

Building Bury's Future

Bury's Housing Strategy – Action Plan

2014 – 2024

January 2014



Outcomes & Targets	Actions	Tasks	Lead/Partners	Resources
Objective 1: Delivering a sufficient and suitable supply of housing in the Borough				
Meet the objectives of the Core Strategy to deliver 2,000-4,000 new dwellings over the life of the Housing Strategy	Maintain a supply of land available for housing	Use of Core Strategy and Strategic Housing Land Availability Assessment to identify suitable areas Identify housing opportunities from the Council's Disposals list Focus on Brownfield sites to protect the Green Belt	Adult Care Services Housing Joint Commissioning Partnership Planning Corporate Property Services Private developers Homes & Communities Agency	Officer time Use of Council assets on the Disposals list Private investment Grant opportunities, such as the Affordable Housing Programme
Reduce the number of stalled sites	Unlock stalled sites within the Borough	Support bids from registered providers and private developers to AGMA and the Homes & Communities Agency (HCA) to increase housing delivery Identify opportunities/funding through Bury's Housing Joint Commissioning Partnership	Adult Care Services Housing Joint Commissioning Partnership Planning Private developers Homes & Communities Agency	Officer time Private investment Grant opportunities, such as the Affordable Housing Programme

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<p>Preserve the mix of housing tenures in the Borough</p>	<p>Respond to the findings of the Housing Need & Demand Assessment 2011/12 and other housing assessments</p>	<p>Ensure use of section 106 affordable housing powers to promote mixed developments on new build schemes</p> <p>Target efforts of the Bury's Housing Joint Commissioning Partnership to meet needs of specific groups (such as older people, disabled residents)</p> <p>Develop and support bids so that social housing is maintained at around 15% of the market</p>	<p>Planning</p> <p>Adult Care Services</p> <p>Housing Joint Commissioning Partnership</p> <p>Private developers</p> <p>Homes & Communities Agency</p>	<p>Officer time</p> <p>Private investment</p> <p>Section 106 Affordable Housing funding</p> <p>Grant opportunities, such as the Affordable Housing Programme</p>
<p>Ready supply of adapted properties to meet needs</p>	<p>Meet housing needs of people with disabilities</p>	<p>Identification of adapted stock across all tenure types</p> <p>Effective allocation and making best use of adapted stock</p> <p>Promote concept of lifetime homes in design of new and refurbished housing</p> <p>Maximise the input of registered providers in meeting adaptation needs including making best use of their stock and maximising their contribution to DFGs</p>	<p>Adult Care Services</p> <p>Housing Joint Commissioning Partnership</p> <p>All housing associations operating in the Borough</p> <p>Planning</p> <p>Finance</p>	<p>Officer time</p> <p>Private investment</p> <p>Section 106 Affordable Housing funding</p> <p>Grant opportunities, such as the Affordable Housing Programme</p> <p>Council borrowing</p> <p>Public health monies</p> <p>DFG funding from DCLG.</p>

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Housing meets the diverse housing needs of the Borough	Identify and respond to demand in the Borough	Address supply issues identified in Housing Need and Demand Assessments through specific sub-strategies Undertake Housing Need & Demand Assessments to track progress	Adult Care Services Planning	Approximately £30,000 - £50,000 every three to four years Officer time
End Homelessness	Address causes of homelessness and rough sleeping in the Borough	Identify priorities and develop proposals to address the issues through a specific Homelessness Strategy	Adult Care Services AGMA	Government homelessness grant Officer time
Objective 2: Affordability				
Increase the proportion of housing that is within financial reach of local residents	Promote affordable housing within all townships as part of the overall housing tenure balance in the Borough	Secure 25% (10% in regeneration areas around Bury and Radcliffe town centres) affordable housing units on all large sites with a net gain of 15 of more dwellings through section 106 agreements Support projects and external; funding bids from Bury's Housing Joint Commissioning Partner to increase the amount of lower cost housing Maximise Council assets to promote new affordable housing Promote economic regeneration and other growth initiatives to increase local earnings and improve the choice of housing open to local residents	Strategic Housing, Adult Care Services Planning Housing Joint Commissioning Partnership Finance	Use of Council assets on the Disposals list Grant opportunities, such as the Affordable Housing Programme Section 106 Affordable Housing funding Use of HRA Headroom

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No households live in properties that they are unable to afford or are not suited to their needs	Eliminate over crowding and under occupancy in the rented sector	Support those affected by Welfare Reform to find alternative accommodation	Six Town Housing All housing associations with stock in the Borough	Officer time
Objective 3: Fewer Empty Properties				
Reduced void properties in the private and public sector	Encourage full utilisation of the housing stock	<p>Encourage and support owners to bring properties back into occupation including use of powers and Council Tax scheme</p> <p>Develop projects to maximise external funding opportunities to tackle empty properties</p> <p>Monitor void levels in the public sector and respond as appropriate to minimise rent loss and increase letting availability</p> <p>Identify priorities and develop proposals to address the issues through a specific Empty Property Strategy</p>	Adult Care Services Joint Commissioning Partners	<p>Committed sums from affordable housing developments</p> <p>Grant opportunities such as Homes & Communities Agency funding</p> <p>Council borrowing on behalf of STH</p> <p>Staff time</p>
Objective 4: Good Quality Accommodation				
Range of choice and quality of housing available to all residents	Improve quality of housing in the private sector	<p>Reduce number of properties with Category 1 hazards</p> <p>Raise standards in the private rented sector</p>	Adult Care Services Private sector landlords	Officer Time Homelessness Grant

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Good quality social housing	Maintain decent homes standards across all registered provider housing stock	Monitoring of standards to ensure 100% decency in Council-owned housing Work with housing associations to maintain standards	Adult Care Services Six Town Housing All housing associations with stock in the Borough	Bury Council's Capital Programme Capital programmes of housing associations.
Reduce number of people in fuel poverty	Improving energy efficiency of homes in the Borough	Implement GM energy efficiency initiatives in the Borough, e.g. ECO Toasty, energy switching campaigns, Green Deal Refresh of the Affordable Warmth Strategy and Action Plan Working with householders to encourage better energy efficiency measures	Adult Care Services AGMA Green Deal partners Six Town Housing All housing associations with stock in the Borough Public Health, Adult Care Services	Staff time AGMA resources National funding sources eg ECO and Green Deal
Reduction in anti social behaviour	Addressing anti social behaviour and other activities that have a detrimental impact on decent neighbourhoods	Zero tolerance approach to anti social behaviour in Council owned stock Corporate approach to tackling anti social behaviour Work with private rented sector landlords, registered providers and tenants to improve the quality of neighbourhoods and the environment	Six Town Housing Adult Care Services	Six Town Housing Management Fee Staff time

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Increased supply of housing to more effectively meet the needs of the Borough	Pump prime new housing development and improvement initiatives through HRA Headroom	Identification of schemes to meet specific housing needs Identification of potential sites for development	Adult Care Services Finance Planning	HRA Headroom
Objective 5: Partnership development				
Adequate response to Housing Need & Demand Assessments	Collaborative and partnership working across all sectors to deliver sufficiency and suitability in the housing market	Maintain good working relationships between housing providers and developers Promote strong relationships with multi-agency boards to improve the standard and choice of housing in the Borough Maximise bidding opportunities to deliver the strategy for the benefit of the Borough and local residents	Adult Care Services Planning	Use of Council assets on the Disposals list Grant opportunities, such as the Affordable Housing Programme Section 106 Affordable Housing funding Use of HRA Headroom