

Housing Report

Appendix 1 – Housing Portfolio Update

This paper defines the housing portfolio priorities for 2021/22, together with a brief summary of progress to date.

Housing Portfolio Priorities 2021/22 (in association with the Housing Strategy Action Plan):

- Provision of affordable housing through the Council's Brownfield Land Disposal Programme
- Empty Property Strategy
- Sheltered Housing Review
- Homeless Strategy
- Development of a Homeless Hub
- Redevelopment of Fernhill gypsy and traveller site

Progress update

Delivery of the Council's Brownfield Land Disposal Programme is underway to help increase the number of homes in the borough, including affordable homes across a range of tenures, with provision for older people and specialist groups including those with a learning disability.

Housing action plans are being drafted for each township to support wider regeneration plans, township strategies and neighbourhoods.

A new Empty Property Strategy is being developed to help tackle the problem of empty properties in the borough, maximise re-use of existing stock, address the negative impact on local communities and help improve standards in the private rented sector.

A review of four sheltered housing schemes and housing related support services is currently underway, to help improve the housing offer for older people. The four schemes are:

- Clarkshill, Prestwich
- Harwood House, Tottington
- Mosses House, Bury
- Taylor House, Brandlesholme

A Stock Condition Survey is underway to assess the condition of the Council's housing stock (includes eco assessments). The findings will confirm 'Decent Homes Standard' compliance, reveal any defects/damage that needs attention or future repairs as well as potential health and safety issues. This will enable asset management records and energy performance ratings to be updated.

Market position statements are being established to determine the future needs of older people and people with long-term conditions including learning disabilities, mental health and autism. Action planning to follow.

A Homeless Strategy is being progressed to help reduce the need for rough sleeping and homelessness. A Tenancy Sustainment Strategy is also being developed to support tenants to maintain their tenancies and minimise tenancy breakdown.

A business case is currently being established for a homeless hub in the borough, which will provide additional emergency accommodation for people who are homeless.

Redevelopment of Fernhill gypsy and traveller site is underway. The proposed new site will benefit from new amenities which will significantly improve the lives of residents.