

Worthing Borough Council
Housing Strategy 2005 to 2010
Update – 2006

Worthing Borough Council Housing Strategy 2005-2010

Update - 2006

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1. Introduction

1.1 Worthing Borough Council's Housing Strategy 2005-2010

Worthing Borough Council agreed its Housing Strategy for 2005 to 2010 at a meeting in June 2005.

Underpinning our priorities for the five year period are findings from the Housing Needs Survey and House Condition surveys carried out in 2004. We assessed the results of these, consulted with residents and stakeholders and, in the context of available resources and relevant policy and legislation, have developed a strategy and actions to address housing needs in Worthing.

Our nine Key Priorities are listed below:

KP1 - Ensuring a sustainable housing market;

KP2 - Meeting the need for affordable housing;

KP3 - Tackling homelessness;

KP4 - Renewal and Regeneration;

KP5 - Meeting the needs of older people;

KP6 - Addressing housing support needs;

KP7 - Supporting the housing needs of key workers;

KP8 - Meeting Black and Minority Ethnic housing needs;

KP9 - Creating safe neighbourhoods where people want to live.

1.2 Update for 2006

This document updates Worthing Borough Council's Housing Strategy 2005-10, and should be read in conjunction with the Strategy. Since publication of the Housing Strategy in 2005, we have ensured that we keep track of our progress in achieving its objectives.

Officers from Health and Housing Services, the Strategic Planning and Housing Team and Financial services meet regularly with the Cabinet Member for Housing and Community Services and his policy advisor, to discuss progress against the action plan, and to consider any concerns and issues as they arise.

This group discusses the strategic implications of any new legislation and other policy developments which may affect the Council's ability to deliver on its commitment. Resources have been reviewed along with options for developing and improving services. Over the last year discussions have included the implications of the Housing Act 2004 for our private sector renewal work, the Local Development Framework (LDF) and the implications of the countywide Local Area Agreement (LAA).

Through this update document, we aim to:

- Report on our achievements and progress in implementing the Housing Strategy and meeting our targets over the last year;
- Summarise any changes to national, regional and local policy and the housing market arising over the last 12 months which have an impact on our Housing Strategy;
- Revise and review our actions and targets as necessary in light of this, and based on ongoing consultation with stakeholders, including service users and providers, and partners, through existing forums and interagency meetings.

We remain committed to the nine Key Priorities set out at 1.1 above. Chapter 4 sets out a number of new challenges which we face in delivering these priorities, which are reflected in our revised action plan in Chapter 5.

2. Progress since 2005

2.1 Key achievements in 2005/06

We have already achieved some of the targets within the Housing Strategy and have made progress in a number of areas.

- The 'Recovery Project' opened in Worthing in April 2006, providing 12 units of supported housing for homeless people with substance misuse problems. Its development was supported by a financial contribution from Worthing Borough Council, with future funding from 2009 under review.
- The adapted housing register pilot, 'Accessahome', was launched in spring 2006.
- We have raised awareness of housing related matters for social care and health colleagues through a series of workshops.
- We have successfully worked with families threatened with homelessness to ensure that the Council maintains the government's target of not having families in B&B.
- We secured an affordable housing grant allocation of nearly £6m from the Housing Corporation.
- 28 Worthing keyworkers purchased properties through Open Market HomeBuy under the KeyWorker Living scheme in 2005/06.
- We have revised our Private Sector Housing Renewal Policy, ensuring it reflects the requirements of the Housing Act 2004.
- We have secured an allocation of disabled facilities grant for 2006/07 equivalent to the full amount of our bid to the ODPM (now DCLG).

2.2 Challenges faced

However there were a number of challenges which we faced in the last year.

In total, 48 units of affordable housing were completed in 2005/6, which whilst a significant number including key units for social rent, was below the annual target within the Housing Strategy. This has been primarily due to the lead in period required from initial proposals and funding allocations, to the completion of units - often between 2-3 years. We expect to exceed targets for completions from 2007/08, although additional funding will need to be identified for the longer term.

There have been challenges relating to funding in other areas. Over the last four years, we have received match funding from Seeboard of £15,000 annually for our Energy Efficiency grant programme. Unfortunately, changes to relevant government guidelines led to Seeboard ending their joint funding arrangement in March 2006, and as such we will not be able to offer as many grants in 2006/07. However, as these guidelines are reviewed annually, we intend to take up any opportunities to secure joint funding again in the future.

Appendix 2 shows progress in 2005/6 against Housing Strategy targets in full.

3. Housing needs in Worthing

Below is a summary of key information regarding housing needs and the housing market in Worthing, including changes evident between 2005-2006.

3.1 Housing needs and homelessness

- As at 1st April 2006 there were a total of 2,662 households on the housing register, compared with 2,216 a year earlier.
- 124 households were accepted as statutory homeless during 2005-06, compared with 110 during 2004-05.
- There were 145 households in temporary accommodation at 31st March 2006, compared with 147 at 31st March 2005.

3.2 The housing market

The housing market remains unaffordable to many in Worthing, given existing salary levels, and particularly the ongoing high level of property prices.

- Between 2005-2006, the average purchase price of properties rose to £186,401 – an increase of 1.4% over the year. However, flats & maisonettes increased by 9.52%, up to £138,917.
- The table below shows average rent levels in Worthing (January – March 2006):-

| Property type | Bottom end of market average | Middle market average | Top end of market average |
|---------------|------------------------------|-----------------------|---------------------------|
| Bedsit | £353 | £409 | £452 |
| 1-bed flat | £460 | £520 | £593 |
| 2-bed flat | £589 | £651 | £733 |
| 2-bed house | £587 | £628 | £750 |
| 3-bed house | £713 | £773 | - |

Source: WBC

Based on average property price per property type and tenure (with a repayment mortgage at the current interest rate assuming a 5% deposit and rent at 25% of gross income), the following table shows the total household income currently required to buy or rent a property in Worthing.

| Property type | Income required to buy | Income required to rent |
|---------------|------------------------|-------------------------|
| Bedsit | £22,899 | £19,200 |
| 1-bed flat | £33,608 | £24,720 |
| 2-bed flat | £42,954 | £31,200 |
| 2-bed house | £47,500 | £33,360 |
| 3-bed house | £58,447 | £37,200 |

Source: WBC

- The Average annual gross pay in 2005 for employees living in Worthing was £21,397.

4. New issues and challenges

Our work from 2006 is shaped by the key policy, needs and resource issues now facing us, as well as existing policy and legislation. These are summarised below with explanations of how they affect our targets and actions (which are set out in full in chapter 5).

4.1 National policy

4.1.1 In 2005, the government set a challenging target for local authorities to halve the number of households in temporary accommodation (TA) by 2010. This is very much in line with our existing aim to make reductions, and we have subsequently agreed a stretch target with the ODPM to achieve the 50% reduction by 2008. The amended target is now included under KP3 and clearly links to our approach of preventative work in tackling homelessness. Achieving this will not only help safeguard future funding from the DCLG (see 4.2.5 and 4.3.2), but ensure ongoing savings for the Council in the costs associated with TA use.

Relatively low levels of affordable housing completions in 2005/6, mentioned in 2.2, have affected progress towards the target. However, with more completions anticipated in 2007/8, and by developing a TA strategy to ensure co-ordination of our activity, we expect to deliver the 50% reduction.

4.1.2 All local authorities must operate choice-based lettings systems by 2010, under a new target set by the government in 2005. These schemes allow people to apply for social housing vacancies advertised, for example, in the local press or online. We have now included this target under KP3, and, given the preparations necessary, have also added a milestone target to identify the resources to do this. Brighton & Hove City Council has developed a scheme now extended to certain other Sussex authorities, and we are currently considering the various options for Worthing and timing issues.

4.1.3 In November 2005, the government began consultation on a draft strategy for the future development of the Supporting People programme – “Creating Sustainable Communities – Supporting Independence”. A summary of the results of this are expected in July 2006, and this could affect future levels of funding available to West Sussex. The government has now confirmed our allocations for 2006/07 and 2007/08. Further details are provided at 4.3.2.

4.1.4 The government has also recently consulted on a draft Planning Policy Statement: PPS3 – Housing. This has been considered in the preparation of our LDF (see 4.2.3), which will reflect the final version when published. Draft guidance has also been published on proposed sub regional Housing Market

Assessments, with four pilots established. We have given consideration to the approach that may be required, and expect more specific guidance about how this might be co-ordinated in practice.

- 4.1.5 Key provisions of the Housing Act 2004 came into force in April 2006, notably the new Housing Health and Safety Rating System and licensing of certain HMOs. We have reviewed our Private Sector Housing Renewal Policy in light of this, and following previous revisions in 2005 based on the House Condition survey findings, have ensured that the Policy is based on both up-to-date local data and legislative requirements. Revised targets reflecting this are included under KP4.
- 4.1.6 The existing target set by government, relating to decent homes for vulnerable households in the private sector (PSA7), provides an ongoing challenge. Our range of work in improving private sector housing conditions will contribute to this (see targets under KP3). From the baseline position in 2004, set out in the Housing Strategy, we expect to continue to make progress, which we will be able to measure following the next House Condition Survey.

4.2 Local and regional priorities

Set out below are a number of key issues, many of which reflect government policy or legislation, for both housing and related agendas.

4.2.1 Worthing Borough Council's Corporate plan 2006-11

Linking to Worthing's Community Strategy "The Town We Want", the Council's new Corporate Plan sets the following strategic objectives for the five year period commencing from April 2006:

- Improve Worthing as a town where people want to live, work and invest.
- Make Worthing a safer, cleaner and healthier town, today and for tomorrow.
- Protect and improve priority core services that people want and value.
- Provide Worthing with improved leisure, recreational and cultural facilities and activities.

To ensure that there is clarity about how these objectives will be met, certain "Measures of Achievement" have been identified. These will be monitored on an ongoing basis to maintain a clear focus on the outcomes required.

The Plan also establishes a number of values, which include to "Ensure a sufficient supply of affordable and quality housing". Many of the cross-cutting objectives within the Corporate Plan are addressed through the delivery of the Housing Strategy's targets and actions:-

| Corporate Plan - Measures of Achievement | Housing Strategy Actions |
|---|--|
| Improved housing delivery over the next five years | <ul style="list-style-type: none"> • Ongoing affordable housing delivery and future targets for development. |
| Implementation of sustainable development at West Durrington | <ul style="list-style-type: none"> • NAHP funding achieved and partners in place for mixed tenure development |
| Improved equality throughout Worthing | <ul style="list-style-type: none"> • Improving affordability - ongoing - and meeting housing & support needs of vulnerable clients, BME clients etc |
| Improved facilities and services for children and young people | <ul style="list-style-type: none"> • Housing related support eg. Foyer • Housing Options - early intervention work targeted at 16 & 17 year olds |
| Reduced reliance on temporary accommodation for those in housing need | <ul style="list-style-type: none"> • Preventative work, new affordable housing, approach re hostels accommodation |
| Further partnership working | <ul style="list-style-type: none"> • Adur, Arun and Worthing Preferred RSL partnership • Supporting People - countywide working |
| Confirmed external funding and inward investment | <ul style="list-style-type: none"> • WBC supported NAHP bids - total allocation of nearly £6m grant |

4.2.2 Local Area Agreement

Local Area Agreement (LAA) is a new contract between central and local government to deliver the priorities of local people. Through the West Sussex Strategic Partnership, public sector agencies, as well as voluntary organisations, private companies and users of local services, have been involved in preparing an LAA for the county of West Sussex. Signed by government in March 2006, it contains 84 targets, of which 14 are 'stretched' and carry a reward.

Target 12A addresses fuel poverty – to increase by 50% the number of those aged 65 and over whose home has a SAP rating of 60+. West Sussex is the first area to develop such a target, and it will be delivered via the Healthy Homes partnership, involving the County Council, PCTs and the West Sussex local authorities. After assessing the baseline position through a survey, we will focus on encouraging the take-up of grants. The work will clearly contribute to meeting our objectives under KP4.

A further target is to deliver just under 3,000 affordable housing units in West Sussex between 2005/6-2008/9, adjusted according to the level of Housing Corporation grant received. The stretch target involves the number of units delivered through local authorities' contributions of land and resources.

The objectives and intended outcomes of the LAA also contain the high level objectives of the Supporting People strategy. The Supporting People Commissioning Body has taken the decision to include Supporting People within the LAA, but to retain decision-making powers on finances. This position will be reviewed in 2007 following the Supporting People Strategy consultation, but any decision may have implications for services in Worthing in the longer term.

4.2.3 Local Development Framework

Worthing is developing its LDF as required under the Planning & Compulsory Purchase Act 2004. In September 2006, we will undertake public consultation on the 'Preferred Options' for the 'Core Strategy' and 'Unlocking Development Potential' documents. These contain an overall vision of the future development of the town and cover the ten year period 2008-2018.

Affordable housing policies form an important part of this, and through the process will be set the thresholds, levels and nature of contributions required from residential developments. The LDF draws on the evidence from the Housing Needs Survey and targets of the Housing Strategy in formulation of appropriate policies. In turn, as these policies come into force, they have an important role in determining levels of affordable housing development which can be achieved.

4.2.4 Review of Adur, Arun and Worthing RSL Development Partnership

Established in late 2004, the Adur, Arun and Worthing RSL Development Partnership brought together the local authorities and partner RSLs covering these three areas, including Worthing Borough Council's existing six RSL preferred partners. One element in the agreement was to review the partnership annually, and this will be carried out during summer 2006.

Benefits of the cross boundary approach have included information sharing, discussion of strategic issues, greater involvement from the Housing Corporation, and valuable benchmarking work, and we are now well placed to respond to future regional / sub regional drives. However, there maybe value for each local authority in working with a lesser number of preferred partners within that area, when considering proposals for schemes, investment decisions, exploring new initiatives and developing future funding bids to the Housing Corporation.

We will consider our preferred partnership, and how the nature of this partnership might be re-shaped in 2006, in discussion with local authority colleagues in Adur and Arun, and all ten RSLs currently involved.

4.2.5 Prevention of Homelessness

We have received recognition from the ODPM (now DCLG) for our achievements in reducing the use of Bed and Breakfast accommodation for families. A crucial aspect is the Housing Options and Prevention work that identifies and works with families at an early stage where they may be threatened with homelessness. However, there are still significant gaps in services available for vulnerable single people, including 16/17 year olds. The majority of people placed in emergency accommodation are now single people. We must ensure that this is pro-actively addressed to successfully meet the target to reduce the numbers in temporary accommodation.

Following a successful bid for funding from government, we are establishing a new post of Homelessness Prevention and Accommodation Coordinator (Single Persons) in 2006. This is a new role proposed to work specifically with single people, and make best use of accommodation available to them. This role will form an essential part of the strategy towards prevention for this client group.

4.2.6 Rough sleeping

Addressing the issue of rough sleeping is a key objective for the DCLG in allocating homelessness grant funding to local authorities. Counts of rough sleepers in Worthing, carried out by the Council in the spring of 2006, have shown numbers ranging from 5 to 14, and have highlighted safety issues in terms of their location. We have largely been able to establish the identity of these individuals, and the majority have been able to access housing-related services provided by agencies in Worthing.

Rough sleeping clearly has cross cutting implications – not only for housing but for example community safety and tourism in Worthing. As such, we will work together with partner agencies providing services for rough sleepers, to ensure that the issue is being addressed. An overall target about rough sleeping is now included within our revised action plan.

4.2.7 Supporting People - Preventative housing support services

The Supporting People Commissioning Body, which includes Worthing Borough Council, has agreed to the principles of a preventative housing support model as a basis for commissioning and funding mainly relatively short-term housing support services. This is based on a three-tier approach including initial access and assessment, referral to more specialist support services, and move-on support to more independent housing.

Discussions between relevant partners are ongoing, in considering the approach for procurement, budgets and specification, and whether this might differ in different parts of the County. This process should be concluded by March 2007, and subsequent implementation in 2007/8 will be key to delivering housing strategy targets for the provision of, and access to, support services.

4.2.8 Adur, Arun and Worthing Older People's Housing and Support Strategy – draft for consultation

Worthing Borough Council has worked in partnership with Adur and Arun District Councils, the PCT and Social & Caring Services to develop a draft Older People's Housing and Support Strategy. This is in recognition of existing shared aims, and the need for joint working to meet older people's housing, care and support needs, avoiding duplication of resources. Our vision is to improve the quality of life of older people, promoting greater independence and choice, healthier homes and less reliance on institutional care.

Consultation on the draft strategy is being undertaken in 2006, and will be used to refine our joint approach and develop more specific practical actions. This provides a valuable opportunity to build on existing joint work, and consult with practitioners and service users, formulating new initiatives which in turn should help develop existing targets within Worthing's Housing Strategy.

4.2.9 Assistance for Keyworkers

In a partnership with West Sussex County Council, other West Sussex Coastal authorities, representatives from the County's LSP Economic Partnership, Housing Associations, and employers, we are working to identify and address the housing needs of keyworkers. Together we have commissioned research which will collate existing data and survey employers and their employees, analysing which sectors suffer from recruitment and retention problems and which products will address this.

The findings will be available by the end of 2006, and will provide evidence for developing our policies and approaches, particularly regarding which products we will support, keyworker definitions and cross boundary working. Existing demand from keyworkers for housing related assistance is clearly apparent – 28 purchased homes on a shared equity basis via the Keyworker Living scheme in 2005/6.

4.2.10 Empty properties work

We have secured funding for a part time empty property officer until March 2007 who has been able to lead on our work in this area. We will review progress and key issues in 2006, reflecting the cross-departmental nature of our approach, and use this as the basis for a revised Empty Property Strategy. We will also consider all interventions available, including new powers for local authorities through Empty Dwelling Management Orders, on the basis of their viability and effectiveness.

4.3 Resources

The following section provides an update on available resources (both capital and revenue funding) to deliver the objectives of the Housing Strategy.

A summary of revenue and capital expenditure against budgets for 2005/06 is set out in appendix 4.

4.3.1 Capital funding

The table below summarises confirmed and likely future capital resources available:

| Housing Priorities | Funding Source | 2006-07 £'000 | 2007-08 £'000 | 2008-09 £'000 | 2009-10 £'000 |
|------------------------|---|------------------|------------------|------------------|------------------|
| New Affordable Housing | Worthing Borough Council - RTB Clawback receipts | 658 | 2748 | 1370 | <i>tbc</i> |
| | WBC - Housing Receipts (ring-fenced) | 20 | 10 | <i>10</i> | <i>tbc</i> |
| | WBC - S106 payments | 0 | 135 | <i>0</i> | <i>tbc</i> |
| | Housing Corporation Grant | 2988 | 2988 | <i>tbc</i> | <i>tbc</i> |
| Supported Housing | Worthing Borough Council – Right to Buy Clawback Housing Receipts | 50 | 0 | 0 | 0 |
| HomeBuy | Housing Corporation | <i>858</i> | <i>858</i> | <i>858</i> | <i>858</i> |
| Total | | 4574 | 6739 | 2238 | 858 |
| Private Sector Housing | ODPM DFG funding | 360 | 360 | 300 | 300 |
| | WBC DFG funding | 240 | 240 | 200 | 200 |
| | Other WBC private sector grants | 230 | 210 | 210 | 210 |
| Total | | 830 | 810 | 710 | 710 |
| OVERALL TOTAL | | 5404 | 7549 | 2948 | 1568 |

Figures in italics are projections based on current resources / outcomes, or subject to future funding decisions. Assumes RTB receipts of £250,000 in 2006/07 and 2007/08.

- The Housing Corporation has allocated £5,975,673 to affordable housing schemes in Worthing under the National Affordable Housing Programme 2006/08, delivering 165 units via our RSL partners.
- A further £13.75m has been allocated to Moat Home Ownership for the provision of Open Market HomeBuy across Sussex. This will mainly assist keyworkers, but also other priority groups including social housing tenants and those on the Housing Register in priority need. However, there may be further changes in October 2006 following the proposed introduction of a joint initiative with the Council of Mortgage Lenders (CML).
- Within our 2006/7 and 2007/8 capital budgets, we have committed to spend £1,691,210 towards funding specific new build affordable housing schemes due to complete in those years. These will make a key contribution towards meeting the targets for affordable housing delivery within the Housing Strategy. However recent projections are that future receipts from Right to Buy Clawback are likely to be limited to about £250,000 annually, which will have implications for the extent to which the Council provide funding support for new schemes. Alternative sources will need to be secured if our targets for development are to be met in future years.

- We have received a DFG allocation from the government of £360,000 which sets the total mandatory DFG budget for 2006/7 at £600,000. This allocation represents 100% of the Council's bid and is a significant increase on previous years.
- Under our Housing Renewal Assistance programme in 2006/7, we are committing capital funding to other schemes detailed in the Housing Strategy including energy efficiency grants, Staying Put and SAFE grants and Renovation/Repair/Empty Property assistance.

4.3.2 Revenue budgets

In addition to funding through the Council's General Fund, including Council Tax, and subsidy for Housing Benefit, Worthing also received £65,000 from the Office of the Deputy Prime Minister (ODPM) to support homelessness initiatives in 2005/06 and £106,000 in 2006/07. We are using the increased funding in 2006/07 primarily to increase preventative work with single people, particularly young people, as explained in 4.2.5.

Worthing also received a Planning Delivery Grant of £434,997 in 2005/6. The grants are allocated to resource maintaining and improving the performance of Development Control and Community Development sections, and to employ consultants to prepare development briefs for key sites in the town and to carry out studies to review the need for land for housing, retail or employment uses. £100,000 of the grant has also been used to support general fund services. The allocation for 2006/7 is £360,600, of which £50,000 supports the general fund services.

The Council is working in partnership with West Sussex County Council, Sussex Police and other agencies to implement the Worthing Community Safety Strategy. The Crime and Disorder Reduction Partnership (CDRP) was established in 2001 and has been successful in securing funding from the government to further its aims: "To tackle the causes of crime through partnership working to produce sustainable solutions that will make Worthing be and feel a safer place". The CDRP was allocated £162,015 from GOSE in 2005/6 and will be allocated the same sum in 2006/7.

No direct allocation was received for Supported Housing schemes as this funding is allocated through West Sussex County Council, as explained below.

The budget for providing housing services in 2006/07 is summarised below:

| SERVICE / ACTIVITY | BUDGET 2006/07 £ |
|---|---------------------|
| Elderly People - (Lovett Day Cent., Careline & Staying Put) | 55,720 |
| Environmental Health - Housing Standards - HMOs | 55,630 |
| Homelessness | 308,860 |

| | |
|---------------------------------|------------------|
| Housing Advances | 17,780 |
| Housing Advice | 202,730 |
| Housing Benefits Administration | 622,260 |
| Housing Benefit Payments | (108,130) |
| Housing Strategy | 126,960 |
| Private Sector Housing Renewal | 122,930 |
| Registered Social Landlords | 30,840 |
| CABINET MEMBER TOTAL | 1,435,580 |

Supported housing budgets

Funding for housing related support schemes in West Sussex is allocated by the government under the Supporting People Programme through the County Council. The main Supporting People Grant for 2006/07 was confirmed as £15,086,071, a reduction of £288,299 (or 1.88%) on 2005/06.

The government has now announced an allocation for West Sussex of £15,049,327 for 2007/08, which represents a reduction from 2006/07 of 0.24% in cash terms, and after accounting for inflation, amounts to a reduction in excess of 3%. In the future, the maximum annual reduction in grant now faced by any authority will be 2%. Work is ongoing to identify and secure savings across the County in this context, with a budget assumption of £0.676m net savings in 2006/07.

5. Updated Action Plan – 2006

| TARGET | Timescale | Lead Officers |
|--|--|--|
| <u>Key Priority 1. Ensuring a sustainable housing market</u> | | |
| <ul style="list-style-type: none"> • Teville Gate - commencement of development in 2007/8 • Deliver new homes at West Durrington starting in 2006/7, supported by education, health, leisure and community facilities, secured by design • Delivery of 290 new homes per year as per the adopted West Sussex Structure Plan • Deliver a minimum of 75% of new homes on previously used land • Encourage an appropriate mix of sizes of properties, taking account of sub-area needs • Analyse the local housing market, opportunities and resources in Adur, Arun and Worthing • Ensure that Local Development Documents are delivered within the agreed timetable • Maximise the density of housing developments and exceed current level of 53 dwellings per hectare • Carry out a countywide assessment of gypsy and traveller needs in 2006/07 • Increase the number of empty properties brought back into use and produce a revised | <p>March 2008</p> <p>2006/7 and ongoing</p> <p>2006/7 and ongoing</p> <p>2006/7 and ongoing</p> <p>2006/7 and ongoing</p> <p>2006/7 and ongoing</p> <p>2006 - 2008</p> <p>2006/7 and ongoing</p> <p>March 2007</p> <p>2006/7 and</p> | <p>AD (Planning) / Devt C</p> <p>"</p> <p>SHP Manager / Principal Planning Officer (LDF)</p> <p>"</p> <p>AD (Planning) / Devt C</p> <p>HS & Enabling Officer/ H Research Officer</p> <p>SHP Manager / Principal Planning Officer (LDF)</p> <p>AD (Planning) / Devt C</p> <p>SHP Manager</p> <p>AD (Health & Housing) / E</p> |

| TARGET | Timescale | Lead Officers |
|--|--|---|
| empty properties strategy in 2006/7 | ongoing | Health Manager / EP Officer / HS & Enabling Officer |
| <u>Key Priority 2. Meeting the need for affordable housing</u> | | |
| <ul style="list-style-type: none"> • Deliver a minimum of 70 new affordable rented and 70 low cost home ownership units each year • Deliver 70% of affordable units as 2-bed; 10% as 1-bed and 20% as 3-bed • Promote the take-up of HomeBuy and the KeyWorker Living scheme ▪ Review and address delayed discharges from hospital in partnership with Worthing and Southlands Hospitals NHS Trust • Carry out a review of housing options for single homeless people, including Rent in Advance / Deposit Guarantee scheme, in 2006/07 • Develop a Credit Union | <ul style="list-style-type: none"> 2006/7 and ongoing 2006/7 and ongoing 2006/7 and ongoing 2006/7 and ongoing March 2007 2007/8 | <ul style="list-style-type: none"> HS & Enabling Officer/ H Research Officer “ H Services Manager “ “ AD (Health & Housing) |
| <u>Key Priority 3. Tackling homelessness</u> | | |
| <ul style="list-style-type: none"> • Reduce numbers in temporary accommodation by 50% by 2008 • Develop and implement a Temporary Accommodation Strategy in 2006/7 • Reduce length of stay of families in temporary accommodation by 10% in 2010 • Develop supported housing places for mental health users with more complex needs • Keep levels of rough sleeping in the borough as close to zero as possible | <ul style="list-style-type: none"> March 2008 March 2007 Ongoing to 2010 2006/7 and ongoing 2006/7 and ongoing | <ul style="list-style-type: none"> H Services Manager “ “ “ “ |

| TARGET | Timescale | Lead Officers |
|--|----------------------|---|
| <ul style="list-style-type: none"> Extend floating and other support services to a wider range of people – including users of Mental Health services, those in the private sector, people in temporary accommodation, insecurely housed young people, young people in the criminal justice system, families escaping domestic violence by end of 2006 | 2006/7 and ongoing | H Services Manager / HS & Enabling Officer |
| <ul style="list-style-type: none"> Evaluate Housing Options and advice services and explore alternative ways of providing these to ensure value for money by 2006/7 | March 2007 | H Services Manager |
| <ul style="list-style-type: none"> Introduce Choice based lettings by 2010 and identify resources to deliver this in 2007/08 | 2007/8 and then 2010 | “ |
| <ul style="list-style-type: none"> Evaluate the development of a Common Assessment tool to ensure proper support services are made available to homeless people through a single referral point | 2006/7 | “ |
| <ul style="list-style-type: none"> Extend Housing Options to single homeless people and couples by 2006/07 – (based on new post funded from 2006/07) | 2006/7 | “ |
| <ul style="list-style-type: none"> Review the Homelessness Strategy Action Plan in light of the results from the audit and review of homelessness | March 2007 | “ |
| <u>Key Priority 4. Renewal and regeneration</u> | | |
| <ul style="list-style-type: none"> Remove category 1 hazards from 40 private sector properties each year by direct intervention by the Council | 2006/7 and ongoing | AD (Health & Housing) / E Health Manager / EP Officer |
| <ul style="list-style-type: none"> Remove category 2 hazards from 25 private sector properties each year by direct intervention by the Council | 2006/7 and ongoing | “ |
| <ul style="list-style-type: none"> Improve energy efficiency by 2% each year (achieved 15.75% improvement to date compared with 18% target) | 2006/7 and ongoing | “ |
| <ul style="list-style-type: none"> Complete 40 ‘Staying Put’ grant jobs each year through the Home Improvement Agency | 2006/7 and | “ |

| TARGET | Timescale | Lead Officers |
|--|-------------------------------|---|
| <ul style="list-style-type: none"> Provide 90 Fuel Poverty grants to vulnerable people in need each year. Provide 40 fuel poverty grants in 2006/7 (based on reduced funding) | ongoing 2006/7 and ongoing | " |
| <ul style="list-style-type: none"> Implement new HMO Licensing scheme in 2006/7 | 2006/7 and ongoing | " |
| <ul style="list-style-type: none"> Complete licensing of a minimum of 50 HMOs in 2006/07 | March 2007 | " |
| <ul style="list-style-type: none"> Improve standards in Houses in Multiple Occupation through a minimum of 180 programmed inspections per year | 2006/7 and ongoing | " |
| <u>Key Priority 5. Meeting the needs of older people</u> | | |
| <ul style="list-style-type: none"> Develop a wider range of housing support services to older people, including an Extra Care scheme | 2006/7 and ongoing | HS & Enabling Officer/ H Research Officer |
| <u>Key Priority 6. Addressing housing support needs</u> | | |
| <ul style="list-style-type: none"> Develop additional wheelchair accessible housing, mobility and ground floor affordable housing – minimum 10% of all affordable housing | 2006/7 and ongoing | HS & Enabling Officer/ H Research Officer |
| <ul style="list-style-type: none"> Encourage mobility-friendly private sector developments | 2006/7 and ongoing | SHP Manager / Principal Planning Officer (LDF) |
| <ul style="list-style-type: none"> Complete 100 Disabled Facilities Grant jobs each year | 2006/7 and ongoing | E Health Manager |
| <ul style="list-style-type: none"> Allocate 100% of Disabled Facilities Grant budget each year | 2006/7 and ongoing | " |
| <ul style="list-style-type: none"> Set up an Adapted Housing Register and database of adapted housing. Review outcomes of pilot in 2006/07 | March 2007 | HS Manager / E Health Manager / AD (Health & Housing) |

| TARGET | Timescale | Lead Officers |
|---|--------------------|--|
| <u>Key Priority 7. Supporting the housing needs of key workers</u> | | |
| <ul style="list-style-type: none"> Develop shared housing for 30 hospital staff in 2007/8, and assist key workers through low cost home ownership options - from 2006/7. | 2006/7 and ongoing | HS & Enabling Officer/ H Research Officer |
| <u>Key Priority 8. Meeting black and minority ethnic housing needs</u> | | |
| <ul style="list-style-type: none"> Review BME housing strategy in 2006/07 | March 2007 | H Services Manager / HS & Enabling Officer |
| <u>Key Priority 9 – Creating safe neighbourhoods where people want to live</u> | | |
| <ul style="list-style-type: none"> Complete 120 SAFE jobs for older/vulnerable residents in the Borough each year Complete 120 'Handyperson' jobs for older/vulnerable residents in the Borough each year | 2006/7 and ongoing | AD (Health & Housing) / E Health Manager |
| | 2006/7 and ongoing | “ |

Glossary

Use of planning system / section 106 agreements / s106

Under Section 106 of the Town and Country Planning Act 1990, the Council is able to secure contributions, through the development of sites, to the provision of affordable housing.

RSL - Registered Social Landlord. Housing Association, Trust or other type of provider of affordable housing, regulated by the Housing Corporation

LASHG - Local Authority Social Housing Grant. This was grant from the Housing Corporation for expenditure on affordable housing which, when the Council became debt free, could be recycled. In effect this meant that the Council could spend its own capital resources on affordable housing and receive the equivalent sum 'recycled' from the Housing Corporation for spending on other capital schemes. This grant was abolished in March 2003.

Transitional LASHG - This was grant paid directly to RSLs during the year immediately following the abolition of LASHG, to ensure that schemes which were already in progress could be delivered. This is no longer available.

NAHP – National Affordable Housing Programme. This is funding allocated and paid to RSLs for affordable housing by the Housing Corporation. This is now overseen by a Regional Housing Board and by the Department for Communities and Local Government to ensure that national and regional strategic targets are met.

RTB / clawback - Right to Buy. The Large Scale Voluntary Transfer agreement relating to the sale of Worthing Borough Council's housing stock to Worthing Homes agreed that a percentage of the receipts from the sale of former Council properties under the Right to Buy programme would be clawed back by the Council, and a percentage retained by Worthing Homes. Right to Buy Clawback is the element currently received by Worthing Borough Council.

PFI - Private Finance Initiative. A scheme whereby the Government supports annual payments to private companies contracted to carry out major renewal and regeneration over a 30 year period.

ODPM – Office of the Deputy Prime Minister. Now **DCLG** – Department for Communities and Local Government.

LAA – Local Area Agreement

DFG – Disabled Facilities Grant

HMO – House in Multiple Occupation

Appendix 1

Affordable housing schemes completed in 2005/6

| Scheme | Units | Completion date | RSL |
|----------------------|------------------------------------|------------------------|----------------|
| Carmel House | 11 flats for shared ownership | April 2005 | Worthing Homes |
| South Farm Road | 15 units for rent | May 2005 | Worthing Homes |
| Grafton Road | 5 flats for shared ownership | September 2005 | Worthing Homes |
| 80 Park Road | 5 units/23 bedspaces for NHS staff | October 2005 | Worthing Homes |
| 153-155 Tarring Road | 12 flats for rent | November 2005 | Worthing Homes |

Appendix 2

Housing Strategy 2005-2010 Monitoring - 2005/06

| TARGET | Progress (year end 2005/06) |
|---|---|
| Key Priority 1. Ensuring a sustainable housing market | |
| <ul style="list-style-type: none"> • Teville Gate - begin work on redevelopment in 2005 | Demolished. Application expected April 2006. |
| <ul style="list-style-type: none"> • Deliver a minimum of 800 new homes at West Durrington starting in 2005, supported by education, health, leisure and community facilities, secured by design | Outline planning consent agreed 10/6/2005. Funding secured from Housing Corporation for first 2 phases of affordable housing units under NAHP 2006-08 |
| <ul style="list-style-type: none"> • Delivery of 290 new homes per year as per the adopted West Sussex Structure Plan | 253 completed in 2004/05. 2005/6 outturn available from October 2006. |
| <ul style="list-style-type: none"> • Deliver 80 homes on Site H5 | Site H5 not begun – awaiting agreement on East Worthing Access Road |
| <ul style="list-style-type: none"> • Encourage development of smaller properties, taking account of sub-area needs | Agreed to review these targets stating what we are aiming for, and develop policies on this through LDF – eg. minimum densities in different areas. |
| <ul style="list-style-type: none"> • Analyse the local housing market, opportunities and resources in Adur, Arun and Worthing | Analysis completed in June 2005 |
| <ul style="list-style-type: none"> • Ensure that Local Development Documents are delivered within the agreed timetable | Local development scheme delivered |
| <ul style="list-style-type: none"> • Maximise the density of housing developments and exceed current level of 53 dwellings per hectare | 61 dwellings per hectare in 2004/05. 2005/6 outturn available from October 2006. |
| <ul style="list-style-type: none"> • Encourage high quality, environmentally friendly and sustainable development - LDF policies needed | Sustainability polices to be included in Core Strategy Preferred Options document. |
| <ul style="list-style-type: none"> • Increase the number of empty properties brought back into use | Achieved 110 against target of 65 in 2005/06 |
| Key Priority 2. Meeting the need for affordable housing | |
| <ul style="list-style-type: none"> • 70 new affordable rented and 70 low cost home ownership units each year | 32 affordable rented and 46 LCHO (16 shared ownership, 28 KWL and 2 traditional HomeBuy) |
| <ul style="list-style-type: none"> • 70% affordable units as 2-bed; 10% as 1-bed and 20% as 3-bed | 58% 2 beds, 29% 1 beds and 13 % 3 beds – broadly in line with targets |
| <ul style="list-style-type: none"> • Promote take-up of HomeBuy and Key worker living scheme | Low Cost Home Ownership Officer in post from September 2005 to promote schemes. Work to continue in 2006/07. Funding secure for this post |

| TARGET | Progress (year end 2005/06) |
|--|---|
| | until March 2007. |
| <ul style="list-style-type: none"> Extend the Rent in Advance / Deposit Guarantee scheme for single homeless people | Worthing Housing Access Project administered by the CAB launched in September 2004 (WBC provided funding of £20,000). Scheme assists single homeless clients was ongoing through 2005/06. |
| <ul style="list-style-type: none"> Develop a Credit Union | Proposal being developed in 2006/7 with partners, including Worthing CAB |
| Key Priority 3. Tackling homelessness | |
| <ul style="list-style-type: none"> Reduce numbers in temporary accommodation by 50% by 2010 | Total households in TA at 31 March 2006 was 145. (The number was 147 at 31 March 2005 so is a slight reduction). Target is to reduce numbers by 50% by 2008. |
| <ul style="list-style-type: none"> Facilitate development of recovery project | Recovery project opened April 2006. |
| <ul style="list-style-type: none"> Develop supported housing places for mental health users with more complex needs | Subject to Supporting People funding. |
| <ul style="list-style-type: none"> Develop and implement a Temporary Accommodation Strategy | To be developed during 2006/07 |
| <ul style="list-style-type: none"> Reduce length of stay in temporary accommodation by 10% in 2010 | Pending outturn for 2005/6. |
| <ul style="list-style-type: none"> Review standard of all emergency accommodation | To be reconsidered for 2006/7. |
| <ul style="list-style-type: none"> Extend floating and other support services to a wider range of people – including users of Mental Health services, those in the private sector, people in temporary accommodation, insecurely housed young people, young people in the criminal justice system, families escaping domestic violence by end of 2006 | MIND support worker situated in Housing Services, to work across all tenures, in post August 2005 (funded for 2 years). Supporting People due to tender for new 'preventative' housing support model which covers all client groups and tenures - to implement by April 2007. |
| <ul style="list-style-type: none"> Evaluate Housing Options and advice services and explore alternative ways of providing these to ensure value for money by 2005/06 | To be carried out in 2006/07 |
| <ul style="list-style-type: none"> Develop 'Ready for Rent' and 'Looking to Let' case work service by 2005/06 | Achieved through Housing Options service ongoing work |
| <ul style="list-style-type: none"> Support the development of a Common Assessment tool to ensure proper support services are made available to homeless people through a single referral point | Links to Supporting People preventative model to be developed during 2006/7 (tier one of model is about a single point of access) |
| <ul style="list-style-type: none"> Extend Housing Options to single homeless people and couples by 2005/06 | No funding / resources available in 2005/06 to do this. |
| <ul style="list-style-type: none"> Review the Homelessness Strategy Action Plan in light of the results from the audit and review of homelessness | Carried over to 2006/07 |

| TARGET | Progress (year end 2005/06) |
|--|---|
| <u>Key Priority 4. Renewal and regeneration</u> | |
| <ul style="list-style-type: none"> Bring 40 unfit properties up to a reasonable standard each year | Due to changes in legislation, data not collected in 2005/06. Revised target for 2006/07 |
| <ul style="list-style-type: none"> Bring 25 properties in substantial disrepair up to a reasonable standard each year | Due to changes in legislation, data not collected in 2005/06. Revised target for 2006/07 |
| <ul style="list-style-type: none"> Improve energy efficiency by 2% each year (achieved 14.5% improvement to date compared with 16% target) | 1.44% improvement in 2004/05 |
| <ul style="list-style-type: none"> Analyse the results of the House Condition Survey in greater detail to establish areas in priority need within the Borough | Completed |
| <ul style="list-style-type: none"> Revise Private Sector Housing Renewal policy by March 2005 | Achieved June 2005 - further revision completed in March 2006 following publication of Grant Guidance relating to Housing Act 2004 (Housing Health and Safety Rating Scheme) |
| <ul style="list-style-type: none"> Develop an Action Plan to address Decent Homes targets and identify resources to support this plan | Partially completed |
| <ul style="list-style-type: none"> Complete 25 'care and repair' jobs each year through the Home Improvement Agency – Staying Put | 52 completed in 2005/06 |
| <ul style="list-style-type: none"> Implement new HMO Licensing scheme | In progress, target for 2006/07 is to licence at least 50 HMOs |
| <ul style="list-style-type: none"> Improve standards in Houses in Multiple Occupation through financial assistance (10 grants in 2005/6) and enforcement (20 each year) | 196 inspections undertaken in 2004/05 180 inspections undertaken in 2005/06 1 HMO grant completed in 2005/6 – scheme now ended due to lack of take-up by landlords x cases where enforcement action has been taken |
| <ul style="list-style-type: none"> Allocate 90 fuel poverty grants to vulnerable people in need each year | 120 completed in 2005/06 |
| <ul style="list-style-type: none"> Complete 180 HMO inspections each year | 196 inspections undertaken in 2004/05 180 inspections undertaken in 2005/06 |
| <u>Key Priority 5. Meeting the needs of older people</u> | |
| <ul style="list-style-type: none"> Develop a wider range of housing support services to older people, including an Extra Care scheme | Negotiations are ongoing regarding a site in Worthing for an Extra Care Housing scheme |
| <u>Key Priority 6. Addressing housing support needs</u> | |
| <ul style="list-style-type: none"> Develop additional wheelchair accessible housing, mobility and ground floor affordable housing | Developments funded and commenced delivering 7 wheelchair/mobility units due to complete in 2006/07. |

| TARGET | Progress (year end 2005/06) |
|--|---|
| <ul style="list-style-type: none"> Encourage mobility-friendly private sector developments | Possible inclusion within Core Strategy |
| <ul style="list-style-type: none"> Identify a property for families escaping Domestic Violence with lower support needs | No plans to extend DV service at present. In future subject to SP identified need and funding |
| <ul style="list-style-type: none"> Invest more in adapting properties | Allocation received from ODPM totalling 100% of WBC's bid for 2006/07 - a maximum grant of £360k |
| <ul style="list-style-type: none"> Set up an Adapted Housing Register (AHR) and database of adapted housing | 'Accessahome' 1 year pilot established spring 2006 |
| <u>Key Priority 7. Supporting the housing needs of key workers</u> | |
| <ul style="list-style-type: none"> Develop 60 units of shared housing for hospital staff, and assist key workers through low cost home ownership options by end of 2006/7 | 28 keyworkers in Worthing completed purchases via the Keyworker Living scheme in 2005/06. Affordable rented scheme for 23 NHS staff completed in 2005/06 |
| <u>Key Priority 8. Meeting black and minority ethnic housing needs</u> | |
| <ul style="list-style-type: none"> Review BME housing strategy in 2005 ; set new targets | Review delayed to 2006, considering corporate context. |
| <u>Key Priority 9 – Creating safe neighbourhoods where people want to live</u> | |
| <ul style="list-style-type: none"> Improve safety and security for older residents | 135 SAFE jobs completed in 2005/06 for elderly or vulnerable households 106 'Handyperson' jobs completed in 2005/06 for elderly or vulnerable households |
| <ul style="list-style-type: none"> Improve safety and security for those living in Houses in Multiple Occupation – 30 by end of 2005/6 | Part of SRB scheme ending – lack of takeup |

Appendix 3 Best Value Performance Indicators

| Description | 2005/06 | | 2006/07 Target | 2007/08 Target | 2008/09 Target | Comments |
|--|---------|---------------|-------------------|-------------------|-------------------|--|
| | Result | Target | | | | |
| BVPI64 The number of private sector vacant dwellings that are returned into occupation or demolished during the current financial year | 110. | 65 | 80 | 80 | 80 | |
| BVPI106 Percentage of new homes built on previously developed land | 100% | 80% | 75% | 75% | 75% | |
| BVPI183a The average length of stay in bed and breakfast accommodation of households which include dependent children or a pregnant woman. | 6.00 | 10.00 | 6.00 | 4.00 | 4.00 | |
| BVPI200a Did the local planning authority submit the Local Development Scheme (LDS) by 28th March 2005 | Yes | Yes | Yes | Yes | Yes | LDS revised, draft to be submitted to GOSE May 06. Council approval June 06. |
| BVPI200b Has the local planning authority met the milestones, which the current Local Development Scheme (LDS) sets out. | Yes | Yes | Yes | Yes | Yes | Milestones met approved LDS. LDS revised and to be approved June 2006. |
| BVPI200c Did the Local Planning Authority publish an annual monitoring report by December of the last year. | Yes | Yes | Yes | Yes | Yes | AMR submitted by 31st December 2005. |
| BVPI202 The number of people sleeping rough on a single night within the area of the authority | 14.00 | 10.00 | 10.00 | 10.00 | 10.00 | A full Rough Sleepers Count was carried out in the Borough on the 3rd March 2006. Figures on the number of rough sleepers since 2002 have been based on estimates from surveys and not actual numbers. |
| BVPI203 The percentage change in the average number of families placed in temporary accommodation | -23.88% | -5% | -5% | -5% | -5% | The increase in homeless activity and delays in building new developments, demonstrates the need to retain a sharp focus for the rest of the year. |
| BVPI213 Number of households who considered themselves as homeless, and for whom housing advice casework intervention resolved their situation | 35.00 | 10.00 | 10.00 | 10.00 | 10.00 | |
| BVPI214 Proportion of households accepted as statutorily homeless who we reaccepted as statutorily homeless by the same Authority within the last two years | 1.61% | No target set | 1.0% | 1.0% | 1.0% | |

Appendix 4

Revenue Expenditure 2005/6

The Council's revenue expenditure in 2005/06 is set out below:

| SERVICE / ACTIVITY | 2005/06 Actual |
|---|------------------|
| | £ |
| HOUSING SERVICES | |
| Elderly People - (Lovett Day Cent., Careline & Staying Put) | 37,211 |
| Environmental Health - Housing Standards - HMOs | 53,650 |
| Homelessness | 362,186 |
| Housing Advances | 19,594 |
| Housing Advice | 197,680 |
| Housing Benefits Administration | 652,467 |
| Housing Benefit Payments | (246,972) |
| Housing Strategy | 119,953 |
| Private Sector Housing Renewal | 120,200 |
| Registered Social Landlords | 30,450 |
| CABINET MEMBER TOTAL | 1,346,419 |

The above total compares with a total of £1,307,717 in 2004/05.

Capital Expenditure 2005/06

| Capital Expenditure 2005/6 | Funding Source | Budget £ | Expenditure £ | % spend of budget | Units/Grants | Units Completed |
|-------------------------------|--|----------------|----------------|-------------------|--------------|-----------------|
| Schemes | | | | | | |
| Worthing Borough Council | Right to Buy Clawback Receipts/Housing Receipts* | 588,320 | 588,323 | 100% | 70 | 35** |
| Worthing Borough Council | S106 Receipts | 2,000 | 2,000 | 100% | 6 | 6 |
| Total | | 590,320 | 590,323 | 100% | 76 | 41 |
| Disabled Facilities Mandatory | Specified Capital Grant (Government) | 284,000 | 284,000 | 100% | | |

| | | | | | | |
|-------------------------------------|---|----------------|----------------|--------------|------------|------------|
| Grants | Worthing Borough Council Capital Receipts | 416,410 | 225,708 | 54.2% | 179 | 94 |
| Private Sector Discretionary Grants | Capital Receipts £183,650 SRB £5,000 Seeboard £25,000 | 213,650 | 183,099 | 85.7% | 370 | 185 |
| Total | | 914,060 | 692,807 | 75.8% | 549 | 279 |

* Expenditure includes £50,000 to fund Worthing Churches Recovery Project.

** Note: completions may be one or two years after the initial allocation is made. This accounts for variations between allocations and completions.