

Housing Strategy Action Plan Update

March 2016 – March 2019

PRIORITY 1 : The Economy and Responding to New Legislation and Guidance				
WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Responding to Political Change	<p>Once the new definition of Registered Provider and Affordable Housing is known, develop a new Affordable Housing Supplementary Planning Document detailing TVBC's policies, requirements and priorities in relation to:-</p> <ul style="list-style-type: none"> • Tenure mix, affordable housing distribution (pepper-potting) and partnership and community involvement. • Affordability in terms of income and prices • Seeking to substitute Affordable Rent or Shared Ownership homes for Starter Homes, where the latter are unlikely to be affordable and/or insufficient market interest from would be purchasers. • Flexibility on affordable tenure split to enable cross subsidy on a scheme by scheme basis, to ensure developments are financially viable and reflect local housing need 	New AH SPD provides clear guidance to Developers on the requirements for affordable homes in Test Valley	2017 Draft to be circulated Dec 2018. (Timescale reviewed due to NPPF consultation which closes 10 th May 2018 and commencement of the Local Plan Housing & Issues Paper consultation)	<p>Working with Planning Policy to develop the new Affordable Housing Supplementary Planning Document. Project Group implemented and work plan agreed.</p> <p>Draft in preparation subject to the responses to-</p> <ul style="list-style-type: none"> • Consultation on the revised National Planning Policy Framework received Mar 2018 to incorporate the revised definition of Affordable Housing • Implementation of Housing White Paper – Fixing our Broken Housing Market. • Housing & Issues consultation for the Local Plan. • Corporate Plan consultations.
Housing & Planning Act 2016 Starter Homes	Monitor the impact that Starter Homes have on the traditional forms of affordable housing	A report outlining the impact of the new tenure on delivery of affordable rent and	April 2018-2019 (Awaiting technical guidance)	<p>The NPPF consultation includes Starter Homes as an affordable housing option but no technical guidance has yet been issued.</p> <p>Timescale also reviewed as no Starter</p>

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Extended Right to Buy		shared ownership		Homes have been built as yet.
	Work closely with RPs to invest their capital receipts from the extended Right to Buy to fund replacement affordable homes in Test Valley	No of affordable housing stock lost to RTB replaced on a one for one basis in Test Valley	2017 - 2019	<p>No implementation date for full roll-out has been announced. A large regional pilot scheme will begin in the Midlands in 2018 which will last for one year.</p> <p>In relation to Secured Right to Buy, the number of homes sold:- 2016 – 2017 = 10 (£1,174,545) 2017 – 2018 = 7 (£969,850)</p> <p>Right to Acquire home sold:- 2016 – 2017 = 1 (£153,000) 2017 – 2018 = 4 (£534,000)</p> <p>No of Funded Replacement Affordable Homes these capital receipts provided in Test Valley 2016 – 2017 = 62 2017 – 2018 = 75</p>
Promoting apprenticeships, training and job opportunities	Maximise training and employment opportunities via S106 Planning Agreements (Employment and Skills Plan) to deliver construction jobs, training, work placements, careers guidance and work experience on new developments	<p>Number of Apprenticeships and work experience opportunities per annum</p> <p>Number of Employment and Skills Plans secured through S106 Agreements</p>	On going	<p>The milestone has been reviewed as it is not possible to obtain this data on an annual basis as the figures are reported upon completion of the Employment & Skills Plan which is over the construction period which can cross several years.</p> <p><u>Employment & Skills Plans</u> 2016 - 2017 Fen Meadows – Bloors (draft)</p>

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				Ganger Farm - Barratts (draft) 2017 - 2018 Andover Leisure Centre – Pellikann Construction (draft) Persimmon – Picket Twenty Extension(draft)
Welfare Reform & Work Act 2016	Implement the actions in the Preventing Homelessness Strategy and Action Plan and adjust as necessary within the changing economic and legislative priorities. Annual review to be carried out	More residents supported and where appropriate, alternative housing options identified	2016 - 2019	2016 - 2017 63 decisions on homelessness applications 43 households accepted as statutorily homeless 427 households prevented from becoming homeless through prevention and early intervention work. 2017 - 2018 70 decisions on homelessness applications 53 households accepted as statutorily homeless 382 households prevented from becoming homeless through prevention and early intervention work.
	Work closely with RPs and monitor the impact of Universal Credit and adjust the Council's development and investment priorities accordingly	A Report, if required, to request the adjustment of the Council's development and investment priorities	2016 - Dec 2019	Rollout of the Universal Credit full service for new claims is due to complete in Test Valley in July 2018. Once this has been operational for 12 months, a review can take place.
	Work with RPs to safeguard, where possible, for Supported Housing which will hopefully be exempt from the 1% rent reduction now and in future	Progress stalled supported housing developments	2016 - 2017	In progress - 54 unit Extra Care Scheme – OJEU Contract awarded and start on site scheduled for Spring 2018

PRIORITY 2: Housing Need				
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Downsizing Opportunities	Negotiate with Developers and RPs for a range of house types and sizes with particular emphasis on smaller sized homes to offer real alternatives to those households who wish to downsize	Number of smaller 2 and 3 bed homes being built per annum (all tenures – private and affordable homes)	2017 - 2019	<p>2016 - 2017 COMPLETED</p> <p>Total number of all new homes completed : 891 homes of which:-</p> <p>Total No. of all 2 beds = 277 Total No. of all 3 beds =291 <u>TOTAL = 568</u></p> <p>51 of these units provided elderly accommodation such as Chantry Street in Andover (provided by Churchill), Duttons Road in Romsey (Renaissance Retirement) and former Hilliers site on Tadburn Road Romsey (McCarthy & Stone). The figure also includes some annexe accommodation.</p> <p>2017 - 2018</p> <p>Statistical data (HCC Housing Completion Monitoring) will not be available on all housing completions (affordable and market) until June/July 2018.</p>
Accommodation for Under 35's	Work in partnership with schools and colleges in the borough to educate young people and their parents about their housing options and the risks of leaving home in an unplanned way	School/College projects set up	Spring 2017	Completed two days training and awareness with Year 10 students at Test Valley School on 30 th March 2017 and 1 st December 2017 as part of a multi-agency approach to the Personal, Social, Health and Economics (PSHE) Education Curriculum.
	Investigate Home Share schemes for under 35s in the borough such as 'RentaRoom'	Publicise details of organisations and	Autumn 2017-2018	Timescale revised to correspond with the work being undertaken as part of the

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		groups		Homelessness Prevention Action Plan adopted in March 2018.
	Investigate options for shared housing for those in receipt of benefits working with RPs and/or Private Landlords to provide bedsit/HMOs or increasing hostel provision with the necessary level of housing management	Review level of housing need		No longer required - Shared Room Rent is no longer being introduced to tenants of council or housing association properties.
Homelessness Prevention	Consult and progress the Action Plan set out in the Prevention of Homelessness Strategy	Action Plan updated, progress report completed	2017	COMPLETED Cabinet approved the Revised Preventing Homelessness Strategy 2018-2019 Delivery Plan on 14 th March 2018
	Actively promote a positive message about the need for new homes and the community and economic benefits they bring	Press releases and consultation events completed	2017 - 2019	On going 2016 - 2017 Press releases produced for completion of:- <ul style="list-style-type: none"> • Dauntsey Drove, Andover – July 2016 • Ringbourne Copse in Barton Stacey – finalist in CPRE Sustainable Buildings Category of its Countryside Awards Events: <ul style="list-style-type: none"> • Rural Housing Week – July 2016 • Chilbolton Neighbourhood Plan Public Meeting – Sept 2016 • Parish Pathfinder Meeting - Oct 2016 2017 - 2018 Press releases produced for completion of:- <ul style="list-style-type: none"> • The Landings, Over Wallop – July 2017 • Rural Housing Week - July 2017

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				<ul style="list-style-type: none"> Peel Close, Romsey- Nov 2017 Empty Homes Week – Nov 2017 <p>Events</p> <ul style="list-style-type: none"> Community Planning Event – Oct 17 Broughton Open Evening – School Lane scheme. <p>Note also that School Lane, Broughton scheme identified by national publication “Inside Housing” as their “Development of the Week” for week commencing 29th March 2018.</p>
Adequate Supply of Temporary Accommodation	Ensure there is an adequate supply of good quality temporary accommodation including within the private rented sector by working	Deliver up to 100 properties for temporary accommodation.	2017 - 2019	Signed Service Level Agreement with Aster to provide 100 units of temporary accommodation. Currently up to 71 properties.
	Aster Communities to ensure the replacement arrangements for the private sector leasing scheme reach their full potential			
Supporting Older People	Develop an Extra Care Scheme in Romsey	Extra Care Scheme completed	Summer Dec 2018 2020 – original preferred developer withdrew and contract retendered	On going Development & Management Contract awarded for 54 unit extra care scheme in Romsey. Second OJEU process required as original developer/contractor withdrew. New Developer appointed and demolition to commence Spring 2018.
	Research options for equity release schemes which assist residents to move from family accommodation to	Provide information on housing options	Sept 2017 Dec 2018	Timescale has been reviewed pending outcome of new definition of Affordable

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	smaller properties			Housing following the current NPPF consultation as new products may be introduced and original schemes revised.
Rural Housing Need	Work in partnership with Parish Councils, HARA and private developers to deliver affordable housing in rural areas. This may include: rural exception sites, community led development, neighbourhood planning, Community Land Trusts etc	10 new rural homes delivered	2016 - 2019	<ul style="list-style-type: none"> • 22 rural homes delivered 2016 – 2017 • 14 rural homes delivered 2017 - 2018 • Working with Community Benefit Society to deliver affordable housing scheme in North Test Valley. • Two informative events organised via HARA during Rural Housing Week in July 2017. • HARA Land Owners Event – Feb 2018 • 2 Neighbourhood Plan Housing Need Surveys completed 2016 - 2017 • 1 RES Housing Need Surveys completed 2017 – 2018
Objectively Assessed Housing Need Survey for Local Plan	Clearly set out the level of housing required in the borough to meet housing need and demand through an Objectively Assessed Housing Need figure as part of the Review of the Local Plan	Consultants Instructed	Spring 2018 Autumn 2018 – timescale reviewed due to consultations on methodology.	A standard method of calculating housing requirements was proposed in the 'Planning for the Right Homes in the Right Places' consultation which closed in November 2017. The draft Planning Policy Guidance (March 2018) sets out the methodology for local assessed housing need and is the same as that consulted on in November 2017.
Provision of Gypsy and Traveller permanent pitches in accordance with	To refresh the Gypsy & Traveller Accommodation Assessment and amalgamate the Gypsy & Traveller Development Plan Document as part of the Local Plan.	Gypsy & Traveller Accommodation and Assessment completed	Dec 2017	COMPLETED Updated GTAA completed May 2017
	Additional permanent pitches to be delivered through	Review on	2018	On going

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the Local Plan	the planning system and through the development of the identified site at Bunny Lane, Timsbury	completion of above		
	In partnership with neighbouring local authorities consider the transit arrangements to be delivered on a wider geographical basis		2018	On going
Supporting Vulnerable People	Working in partnership with the Aids & Adaptions Panel to consider the building of specially adapted properties to accommodate those with specific needs	Lifetime and/or wheelchair adapted homes developed	2016 - 2019	<p>2016 – 2017 12 wheelchair adapted properties and 22 lifetime home properties were developed.</p> <p>2017 - 2018 14 wheelchair adapted properties and 8 lifetime home properties were developed.</p>
	Working in partnership with HCC to re-commission key housing related support services, including extra care	Delivery of housing related support services beyond 2018	2018	<p>The Government announced the new funding system on 31st October 2017 introducing a 'sheltered rent' from April 2020, funding for other long term supported housing schemes and short term supported housing.</p> <p>Partnership working with HCC will continue to deliver local planning and commissioning for supported housing.</p>
Sustainable Communities	Ensuring that housing delivered is attractive and meets the needs of residents, creating neighbourhoods and communities which are sustainable	All new open and low-cost market homes are sold.	On going	<p>2016 - 2017 Advertising Help To Buy South roadshow events:- 22nd April 2017 – Guildhall, Salisbury 17th June 2017 – St Mary's Stadium</p>

PRIORITY 3 : Housing Supply and Maximising Affordable Housing Development				
WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Maximise the supply of affordable homes on new developments	Implement TVBC's Local Plan Policy COM 7 which seeks a varied percentage of all new homes to be affordable on sites over 10 homes in urban and rural areas and a financial contribution on rural sites of 6 to 10 homes to provide a range of affordable housing tenures to meet housing need	200 new affordable homes per annum	Annually	2016 – 2017 <ul style="list-style-type: none"> 266 new affordable homes delivered (highest level of affordable housing delivery in the County). 2017 – 2018 <ul style="list-style-type: none"> 217 new affordable homes delivered
	Work with Registered Providers to seek HCA funding to help deliver more affordable units on new schemes	Total HCA funding allocation for Test Valley	Annually	Nil HCA grant funding for 2016- 2017 as the units were nil grant S106 sites. Figures for 2017 – 2018 are not expected until June 2018.
	Where appropriate provide TVBC Affordable Housing Grant to our partnering RPs to ensure highly valued strategic schemes are viable	Report on outturn to Cabinet	May 2017 June each year	2016 - 2017 COMPLETED Capital Programme Outturn Report to Cabinet on 21 June 2017
	To develop the way in which data collected through Hampshire Home Choice and Help to Buy South can be used to inform future affordable housing developments	Reports which identify all affordable housing need at Ward level	2018 - 2019	On going
	Continue to investigate innovative methods and best practice conducted elsewhere together with keeping a review on the best use of the resources available to the Council	Consider piloting RentPlus scheme	2018 - 2019	On going – pursuing Rent to Buy scheme on new Major Development Areas (MDA) developments.
	Publicise and support national initiatives which seek to bridge the gap between affordable rented and outright home ownership	Advertise events and new products as and when available	On going	2016 - 2017 Advertised and promoted Help to Buy South events in Hampshire: 22 nd April 2017 – Guildhall, Salisbury 17 th June 2017 – St Mary's Stadium,

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				<p>Southampton.</p> <p>2017 - 2018 Help to Buy South events in Hampshire/Wiltshire 24th March 2018 – Guildhall, Salisbury 21st April 2018 – St Mary's Stadium, Southampton.</p> <p>Drafting an Information Leaflet on the various low cost home ownership products available for publication on our website.</p>
Smaller Family Homes	Establish a Developers' Forum with RPs to ensure new housing responds to the demographic change and household growth as detailed in the Evidence Base	Developers' Forum established	Mar 2017 Mar 2019	Timescale reviewed to enable the new Household Projection Forecasts and Objectively Assessed Housing Need survey results to be utilised and to take account of the Issues and Options raised under the Local Plan review process.
New Ways of Working	Investigate development opportunities, for example, via Joint Venture Agreements, Project Enterprise and more innovative approaches		Aug 2017 On going	Enhanced Shared Equity Scheme approved by Cabinet on 18 th April 2018. Opportunities considered on a site by site basis.
Private Rented Sector	Improve access for those who traditionally face barriers to the private rented sector by ensuring funding for the Rent Deposit Loan Scheme is adequate	Budget secured for Rent Deposit Loan Scheme No of households assisted	2016 - 2019	Assisted 42 (2016 - 2017) and 47 (2017 - 2018) households to access and sustain accommodation in the private rented sector through RDLs.

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		through the RDLS (Revised performance indicator to show the number of households assisted rather than the amount of funding as this is more meaningful).		
	Provide advice to private landlords and ensure they are aware of the priorities within the Housing Strategy and housing need in the Borough	Private Sector Landlord Forum – attend 1 meeting per annum	Mar or Oct each year	2016 - 2017 COMPLETED Attended Private Sector Landlords Forum October 2016 to consult on the Housing Strategy 2016 – 2017.
	Seek out development opportunities for increasing the supply of private rented accommodation through Project Enterprise and Valley Housing Limited	Property Portfolio increased	On going	5 properties secured by Valley Housing Limited in the private rented sector to assist the Council to meet statutory homelessness duties.
Housing Associations	Monitor the Registered Providers Partnership to ensure good practice, collection of enabling fee and that there is the capacity and resources to continually develop in the Borough	Annual RP Review Meeting	Apr each year	2016 - 2017 COMPLETED Annual Review of RP Partners completed April 2017.
	Encourage Registered Providers to promote their tenant incentive schemes to encourage tenants who are under-occupying to move to a home that better meets their needs	RP Partnership Meeting	Dec 2016 On going	Registered Providers are continually encouraged to periodically promote their incentive schemes via the Preferred Registered Providers Meeting
	Promote the use of mutual exchange to better meet tenants needs including a mutual exchange fair where	Mutual Exchange Event held	Oct 2017 Spring 2019	Timescale has been reviewed due to the introduction of the Homelessness

PRIORITY 3 : Housing Supply and Maximising Affordable Housing Development

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	tenants from all landlords in Test Valley can be matched to more suitable properties			Reduction Act and limited staff resources.

PRIORITY 4 : Neighbourhood Planning and Community Benefits				
WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Brokering Partnerships	Work with HARA and the National Community Land Trust Network to support Parish Councils who wish to start up a Community Land Trust	Investigate benefits of Associate Membership of the National CLT Network	Jan 2017	2016-17 Working with Abbots Ann Vision to set up a Community Benefit Society with assistance from the National CLT Network. This is on going.
	Investigate supported community self build opportunities and options	Information Leaflet developed on Self Build	Jul 2017 8	In progress – researching information currently available and level of demand.
Neighbourhood Planning	Through working with communities, ensure the need for affordable housing is recognised and understood with meeting other community aspirations and benefits through Neighbourhood and Parish Plans	Attending Parish Council and Open Meetings on Neighbourhood Planning	On going	2016 - 2017 <ul style="list-style-type: none"> Attended Kings Somborne and Chilbolton Parish Council meetings to discuss Neighbourhood Plans Parish Pathfinder Meeting - Oct 2016 2017 - 2018 <ul style="list-style-type: none"> Community Planning Event – Oct 17 Houghton NP Steering Group Meeting
	Support Members, parish councils and community groups in developing neighbourhood plan and identifying the housing needs of the village by carrying out Neighbourhood Plan Housing Need Surveys	Neighbourhood Plan Housing Need Surveys carried out for Pathfinder Parish Councils	2016 - 2017	2016 - 2017 NP Housing Need Surveys completed for Chilbolton and Kings Somborne Parish Council.
	Assist with and promote the Community Planning Toolkit	Attend All Parish Community Planning Event	Oct 2016	COMPLETED Attended Parish Pathfinder Event in October 2016. Community Planning

<p>Rural Housing and Housing Need Surveys</p>	<p>Encouraging communities to consider their housing need within the context of the long term sustainability of their villages</p>	<p>Rural Housing Exception Site or Community Led Development commenced</p>	<p>On going</p>	<p>Toolkit published on TVBC website.</p> <p>2016 - 2017</p> <ul style="list-style-type: none"> • Kings Somborne Housing Need Survey – Jan 2017 • Chilbolton Housing Need Survey – April 2017 <p>2017 -2018</p> <ul style="list-style-type: none"> • East Tytherley Housing Need Survey – Sept 2017
	<p>Conducting Housing Need Surveys to identify the housing need within the village and details of hidden households aspirations</p>			<p>2016 - 2017</p> <p>Community led development commenced at:</p> <ul style="list-style-type: none"> • The Landings, Over Wallop • School Lane, Broughton • Dauntsey Drove, Amport

PRIORITY 5 : Improving Housing Quality				
WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Decent, Warm & Healthy Homes	Encourage developers to exceed Part M of the Building Regulations to promote accessible and adaptable homes and Part L, conservation of fuel and power in new homes	Promote at Developers Forum	Oct 2017 - Mar 2019	Timescale reviewed as establishing Developers Forum has been postponed awaiting the new National Planning Policy Framework.
	Engage with partner services to identify opportunities for joint working and service delivery to tackle housing as a long term barrier to health	Continue to review at Aids & Adaptations Panel, HAG and SHOG Meetings	2016 – 2019	Continue to review opportunities at Aids and Adaptations Panel , HAG and SHOG meetings.
	Implement the updated Private Sector Housing Policy	Updated Private Sector Housing Policy on website and implemented	Jan 2017	COMPLETED – Private Sector Housing Renewal Policy update approved by Cabinet Nov 2016. Changes implemented January 2017 and published on website.
	^{New} Develop new Private Sector Housing Renewal Policy to incorporate new legislation, enforcement powers and changes to the funding regime	Private Sector Housing Renewal Policy adopted by Cabinet	Summer 2018	On going - consultation events being arranged.
Financial Assistance	Undertake targeted activity to support the most vulnerable members of the community who live in the poorest quality housing through campaigns and joint working with The Environment Centre and working closely with Occupational Therapists and the Home Improvement Agency	Facilitate quick and ready access to services which resolve property-related barriers to returning/staying home	On going	Fuel poor households are targeted through Hitting the Cold Spots service via trusted referral agents, promoting the service at community groups, providing training for frontline staff and use of existing data and mapping. The service is delivered by The Environment Service and households are supported through a Freephone advice line, home visits and events to access help to reduce energy bills and funding for home energy efficiency works.

PRIORITY 5 : Improving Housing Quality				
WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
	Provide advice on welfare benefits to older people to help them maximise their income and remain in their own home via assessments, telephone enquiries and attending public events	Increase in older people being able to remain in their own home	On going	Private Sector Housing Caseworker and Occupational Therapist actively creating promotional material and booking visits to promote service including potential downsizing options where this may be appropriate..
Addressing Fuel Poverty	To implement the actions from the Home Energy Conservation Act Update Report and carry out a further review in two years	Actions reviewed and Update Report completed	May 2018	COMPLETED HECA Update Report approved by Cabinet 15 Nov 2017.
	Signpost customers to Eco Funding offers and other government schemes when available	Providing advice and advertise offers as and when available.	As and when available	On going – articles in TV News and on TVBC Energy Efficient webpage. Hitting the Cold Spots project is promoted on a variety of different platforms accessible to TVBC residents including social media, TVBC and HCC websites, Hampshire Now and Discover Magazine as well as council staff bulletins.
	Target energy efficient advice and assistance to the least energy efficient homes including mobile park homes	External Wall Insulation for Park Homes Campaign	Jan 2017 On going	Through Hitting the Cold Spots, TVBC work in partnership with The Environment Centre to signpost or refer Test Valley residents to the scheme. Currently reviewing loans and grants to low income owners of mobile homes to provide external insulation as part of the HECA Action Plan.
	Utilise the EPC Maps produced by The Environment Centre to influence future service planning and delivery activities	Evidence base targeting of resources for budget requests	On going	EPC Maps were utilised to inform the HECA Action Plan Update and will assist the new Private Sector Housing Renewal Policy.

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Mobile Homes Parks	To inspect and license all the mobile homes parks in Test Valley	License Mobile Home Parks	Jan 2017	COMPLETED All mobile home parks inspected and Licenses issued.
Regulating the Private Sector	Encourage private landlords and managing agents to provide good quality and well managed properties	Promote at Private Sector Landlord Forum	Mar 2017	COMPLETED
	Work with landlords to improve the sometimes poor image of the sector and investigate the benefits of implementing a TVBC accreditation scheme	TVBC Accredited Scheme discussed at the Private Sector Landlords Forum	Oct 2017 Dec 2018	New regulations to grant power to ban rogue landlords and agents from renting, rogue landlord database, minimum energy efficiency standards for PRS came into effect in April 2018.
Licensing Houses in Multiple Occupation	Develop a database to identify the number and location of private HMOs in Test Valley	Database completed	Feb 2017	COMPLETED Current mandatory HMOs on database.
	Undertake statutory duty to licence all mandatory HMOs under the provisions of the Housing Act 2004 Part	All mandatory HMOs licenced	On going	From 1 October 2018 all HMOs with 5 or more occupants in 2 or more households will require licensing.
	Use enforcement powers to raise standards where landlords refuse to work with TVBC or where landlords fail to license properties as necessary	Enforcement action and prosecution of non compliant/criminal landlords.		Operating from a position of working together with landlords to encourage improvements so that enforcement action is a last resort, one Improvement Notice was served for defects in property – Nov 17
Empty Homes Action Plan	To update the Empty Homes Action Plan to include the revised Compulsory Purchase Order procedure and attracts and allocates resources to refurbish empty properties for those in housing need	Revised Empty Homes Action Plan	Mar 2018	On going

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	Offer financial assistance as per the Private Sector Housing Renewal Policy to enable empty properties to being brought back into use wherever possible, or to reduce the affect of the property on the neighbourhood.	Provision of Grants/Loans in accordance with the Private Sector Housing Renewal Policy	On going	On going
	Respond to enquiries regarding long term empty properties and take informal or formal action as appropriate	Enquiries responded to and appropriate action taken		2016 - 2017 Two enquiries received and appropriate action taken.
Maximise resources available for Aids and Adaptations work	Continue to fund a capital programme for Disabled Facilities Grants and housing renewal grants to assist residents whose independence may be at risk to remain in or return to their home in both private and public sector properties.	Disabled Facility Grants and Loans Budget sufficiently funded	On going	2016 - 2017 £745,100 spent on DFGs and Housing Renewal Grants. 2017 - 2018 £919,100 allocated to Capital Funding Programme (Government funding is confirmed to cover this).
	Review the options available regarding the renewal of the service contract with the Home Improvement Agency. The current contract expires on 31 st March 2017.	Report to Cabinet on Options		COMPLETED Report to Cabinet on 21 Dec 2016 and new post of Private Sector Housing Caseworker established from April 2017.
	Work with Registered Providers to develop a protocol which sets out their financial contributions towards adaptations in the properties they own for their tenants.	Protocol agreed	Sept 2017	It has not been possible to develop a protocol as each Registered Provider has their own policy varying from nil contributions to £3,500 per property per annum.