plays an important role in housing those who cannot afford to buy in the District. Average private rents in the District are lower than national levels

Average monthly rental costs by property size in the District have typically been lower than national levels and cheaper than surrounding local authority areas, however they are still beyond the reach of many people on low incomes. Landlords often ask for one month's rent as a deposit and then one month rent in advance, so often the first payment is twice the monthly amount, which can prove a stumbling block for households with low incomes and little savings.

Monthly rental costs during the first quarter of 2011 were typically in the following price ranges: For a 1 bed from £350 to £400pcm; 2 bed from £450 to £525; 3 bed from £550 to £600; and a 4+ bed from £750 up to £1000.

House Prices

The average house price in Cannock Chase at Q4 2010 was £144,363 according to the Land Registry. House prices in Cannock Chase have typically been lower than neighbouring authorities, Staffordshire, West Midlands and England averages, the graph below demonstrates the recent house price levels.



Average House Price 2008-2010
Source: Land Registry

The Land Registry figures for quarter four 2010 show that the average house price in the District was £144,363 which is up 3.3% on the same period in 2009. However, this remains below the 5.5% increase across Staffordshire, below the 4.0% increase across the West Midlands Region as a whole and also below the 5.8% increase recorded nationally.

The recovery of house prices has not been as rapid or as positive as seen against the regional and national benchmarks as the graph above demonstrates, the District's average house price at the end of 2010 remains less than at the start of 2008, whilst Staffordshire recovered to roughly the same level and the West Midlands and England & Wales averages increased.

As part of our regular market analysis, local agents are consulted to give their thoughts on the market which provides local context to the statistics. On the whole they felt that the economic climate was still impacting heavily on the housing market. House prices, sales and confidence in the market have remained low compared to the height of the market in 2007. Local agents felt that house prices were at their lowest in 2008, recovered slightly going into 2009 but then they levelled off and remained stagnant during the second half of 2009 and throughout 2010.

Affordability

The table below compares the average house price in the District over a three year period against the regional and national averages. Between 2007 to 2010 Cannock Chase saw a significant fall in house prices with almost an 8% decline, this is much more than Staffordshire as a whole, as well as regionally. Nationally, however, house prices have increased despite the economic climate over the past three years.

	Q4 2007	Q4 2010	Percentage Change 2007 -2010
Cannock Chase	£156,668	£144,363	-7.9%
Staffordshire	£179,453	£178,218	-0.7%
West Midlands	£178,773	£177,690	-0.6%
England and Wales	£221,547	£232,628	5.0%

Average House Price Change 2007 - 2010

Source: Land Registry

Despite this decrease, house prices still remain out of reach for many people on low to moderate incomes in the District. The average full time income in the District (£25,770) remains the lowest in Staffordshire and one of the lowest in the West Midlands. This means the average house price in 2010 (Q4 figure) is 5.6 times the average full time income.

The best measure of affordability can be measured using a ratio of lower quartile property price against the lower quartile income figure, as this is the level at which first time buyers and those on lower incomes can typically access. The lower quartile average income for full time employed residents of Cannock Chase in 2010 was £17,085, which actually decreased 3% from 2009. The lower quartile average house price for 2010 (average at Q4) was £104,625. Using these LQ figures an affordability ratio of 6.1 is calculated, which means a lower quartile priced property costs over six times the lower quartile annual income – worse than the overall affordability in the District.

C3 Housing Market Area Strategic Housing Market Assessment

The sub-regional Housing Market Assessment produced the following findings in respect of the affordable housing need in the District:

- 74% of newly forming households in the District cannot afford to buy a property in Cannock Chase;
- 56% of newly forming households cannot afford to privately rent a property in Cannock Chase;
- There is an annual affordable housing need of 335 units in the District, for the period up to 2010;
- The household types in order of need were: couples with children (37%); single persons (31%); lone parents (23%); and childless couples (9%);
- There are shortfalls in all property types (1&2 bed flat, 3 bed house and 4+ bed house) except 2 bed house, of which there is a surplus.

Figures indicate that the absolute size of the annual shortfall in the District is highest for smaller dwellings and lowest for larger dwellings. However, supply as a percentage of demand is lowest for 3 and 4+ bed dwellings in all districts, due to the fact that the level of 'churn' is much lower for

these larger dwelling types. Less than 100 4+ bed houses become available each year for re-let for the whole C3 area.

In effect this means that households in need requiring larger dwellings have a smaller chance of acquiring a suitable home than households requiring smaller dwellings, and will therefore generally face longer waiting times before their needs are met. This is an important policy conclusion, especially given that this group consists of households with children. Single person households also have high need but the housing need they face is generally less acute due to the high number of re-lets of smaller dwellings and the fact that they tend to have more options at their disposal, including staying with parents and moving in with others to form multi-person households.

A 2011 Annual Housing Need Update carried out by the Strategic Housing team estimates that the annual shortfall had increased to 480 units a year. The study also updated the shortfall by property type and estimates that the largest shortfall is for 3 bed houses, followed by 4+ houses and 2 bed accommodation (grouped to include all one and two bed property types). We plan to update our housing needs data in 2011-12 to ensure our evidence base is as robust and informed as possible.

6. Housing support and the needs of vulnerable groups

Homelessness

During 2010/11 the Council received 222 applications from households presenting as homeless. All applicants now receive a housing options interview so their housing needs can be fully assessed and options given to try and solve their housing situation. Whilst this has increased the housing options interviews carried out, it has reduced the number of households facing homelessness. Due to the economic climate applications and acceptances increased on 2009/10, but still mark a downward trend.

An overall 46% decrease in applications taken has occurred between 07/08 and 10/11 and a 69% decrease in acceptances was measured through maintaining a pro-active housing options approach and focusing on preventing homelessness occurring in the first instance. By 2008/09 213 households were prevented from becoming homeless, and this level of prevention was maintained during 2009/10 (220) and 2010/11 (203).

Priority Need Group	2007/08	2008/09	2009/10	2010/11
Applications Taken	408	301	180	222
Priority Need	167	75	28	51
No Duty Owed	241	226	152	171

Source: P1E Returns

Homelessness trends from the last four years show that the main reasons for homeless acceptances were violent relationship breakdowns, loss of rented accommodation and parents being unable to accommodate.

A number of prevention tools including those detailed below have helped to provide appropriate support to those in the District facing homelessness and have helped to reduce the number of people who actually lose their home.

- A Private Sector Tenancy Support programme is administered Countywide by Bromford Housing Association after being awarded Supporting People funds;
- The 'Safe As Houses' scheme has been continually funded by the Council and partners since 2005 to help those at risk of domestic violence to remain in their own home and feel safe;
- The Cannock Chase Churches Housing Coalition is continually funded to help low income households into private rented accommodation. In 2009/10 36 households were assisted entry to private rented accommodation with rent advances or loss and damage guarantees;
- The Council has taken the lead on local delivery of the Mortgage Rescue Scheme (MRS) and provides a one stop shop for advice and assistance on the MRS. The scheme is designed to help people faced with property repossession to stay in their own homes. During 2010/11 there were 11 successful MRS completions;
- Cannock Citizens Advice Bureau provides a fast track money advice service, which has been part funded by the Council in 2009/10 and 2010/11. Applicants to the MRS receive valuable advice from this service;
- A Hardship Fund has been established from existing Council budgets, and provides another prevention and support measure;
- Mediation is now provided in-house as staff from the Housing Options team are now trained in mediation skills.

The Council's Homelessness Strategy 2011-2016 provides a more detailed assessment of homelessness in the District and associated needs.

Older People

The 65+ population in Staffordshire is projected to grow from around 154,700 in 2010 to 241,900 in 2030, an increase of more than 50%. As can be seen from the table below the proportion of very elderly people (85+) will grow by 146% over the same period. This age group are the greatest users of health and social care services.

Total population of Staffordshire 65 and over (by age band)					
Age Bands	2010	2015	2020	2030	% change 2010-2030
65-74	85,800	101,200	103,300	111,100	29%
75-84	50,100	57,300	68,400	84,600	69%
85+	18,800	22,700	28,000	46,200	146%
All 65+	154,700	181,200	199,700	241,900	56%

Source: Staffordshire FlexiCare Housing Strategy 2010-2015

The table below shows the changing demographics for Cannock Chase, with an increase of 56% of those aged 65 and over by 2030.

Total population of Staffordshire 65 and over (by District area)					
District	2010	2015	2020	2030	% change 2010-2030
Cannock Chase	15,200	17,600	19,400	23,700	56%
East Staffs	19,000	21,100	24,500	31,100	64%
Lichfield	19,700	23,700	26,300	31,600	60%
Newcastle	22,600	25,500	27,300	32,300	43%
South Staffs	22,300	26,000	28,700	34,500	55%
Stafford	24,800	29,000	32,200	39,000	57%
Staffs Moorlands	20,000	23,800	26,000	31,000	55%
Tamworth	11,000	13,400	15,500	18,900	72%

Source: Staffordshire FlexiCare Housing Strategy 2010-2015

The needs of older people can involve a variety of support needs and a requirement for accommodation that meets their long term housing, care and support needs and can become a home for life. The Staffordshire FlexiCare Housing Strategy 2010-2015 identifies the number of flexi care units that are required in the District to meet current and future needs. Flexicare housing is:

- Accommodation (of your own – as a leaseholder or a tenant);
- With care and support available ‘round the clock’; and
- Some provision of communal facilities.

The majority of people in a Flexicare housing scheme will be over the age of 55 but it may also include some younger people with disabilities.

By 2015 the Strategy states that there is a requirement for 636 flexi care units in the District, which rises to 1,034 by 2030. That target is challenging but we will continue to work with Staffordshire County Council to explore opportunities for development or the potential to adapt existing sheltered schemes.

The first purpose built Flexicare scheme in the District (Vine Court) was completed in 2010 and offers 83 units of accommodation. Discussions are currently taking place with Staffordshire County Council with regard to the development of a further Flexicare scheme in Cannock West.

Dementia

As the population ages the prevalence of Dementia will become a significant issue and a growing need for housing related support. The table below demonstrates the growth in population suffering from dementia.

Cannock Chase

	2008	2010	2015	2020	2025	Rate per 1,000 population	
						2008	2025
Total males aged 65 and over predicted to have dementia	327	358	436	534	653	51.1	64.7
Total females aged 65 and over predicted to have dementia	623	668	782	911	1,106	76.0	89.2
Total population aged 65 and over predicted to have dementia	950	1,026	1,218	1,446	1,759	65.1	78.2

Source: Older Peoples Extra Care Needs Analysis Evidence Base (aged over 65) from SCC.

The population aged 65 plus predicted to have dementia is set to almost double by 2025. There are almost twice as many female sufferers than males, partly down to women living longer than men, as a result the rate of female sufferers is much higher than males. There are currently predicted to be over 1000 people aged 65 plus with dementia and this could increase to more than 1700 people by 2025. Therefore the potential requirement for housing related support for people with dementia represents a growing need which must be considered in order to fully meet the needs of the Districts ageing population.

Gypsies and Travellers

The accommodation needs of Gypsies, Travellers and Travelling Showpeople have been considered within the Southern Staffordshire, North Warwickshire, Nuneaton & Bedworth and Rugby: Gypsy and Traveller Accommodation Assessment (GTAA). Key outcomes for Cannock Chase are that the District requires 25 additional residential pitches for the period 2007-2012 and 5 travelling showpeople plots. Between 2012-2016 there is a requirement for 8 residential pitches and 1 travelling showpeople plot. Five transit sites are also required in the District between 2007-2026. The Core Strategy is required to set criteria for the allocation of sites in light of the GTAA. The A5 corridor is considered the appropriate broad area of search for sites within Cannock Chase District. Sites will then be specifically identified in the subsequent Site Specific Development Plan Document.

There are currently 3 licensed sites for Gypsies and Travellers in the District and one long-standing unauthorised site. Cannock Chase has no unauthorised developments where gypsies and travellers have purchased land with the intention of establishing a permanent base. All unauthorised activity in the District has been in the nature of short stay roadside encampments.

Young Vulnerable People

There are a wide range of young people in this group which overlap between other groups, which makes identifying specific numbers for those in need quite a challenge.

Reducing the proportion of 16 to 18 year olds not in education, employment or training (NEET) is a priority for the Government. Being NEET between the ages of 16-18 is seen as a major predictor of later unemployment, low income, teenage motherhood, depression and poor physical health. According to Connexions, during 2009/10 8.5% (Winter Average) of young people aged 16-18 were NEET. This was the highest proportion of all the Staffordshire authorities and subsequently was much higher than the Staffordshire average.

There is no direct access accommodation within the District; YMCA's Rugeley Foyer currently provides the only supported accommodation specifically for young homeless people, but young people from the Cannock and Hednesford area often do not view Rugeley or hostels outside the District as suitable locations to live. However, research has shown that direct access is unpopular with young people and is often used as a last resort. Alternatives are currently being looked at for Staffordshire which include 'Night Stops' and Supported Lodgings placements. The Council is also looking to explore opportunities with private landlords for shared houses to provide accommodation for young single homeless people.

Teenage Parents/Vulnerable Families

The under 18 conception rate per 1,000 15-17 year old females in Cannock Chase has increased from 49 in 2005- 07 to 52.1 in 2006-08, it is the highest rate of all the authority areas in Staffordshire and higher than the county rate of 40.6. More recently, in December 2009, there were 49.9 teenage mothers per 1,000 16-19 year old females in the District, a slight decrease from the May 2009 rate, but higher than the county rate of 27.8.

The strategic approach for teenage pregnancy is based on the principle that all young people should receive good quality information and support services. Bromford provides a housing scheme for young families aged 16-29, (couples or single parents) with first step accommodation and support for vulnerable families allowing them to develop independent living skills, parenting skills, budgeting, setting up benefits and managing a home. Alongside this, a floating support scheme provides support for young parents to live successfully in their own tenancies by supporting them to develop the necessary skills.

Mental Health

Mental health is a major cause of ill health; one in five workers suffer from stress related problems which are the commonest cause of sickness absence. Almost one in four people attend primary care for mental health related problems. Causes of mental illness include many factors relating to the environment, social circumstances and culture. People living in very deprived settings, particularly the unemployed or socially excluded, are far more likely to suffer from stress related depression and anxiety.

In 2009/10 there were 488 people registered with a severe mental illness on GP registers across Cannock Chase. Levels of people with severe mental illness in the District (0.50%) are lower than the Staffordshire average (0.57%), and second lowest LA area in the County.

A range of housing options for this client group is provided within the District, from mainstream social housing to specific mental health schemes. The Council will work with partners to ensure that accommodation and support provision are meeting the needs of this client group.

Domestic Violence

Cannock Chase has the third highest reported number of incidents in the County at 456 in 2009/10. The District also recorded the largest annual increase in the County, of 20%, from 381 to 456. (It

should be noted that these offences are subject to proactive efforts from Staffordshire Police to increase reporting and therefore the county wide increase could be viewed as a positive trend.)

The Safe As Houses Sanctuary Scheme provides security measures to victims of domestic violence and hate crime which enables them to remain safely in their home. During 2010/11 32 people received adaptations to their properties. Since 2006/07 the Council has provided almost 150 adaptations for victims of domestic violence to enable them to remain safe in their home.

Domestic violence has been one of the main causes of homelessness in the District in recent years. However this has significantly decreased since 2007/08, where 20 homelessness acceptances were recorded, to 3 acceptances in 2009/10. The Safe As Houses scheme has helped this reduction in homelessness but there are also other important support services that are available to provide a more holistic approach. Through the DCLG Homelessness Grant, the Council also help to fund a support worker for victims of domestic violence who is employed by Staffordshire Women's Aid. There is also a pro-active domestic violence forum in the District called Chase PAIRS.

In 2010/11 there were 199 referrals made to Staffordshire Women's Aid for women experiencing domestic violence in Cannock Chase. Indirect services were provided to the 414 children of the 199 women. Women experiencing, fleeing or recovering from domestic violence were provided with services such as one to one support, refuge accommodation, planned moves, legal support and counselling. Twelve women went into refuge during 2010/11, nine went into private rented accommodation, whilst 11 received housing options interviews and 16 applied to the Council as homeless.

Physical Disabilities

According to a report from South Staffordshire PCT; Staffordshire Joint Strategic Needs Assessment: Estimating current and future prevalence of physical and sensory disabilities in Staffordshire; there are predicted to be 1,418 people in 2010 with serious physical disabilities in Cannock Chase, and this is predicted to increase by 7% up to 2025.

The Council co-ordinates the provision of aids and adaptations to the homes of people with physical disabilities. These improvements are funded through the Disabled Facilities Grant (DFGs) and allow people to remain in their home. By undertaking these improvements people will be able to maintain their tenancy more easily, live independently and avoid the possibility of homelessness or the frustrations of having to move to another property.

Learning Disabilities

The proportion of people recorded on registers with a learning disability in Staffordshire is significantly higher than England, with Cannock Chase having the highest levels in Staffordshire. According to a report from South Staffordshire PCT; Staffordshire Joint Strategic Needs Assessment: Estimating current and future prevalence of mental health and learning disabilities in Staffordshire; there were 318 people from the District with learning disabilities on GP registers for 2007/08. The report also adds that the numbers on GP disease registers significantly under record

the prevalence of learning disabilities in the District, predicting that in 2008 1,756 people aged over 18 have a learning disability in Cannock Chase.

Staffordshire County Council provides the only residential service for people with learning disabilities. Brunswick House is a residential home for adults with learning disabilities located on Pye Green Road near Cannock town centre. There are also two countywide floating support services provided by Choices and Bromford that operate throughout the District.

The Council will work with partners on the Cannock Chase Learning Disability Locality Board to deliver change and improvements within the community for people with a learning disability. Housing has been made a priority area for the Locality Board, with the aim of improving the housing options and accessibility for people with learning disabilities.

Substance Misuse

Alcohol and substance misuse is a major health concern in Cannock Chase and it is estimated that 18% of the population consume at least twice the daily recommended amount of alcohol in a single drinking session (binge drinking). Alcohol is also recognised as a major contributor towards violent crime in the District and alcohol related hospital admissions are on the increase.

Staffordshire Substance Misuse Commissioning team (formerly the Drug and Alcohol Action Team or DAAT) is a multi-agency partnership established to tackle drug and alcohol misuse. During the period 01/10/2009 – 30/09/2010 there were 311 adult PDUs (Problematic Drug Users) in effective treatment with a Cannock Chase District postcode.

In 2009/10 130 new treatment journeys were started, 98 of these clients had a housing status recorded – 8 were recorded as NFA, a further 12 were recorded as having a housing problem and the remaining 78 had no housing issues.

Social Services (Adult Services) see support services for people with drug and alcohol problems as a priority for the District. A number of projects for dealing with substance misuse are supported by the Council through the Cannock Chase Crime and Disorder Reduction Partnership.

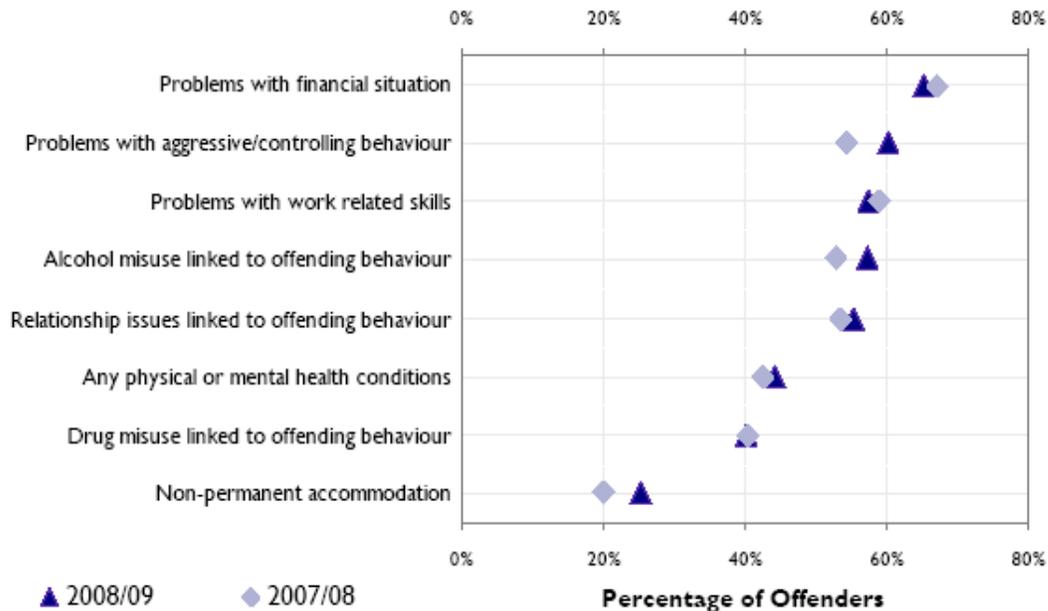
Offenders, ex-offenders and those at risk of offending

There were approximately 455 adult offenders starting an order with probation within Cannock Chase during 2009/10, 12% of which (99 offenders) were assessed as having a high or very high risk of harm, slightly above the Staffordshire average. There were also a total of 53 offenders on the Prolific & Other Priority Offenders scheme in Chase Division (split between Cannock Chase and Stafford Borough).

Staffordshire Youth Offending Service recorded 51 first time entrants to the Youth Justice System (equal to a rate of 508 per 100,000 10-17 year olds). This is the third highest rate recorded in Staffordshire and represents an increase of 12 young offenders (31%) when compared with 2008/09.

Between April and December 2009 there were 803 offenders on the Probation caseload living within Cannock Chase; 65 of these were re-offenders resulting in an actual re-offending rate of 8.1%. This percentage is the highest recorded for all districts across Staffordshire County.

All offenders starting a community order with Staffordshire Probation Service are assessed in order to identify their level of need in a number of areas, or pathways, such as alcohol and drug misuse, accommodation, finances and education, training and employment. The graph below illustrates the level of need for a particular pathway or issue for offenders in Cannock Chase.



Analysis of offender assessments who started an order during 2007/08 and 2008/09 by pathway in Cannock Chase.
Source: Cannock Chase Crime and Disorder Reduction Partnership (CDRP) Strategic Assessment, 2009

The graph illustrates that approximately a quarter of offenders have housing needs as they have an issue with the non-permanence of their accommodation. This represents approximately 114 offenders based on those starting probation orders during 2009/10. The rate increased since 2007/08 up to 2008/09, most probably because of the economic climate, therefore the issue could have become even more prevalent as the economic climate has not improved.

The current accommodation and support provision in the District is provided by Heantun. It covers 130 units of countywide floating support for low, medium and high risk offenders; 3 accommodation units for Mentally Disordered Offenders; and a 4 unit shared housing project for offenders.

During 2009/10, only 9 offenders from Cannock Chase were supported. Seven received floating support at low-medium level and two offenders were housed in the shared housing project. Whilst in 2010/11 15 offenders received support. Two high risk offenders, two mentally disordered offenders and 11 low-medium risk offenders received floating support. These findings suggest that the existing level of support provided comfortably meets the current level of need.

BME Households

Cannock Chase has the smallest black and minority population in Staffordshire, in terms of a proportion of the population (1.4%). The 2001 Census showed that 98.6% of the population of Cannock Chase are White, 0.5% are Mixed Race, 0.6% are Asian or Asian British, 0.2% are Black or Black British and 0.2% are Chinese or Other. Members of black and minority ethnic communities live in locations throughout the District and there are no established settled community clusters.

Cannock South (2.2%), Hawks Green (2.0%) and Cannock West (1.6%) have the most diverse population in terms of the proportion of BME groups. Cannock West has a relatively large proportion of Asian or Asian British households (0.93%), whilst Cannock South has a relatively large proportion of Chinese households (0.73%). Hawks Green has a small proportion of households from most BME groups.

In terms of minority ethnic religious groups, Cannock Chase has the most households belonging to Sikh (0.22%), Muslim (0.17%), Hindu (0.10%) and Buddhist (0.07%) faiths. Cannock West, Hagley and Cannock East are considered as having slightly more diverse populations in terms of religious groups than the other wards in the District, approximately 1% of their populations belong to a minority ethnic religion. Cannock West has the largest proportion of Sikh (0.5%) and Hindu (0.3%) households, whilst Cannock East and Hawks Green have an equally large proportion of Muslim (0.3%) households.

The Community Safety section attends the Chase Against Crimes of Hate (CACH) group whose members include the Police, voluntary groups and other local authorities. This Forum aims to raise awareness of all aspects of crimes of hate and develops recording systems for racist and other hate crimes to be reported.

Strategic Housing carry out regular local housing market assessments with Estate Agents and questions are always asked about any specific needs that have been identified from the black and minority ethnic community. To date, Estate Agents have reported that they do not receive many queries from buyers or sellers from the BME community and therefore no specific issues or requirements have been identified for this group.

7. Condition of Housing Stock

Private Sector

A Private Sector Stock Condition Survey was carried out in 2010 to give a detailed picture of housing conditions in the private sector (owner occupied and privately rented homes). Key findings from this survey include:

- 25.4% (8,630 private sector dwellings) are non-decent. In England as a whole the rate was 35.8% making the Cannock Chase rate substantially lower than the national average.
- The highest rate of non decency was found in converted flats at 62.3%. This was followed by medium/large terraced houses (34.4%), small terraced houses at 29.3% and semi-detached houses (27.4%), all of which had rates that were above the District average (25.4%). The lowest rate was found in bungalows (17.9%).
- The highest rate of non decency occurred where the age of the head of the household was between 65 and 74 years (34%), followed by the 75+ age band (30.2%) and the 16 to 24 age band (29.8%). The two mid age bands (35 to 64) had lower rates.
- The largest proportion of dwellings found to be non decent were occupied by households with an annual income of less than £10,000 at 32.9% and those with an income of between £10,000 and £15,000 (30.4%).
- 70.6% of vulnerable households live in a decent home in the District. Cannock Chase has therefore met the national target for 2006/07 of 65% of vulnerable private sector households living in decent homes and the 70% target for 2010/11.

Council stock

At the 31st March 2011 the Council's housing stock met the Decent Homes' standard apart from 167 flats on the Moss Road Estate which have been granted an exemption from the Decent Homes target by DCLG as they are awaiting redevelopment. The successful implementation of the Councils Decent Homes' Strategy resulted in a progressive reduction in the proportion of non-decent homes ensuring that the Government's Decent Homes target date was met.

The following Decent Homes works were carried out in 2010-11:

<u>Scheme</u>	<u>Outputs (Number of Dwellings)</u>
(a) External Envelope Works	644
(b) Replacement of Central Heating	225
(c) Replacement of Kitchens	343
(d) Electrical Upgrading	638

The Council will maintain the decent homes standard by continuing to implement the Housing Revenue Account capital programmes throughout the Strategy period.

The Government is introducing a 'self-financing' system for the HRA which will come into operation from April 2012. The new system will replace the current subsidy system which resulted in the Council making a subsidy payment of rental income to the Government of £3.8m in 2010-11 and an estimated £4.4m in 2011-12. Whilst the Council will, under the new system, no longer make subsidy payments to Government, the Council will be required to finance a proportion of the national housing debt of some £62.2m through additional borrowing. Furthermore there is a Government cap of £88m on the Council's ability to borrow, which includes existing borrowing.

The Council will formulate a 30 year HRA Business Plan to address these challenges during 2011-12.

Empty Homes

The Private Sector Housing Strategy 2008-2010 states 'we will encourage owners of empty properties to bring them back into use and where necessary take appropriate enforcement action'. Empty properties can impact on the quality of life in neighbourhoods, as they can be subject to deterioration and can blight an area. The area as a whole would benefit from the better use of the housing accommodation available from the reuse of empty properties, or the redevelopment of unusable ones.

The Private Sector Stock Condition Survey 2010 identified that the District had 1,200 vacant dwellings which is 3.5% of the stock, compared to 4.1% nationally. Of these, 450 were long term vacant dwellings. These represent 1.3% of the stock, compared to 1.5% nationally.

Through collaborative working between the Private Sector Housing team and Housing Options team, the Council has had some success in recent years in working with private landlords to bring properties back into productive use. In 2010/11 there were four empty properties brought back into use following Council intervention.

Empty properties in the private sector will continue to be identified and efforts made to bring them back into use for the benefit of the district. A new Private Sector Housing Strategy for 2011-2016 will be produced which will include issues concerning empty properties and identify priorities for action.

As another positive measure for reducing numbers of empty property, the Council removed the Council Tax discount for owners of long term empty properties from April 2011. This measure will encourage owners to return their properties to occupied dwellings as there is now no advantage for their property to sit empty when they could rent it out or sell it.

8. Key Housing Issues – Priorities and Objectives

Strategic Service Aim 1: To increase the supply of Affordable Housing

- Deliver a minimum of 55 affordable homes per annum
- Formulate a revised Supplementary Planning Document to ensure we have an up to date policy for the provision of affordable and aspirational homes.
- Deliver the development priorities identified in the Local Investment Plan through engagement with the HCA and their 2011-2015 Affordable Homes Programme
- Continue to secure affordable housing through S106 agreements.
- Work with partners to develop innovative solutions to deliver affordable housing in a challenging economy
- Assess the implications of the new Affordable Rent Model for social housing and the New Homes Bonus
- Have an adopted Core Strategy in place by Winter 2012 to put the Council in the strongest position to deliver its affordable housing policies
- Commission new housing needs data to provide up to date evidence of the affordable housing needs in the District
- Continue to work with owners of empty properties to bring them back into productive use

Strategic Service Aim 2: To maintain the Council's housing stock to the 'Decent Homes' Standard

- Formulate a 30 year Housing Revenue Account Business Plan in accordance with the Government's self-financing system
- Implement the HRA capital programmes
- Complete the redevelopment of the Elizabeth Road estate to replace the defective pre-reinforced concrete dwellings and create a sustainable community
- Reassess the options for the redevelopment of the Reema flats on the Moss Road Estate
- Continue to provide funds and work in partnership with Hestia and the Energy Savings Trust to provide energy efficiency advice and guidance in the District, particularly to those who are experiencing fuel poverty.

Strategic Service Aim 3: To support vulnerable households to live independently in their own homes

- Continue to work with Staffordshire County Council to secure additional flexi care schemes in appropriate locations in the District
- Continue to fund the Safe As Houses scheme to enable victims of domestic violence to remain in their homes
- Work with the Learning Disabilities Partnership Board to understand and help meet the housing and support needs of people with learning disabilities
- Continue to facilitate the adaptation of homes of people with physical disabilities

- Continue to promote the Housing Options team and assess how the service could be publicised more effectively to reach vulnerable and isolated groups

Following the consultation exercise it was evident that partners were in agreement with the Priority Outcomes and the individual objectives of this Strategy. We also asked partners to rank what they thought were the three most important objectives and it was found that delivering a minimum of 55 affordable homes per annum was the key objective. As a result, partners also thought the mechanisms for delivery by way of S106 agreements and developing innovative solutions to deliver in a challenging climate were also important.

9. Your Views

As a reader of this strategy your views on our priorities and actions are important, so please contact us if you have any comments on any aspect of this Housing Strategy.

For further information please contact:

Louise Tandy, Principal Housing Strategy Officer; or
James Morgan, Housing Strategy Officer

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Telephone: 01543 462621

Fax: 01543 464211

Email: strategichousing@cannockchasedc.gov.uk

আপনি অনুরোধ জানালে এই কাগজপত্রগুলোর বাংলা অনুবাদের ব্যবস্থা করা যেতে পারে।

如有要求的話我們可將此文件翻譯成中文

વિનંતી કરવાથી તમને આ દસ્તાવેજ તમારી માતૃભાષામાં મળી શકે છે.

ਜੇ ਤੁਸੀਂ ਚਾਹੋ ਤਾਂ ਇਹ ਪਰਚਾ ਤੁਹਾਡੀ ਬੋਲੀ ਵਿੱਚ ਮਿਲ ਸਕਦਾ ਹੈ

یہ دستاویز آپ کی زبان میں، گزارش پر دستیاب کی جا سکتی ہے۔

Ten document jest dostępny na żądanie w twoim języku

This document can be provided in braille, on audio cassette tape/disk, **Large print** and in other languages on request to Cannock Chase Council on 01543 462621.

10. Housing Strategy Action Plan 2011-2016

1. To Increase the Supply of Affordable Housing				
Action	Responsible Officer(s)	Resources	Partner Organisations	Target Date
Work with partners and the HCA to secure investment through the Affordable Homes Programme 2011-2015.	Janet Baldasera Louise Tandy	Officer time	HCA Registered Providers	August 2011
Support the delivery of a minimum 55 additional affordable housing units in 2011/12.	Louise Tandy	Officer time HCA Grant RSL Funds	HCA Registered Providers Developers	March 2012
Revise the Housing Choices Supplementary Planning Document to ensure we have an up to date policy for the provision of affordable and aspirational homes.	John Heminsley Louise Tandy	Officer time	Developers Registered Providers	June 2011
Encourage owners of empty properties to bring them back into use. Target of at least 4 to be brought back into use through Council intervention.	David Chaplin Julie Cope	Officer time	Owner Occupiers Private Landlords	March 2012
Continue to secure affordable housing through S106 agreements.	Louise Tandy	Officer time	Developers Registered Providers	Ongoing
Formulate a Tenancy Strategy as outlined in the Localism Bill.	Janet Baldasera Louise Tandy	Officer time	Registered Providers	March 2012
Assess the short and long term implications of the recently announced Affordable Rent model and New Homes Bonus	Louise Tandy James Morgan	Officer time	HCA Registered Providers	Ongoing

Update our housing needs data to ensure our evidence base is as robust as possible.	John Heminsley Louise Tandy James Morgan	TBC	Consultants to be appointed	March 2012
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2. To support vulnerable households to live independently in their own homes				
Action	Responsible Officer(s)	Resources	Partner Organisations	Target Date
Facilitate the adaptation of at least 62 homes of people with disabilities in the private sector.	David Chaplin	Total DFG budget of £518,000. (£323,000 Government Grant)	Spirita	March 2012
Facilitate the adaptation of at least 95 homes of those in council owned properties with disabilities.	Ian Tennant	£500,000 in HRA capital programme		March 2012
Continue to work with our partners Hestia to deliver the objectives in the Service Level Agreement with regard to providing advice and guidance on energy efficiency measures	David Chaplin Louise Tandy	£10,000	Hestia	March 2012
Continue to monitor the requirements of BME households through regular local housing market assessments	James Morgan	Officer time	Estate Agents	Bi-annually
Continue to work with Staffordshire County Council to identify any potential opportunities to secure further Flexi Care schemes in the District for older people	Louise Tandy	Officer time HCA Staffs CC RP's	Staffordshire County Council HCA Registered Providers	Ongoing

Continue to work with Registered Providers and Staffordshire County Council to secure accommodation suitable for those with learning disabilities	Louise Tandy	Officer time HCA Staffs CC RP's	Staffordshire County Council HCA Registered Providers	Ongoing
Continue to fund the Safe As Houses scheme to enable victims of domestic violence to remain in their homes	Louise Tandy	CLG Homelessness Grant	Staffs Police Staffs Fire Service Staffs Women's Aid	Ongoing
Identify suitable sites for Gypsies, Travellers and Travelling Showpeople in the Site Specific Allocations Development Plan Document.	John Heminsley Antony Lancaster	TBC	TBC	December 2012

3. To maintain the Council's housing stock to the 'Decent Homes' Standard				
Action	Responsible Officer(s)	Resources	Partner Organisations	Target Date
Formulate a 30 year Housing Revenue Account Business Plan in accordance with the Government's self financing system	Ian Tennant	Officer time		March 2012
Implement the 2011-12 HRA capital programme: <ul style="list-style-type: none"> • Kitchens - 300 • Central Heating – 370 • Electrical Upgrades – 520 • External Envelope Works – 660 • Second doors to bungalows – 70 	Rick Pepper	£1,505,000 £1,203,000 £446,000 £1,561,000 £98,000		March 2012
Complete the Elizabeth Road re-development scheme.	Janet Baldasera	TBC	HCA Waterloo HA	Phase 1 Start on Site – March 2011

Review the current regeneration strategy for the Council's properties on the Moss Estate, Chadsmoor.	Janet Baldasera Louise Tandy	TBC	HCA RSL Partner	July 2012
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