

Appendix 2

Draft Strategic Priority Action Plan

1. Develop township specific housing action plans to support wider township place strategies

Where are we now?

- Bury Town Centre Masterplan with proposals for housing development.
- Radcliffe Strategic Regeneration Framework – identification of key housing sites.
- New Boroughwide HNDA and Housing Strategy to determine current and future housing need/aspirations.
- SHLAA - potential sites for residential development.

Where do we want to be?

- Six evidence-based housing action plans reflecting local demand and needs, linked to wider township strategies and the opportunities in each township area for action.

How will we get there?

Short term

- Draw on information provided within the HNDA and SHLAA to determine housing need and land availability in each township; assess our Brownfield land capacity.

Medium Term

- Develop the housing action plan for each township.

2. Increase the amount of new and available housing in the Borough (both market and affordable homes)

Where are we now?

- Average completions in the last 3 years - 200 against a planned target of 500. Average number of affordable homes delivered over the same period 100.
- Over 500 predominantly private long term empty homes (empty longer than 2 years).
- Increasingly constrained supply of good quality market housing both for sale and rent.

Where do we want to be?

- Building 500 new homes per annum, predominantly on brownfield sites.
- Building 100 new affordable homes per annum (25% of all development).

- Returning 20 long term empty homes per annum back into fully occupied dwellings.

How will we get there?

Short term:

- Release 3 Brownfield sites in Council control to the market with capacity to build 200 new homes.
- Identify other Council owned sites and buildings to market for a mix of residential and commercial use.
- Re-engage with Registered Housing Providers with a positive approach to jointly develop proposals and solutions.
- Engage with the private sector residential development market and promote Bury as a positive option for development.
- Update our land use plans using digital technology and housing market analysis to re-assess our brownfield land capacity including town centres and any planning policy updates necessary to assist building.
- Refresh/update our Empty Homes Strategy. Empty Homes Officer to target cluster areas in the Borough with a range of interventions - target of 20 empty homes per annum returned to use.

Medium term:

- Ensure sufficient land is released for residential development and ensure appropriate infrastructure is in place to support delivery, reduce traffic congestions and create strong, productive, and sustainable communities.
- Make funding cases to Homes England and GMCA for support on sites linked to our Growth Strategies, especially around the town centres.
- Analyse our existing affordable housing offer in terms of type, size, and location to ensure we are offering the right homes in the right places and making the best use of existing stock.

Long term:

- Carry out an asset management review of all Council and other publicly owned assets and land in order to identify additional land capacity for development.

3. Address the shortfall in housing provision for older people

Where are we now?

- 506 private sheltered housing units across the borough, 385 units belong to Bury Council, plus 169 units of extra care.
- Approximately 3,041 units of specialist older person's accommodation in the Borough (private and Council owned).
- An increasing proportion of over 65's and 85's in the next 10 years
- an identified need capacity for 372 places in independent living schemes by 2030, rising to 578 in 2037. No additional demand in the short term for residential care.

Where do we want to be?

- An evidenced based understanding of where the existing generation of older people and where the next generation of older people are currently living in the Borough, their health, and aspirations for housing in old age over the next 25 years.
- Sites and buildings identified in the right locations for development and conversion/improvement to meet the local needs of the future older population of the Borough.
- A programme of integrated commissioning for homes and services that support our older residential population.
- Increased housing choices for older people.

How will we get there?

Short term:

- Understand the existing evidence base and where there are gaps commission research to strengthen our knowledge, especially how our township action plans can help support the integration of older people's services in their locality.
- Develop a housing strategy for older people and a joint commissioning plan with health and social care partners.
- Review four Council owned sheltered housing schemes to ensure they are meeting older people's needs.

Medium term:

- Jointly commission new services including the development of older people's specialist housing and evaluate against the research outcomes.
- Review the Disabled Adaptations Policy and delivery to ensure it meets statutory requirements and the updated requirements of the joint commissioning approach.

4. Increase housing options for specialist groups including people with a learning disability

Where are we now?

- An outdated approach to housing and support for our LD community and for future needs.
- A good understanding of the total numbers and needs of specialist groups across the Borough

Where do we want to be?

- A finer grained evidenced based understanding of future needs including aspirations for supported housing over the next 25 years.
- Sites and buildings identified in the right locations for development and conversion/improvement to meet the needs of specialist groups and people with a learning disability.
- Increased housing choices for specialist groups including people with a learning disability.

How will we get there?

Short term:

- Analysis of the existing evidence base including the views of people with 'lived experience' and, commission research to strengthen gaps in knowledge.
- Develop an agreed joint commissioning strategy with health and social care partners around the outcomes of the evidence base.
- Engage with RP's operating and developing in the Borough to explore joint commissioning and delivery of specialist housing.
- Map the supply of accommodation based supported housing options to increase housing choices.

Medium term:

- Work with one or more specialist RP housing partners to upgrade existing provision.
- Review the Disabled Adaptations Policy and delivery to ensure it meets statutory requirements and the requirements of a joint commissioning approach.
- Jointly commission new services including the development of specialist housing and evaluate against the research outcomes.
- Review other housing options such as KeyRing Living Support Network and the HOLD Home Ownership Scheme, to enable vulnerable adults to live independently.
- Create easy read summaries and guides of housing related policies and procedures.

5. Reduce the need for rough sleeping and homelessness

Where are we now?

- Funding for 2 outreach worker and coordinator posts in place.
- 30 emergency bed spaces with support currently available for rough sleepers.
- 30% increase in homelessness across GM; big increase in homeless applications (Bury Council) due to the pandemic and further increase anticipated due to the lifting of the eviction moratorium.

Where do we want to be?

- Sufficient and appropriate housing and support available for statutory homeless cases and those at risk of homelessness and rough sleeping – includes primary health care and access to mental health and drug and alcohol services to ensure they do not return to rough sleeping.
- An increased supply of suitable homes to meet needs, both temporary and permanent.
- Sufficient capacity to place individuals in a safe environment where needs can be assessed.

How will we get there?

Short term:

- Refresh the Homelessness Strategy and develop a supporting action plan.
- Review pathways of support for vulnerable tenants at risk of eviction and ensure tenants are tenancy ready and tenancies sustained.
- Bid for funding through MHCLG to increase long term accommodation provision and related support services for rough sleepers and those at risk.
- Join the GM Ethical Letting Agency (ELA) and evaluate its impact.
- Evaluate the proposals for a Homeless Hub to be established.

Medium term:

- If agreed, develop a full business case for a homeless hub, identify suitable site and funding options.
- Identify properties for ELA acquisition to increase the supply of affordable rented accommodation.

6. Improve the energy efficiency of the Boroughs housing stock across all tenures

Where are we now?

- 9,563 households in fuel poverty, most significant problems are in the private sector.
- Committed to a Climate Emergency Strategy with 3,671 Council properties below EPC band C.

Where do we want to be?

- All Council properties EPC band C or above by 2025.
- All Council properties to be carbon neutral by 2038.
- All new builds to be net carbon zero by 2028.
- All private homes to be carbon neutral by 2038.

How will we get there?

Short term:

- Recruit energy officer to deliver the BEIS Pilot Scheme to raise and enforce the minimum efficiency standards in private rented sector housing (EPC ratings).
- Increase take up of the Green Homes Grant Scheme to improve the energy efficiency of private sector housing - 75 properties referred, 50% prequalified and awaiting survey.
- Ensure all new builds have an energy rating of C or above.

Medium/long term:

- Develop Bury Eco Standard to support planning policy and decarbonise communities.
- Develop a zero-carbon exemplar/pilot project with RPs on Council owned land.
- Pilot retrofitting 100 Council homes to achieve zero carbon status and evaluate.
- Assess the condition of social and private housing in the Borough including eco elements to establish baseline position.

- Develop plan for all Council homes to achieve carbon neutrality by 2038 and SAP C rating by 2025.
- 10% of new homes on private developments to be carbon neutral homes.

7. Ensure that the private rented sector plays an important role in providing good quality homes in safe neighbourhoods across the Borough

Where are we now?

- An estimated 12,000 PRS homes across the Borough.
- Very few portfolio PRS landlords and many small and some accidental landlords.
- 74 licensed HMOs across the Borough and an unknown number of unlicensed HMO's
- Pockets of PRS which are detrimental to the general health and wellbeing of residents and the neighbourhood as a whole.

Where do we want to be?

- A predominantly self-managed and self-regulated PRS sector where landlords and their tenants contribute positively to the overall health and wellbeing of the Borough.
- Criminal landlords subject to joint intelligence with the crime fighting agencies and targeted co-ordinated cross agency enforcement action taken, ultimately driving the worst offenders out of the Borough.

How will we get there?

Short term:

- We will work with professional landlord organisations to maximise take up of membership in the Borough.
- We will join the GMCA Good Landlord Scheme.

Medium term:

- We will aim to strengthen and organise the Council's enforcement resources to enable a more pro-active approach to be taken.
- We will explore joint working with partners and neighbouring authorities in order to enhance capacity and good practice.
- We will consider and evaluate an approach to a local landlord licensing scheme which will focus on a small, targeted area of the Borough.
- We will aim to develop a record of all licensed and unlicensed HMOs in the Borough to ensure compliance.