

SALFORD'S ANNUAL HOUSING STRATEGY DELIVERY PLAN: January 2020 – March 2021

Outcome	Action	Success Measures	Lead Organisation	Completion deadline
PRIORITY: AN INCREASE IN THE PLANNED NUMBER OF NEW AND AFFORDABLE HOMES, to include:				
A range of new homes in the right location developed to meet local needs and which create mixed sustainable housing and neighbourhoods: including mixed sizes, types and tenures	1. To adopt an updated Supplementary Planning Document on planning obligations – to include affordable housing policies.	SPD adopted. - Required affordable housing requirements on sites of 25 or more homes.	Spatial Planning	December 2019
	2. To progress Local Plan: development management policies and designations, towards adoption in May 2021, including: a. To publish housing topic papers in support of local plan examination. b. To progress revised housing design standards that require all new homes to be designed to an accessible and adaptable standard in accordance with requirement M4(2) of the Building Regulation, towards adoption in May 2021 c. To progress production of policies within the housing planning guidance relating to the type and size of new dwellings with regard to specific housing need, towards implementation in September 2021	Local Plan: development management policies and designations progressed towards adoption in April 2021.	Spatial Planning	March 2021
		Housing topic plan published.		September 2020
		Revised housing design standards progressed towards adoption in May 2021		March 2021
Production of policies regarding the type and size of new dwellings, progressed	March 2021			

<p>continued)</p> <p>A range of new homes in the right location developed to meet local needs and which create mixed sustainable housing and neighbourhoods: including mixed sizes, types and tenures</p>	<p>3. To publish a housing and economic land availability assessment setting out the potential supply of housing for at least 15 years.</p>	<p>An annually published assessment</p>	<p>Spatial Planning</p>	<p>November 2020.and therein annually</p>
	<p>4. To publish a 5-year housing land supply position report - to demonstrate the 5-year housing land supply.</p>	<p>A published position report</p>	<p>Spatial Planning</p>	<p>January 2020 and therein 5 yearly</p>
	<p>5. To publish an infrastructure delivery plan for the City.</p>	<p>Infrastructure delivery plan published.</p>	<p>Spatial Planning</p>	<p>January 2020.</p>
	<p>6. To adopt an updated planning application validation checklist to enable improved private rented sector development monitoring/reporting</p>	<p>Updated validation checklist adopted.</p>	<p>SCC Planning</p>	<p>September 2020</p>
	<p>7. To enable self-build and custom house building</p>	<p>Publication of an interactive map of planning proposals on sites less than 10 dwellings (where construction has not start), which may be suitable for self-build applicants.</p> <p>An annual report published on progress re: self-build completions and sites granted planning permission</p>	<p>SCC – Planning</p> <p>Spatial Planning</p>	<p>November 2020 and therein on-going annually</p> <p>November 2020 and therein annually</p>

<p>(continued)</p> <p>A range of new homes in the right location developed to meet local needs and which create mixed sustainable housing and neighbourhoods: including mixed sizes, types and tenures</p>	<p>8.</p> <p>To work towards achieving strategic GMSF Local Plan goals to deliver carbon neutral new homes by 2028.</p>	<p>Developers / builders to demonstrate:</p> <ul style="list-style-type: none"> • Reduced impact of construction • Reduced operational energy use in new homes • Increased use of renewable energy supply • Carbon Off- setting achievements 	<p>Developers / builders in collaboration with SCC Planning</p>	<p>March 2021 and on going</p>
	<p>9.</p> <p>To achieve progression of Regeneration projects and plans enabling the delivery of more new homes.</p>	<p>Delivery of goals and objectives set out in local regeneration/master plans.</p>	<p>SCC - Regeneration</p>	<p>March 2021 and on going</p>
<p>Increased numbers of Affordable homes built – including social rented homes</p>	<p>10.</p> <p>To implement the Derive Business Plan</p>	<p>Delivery of:</p> <p>20 new homes 36 new homes</p>	<p>Derive</p>	<p>March 2020 March 2021</p>
	<p>11.</p> <p>To progress Homes England funded projects for new affordable homes provided through the Council - dependent upon the success of submitted bids</p>	<p>101 L.A New Build bid submitted.</p> <p>Empty Homes bid submitted for at least 20 units</p>	<p>SCC - Housing Strategy</p> <p>SCC - Regulatory Strategy</p>	<p>March 2021</p> <p>March 2021</p>

<p>(continued)</p> <p>Increased numbers of Affordable homes built – including social rented homes</p>	<p>12.</p> <p>To aim to deliver a minimum of 1000 new affordable homes between 2019/20 – 2021/22</p>	<p>Average 333 affordable homes delivered per annum.</p> <p>75% of delivered homes to be for rent</p> <p>50% of delivered homes to be accessible</p>	<p>SCC Housing Strategy / Planning & Regeneration in collaboration with Registered Providers.</p>	<p>March 2021 and ongoing</p>
	<p>13.</p> <p>Registered Providers to aim to achieve strategic goals for the delivery of carbon neutral new build homes by 2028 through the review of their energy and sustainability strategies.</p>	<p>Energy and Sustainability Strategies reviewed incorporating interventions to reduce energy demands in existing homes</p>	<p>Salford Strategic Housing Partnership - Registered Providers</p>	<p>March 2021</p>
	<p>14.</p> <p>Registered Providers to commit to becoming carbon literate organisations including delivery of carbon literacy training to staff</p>	<p>a. Carbon literacy training delivered to SSHP</p> <p>b. Carbon literacy training delivered to R.P staff</p>	<p>Salford Strategic Housing Partnership - Registered Providers</p>	<p>December 2020</p> <p>December 2020</p>
	<p>15.</p> <p>To work with Inspiring Communities Together and the Broughton Trust to develop and implement plans for up to 3 Community Led Housing Schemes</p>	<p>Plans for the delivery of Community Led Housing developed and progressed.</p>	<p>Inspiring Communities Together, Seedley and Langworthy Trust and SCC Housing Strategy</p>	<p>March 2021</p>

	16. To influence government policy to better enable affordable housing development	Government consultations and policy draft responses submitted.	SCC Housing Strategy and Planning	March 2021 and on-going
Priority: EXISTING HOMES IMPROVED AND MAINTAINED, to ensure that:				
Salford residents have access to well managed and affordable rented homes across both the privately rented and Registered Provider sectors	17. Registered Providers supported to manage their homes better:			
	a. Expanded delegation of the power to serve community protection notices to Registered Providers	Expansion of delegation powers	SCC – Regulatory Services	December 2020
	b. Explore the potential for Registered Providers to be delegated the power to take action for breaches of public space protection orders	Delegation of powers explored and actioned, as appropriate	SCC – Regulatory Services and Salford Strategic Housing Partnership	December 2020
	18. To continue to promote the GM Ethical Lettings Agency to private sector landlords	To Increase the numbers of landlords who let their properties via the agency	SCC – Regulatory Services, Registered Providers & Housing Options Service	March 2020
19. To work with Registered Providers to develop local models / approaches for managing poor standard private rented sector homes in local neighbourhoods (including management of ex-right to buy homes).	More private sector homes managed by Registered Providers	SCC – Regulatory Services and Registered Providers	September 2020	

<p>(continued)</p> <p>Salford residents have access to well managed and affordable rented homes across both the privately rented and Registered Provider sectors</p>	<p>20. To continue to deliver enforcement powers including:</p> <ul style="list-style-type: none"> - the citywide Landlord accreditation scheme - the selective licensing scheme incorporating the new scheme in Langworthy - the rogue landlord list - Exploration into the potential to develop a selective HMO licensing Scheme 	<p>Evidenced delivery of enforcement powers and introduction of a new licensing scheme in Langworthy</p> <p>Options appraisal completed</p>	<p>SCC – Regulatory Services</p>	<p>March 2021 and on-going</p> <p>September 2020</p>
	<p>21. To support residents to address Anti-Social Behaviour:</p> <p>a. Work with customers and residents to raise awareness of systems/processes for managing ASB/Hate Crime and to encourage reporting</p> <p>b. Registered Providers to encourage street / neighbourhood champions to report and monitor issues</p>	<p>Awareness raising activity evidenced</p> <p>Evidence of Street Champions identified and engaged</p>	<p>SCC – Regulatory Services Registered Providers</p> <p>Salford Strategic Housing Partnership - Registered Providers</p>	<p>September 2020</p>
	<p>22. To implement the 2019 approved Allocations Policy</p>	<p>New Policy implemented including:</p> <ul style="list-style-type: none"> • IT changes to Salford Homesearch implemented • Summary policy produced • 2019 Allocations Policy published 	<p>SCC – Housing Strategy in collaboration with Housing Options Service and ICT Services</p>	<p>January 2020</p>

<p>(continued)</p> <p>Salford residents have access to good quality standards within existing housing including in the privately rented, owner occupied and Registered Provider sectors.</p>	<p>23.</p> <p>To ensure Salford's high-rise residential homes are safe through:</p> <p>a. To implement programmes to replace cladding and undertake agreed fire safety improvements including shared learning through engagement with high rise technical group</p> <p>b. To deliver a permanent solution to the exterior of the 9 tower blocks in Pendleton (owned by the City Council and managed through Pendleton Together).</p> <p>c. To collaborate with private sector partners, GM Fire and Rescue Service and Ministry of Housing Communities and Local Government to facilitate the flow of information around: Monitoring and gathering information on conditions / challenges, sharing good practice and enforcement where required.</p> <p>d. To plan and prepare for future new standards and requirements around all high rise blocks, including shared learning from early adopters</p> <p>e. To effectively engage with residents</p>	<p>Improvement work progressed</p> <p>A permanent solution to replacing the ACM cladding identified and progressed</p> <p>Engagement with Private Sector and Information gathered</p> <p>Learning disseminated and planning evidenced</p> <p>Evidence of engagement with residents</p>	<p>Registered Providers</p> <p>Pendleton Together in collaboration with SCC – Housing Strategy (DV)</p> <p>SCC – Regulatory Services in collaboration with private sector partners</p> <p>Registered Providers</p> <p>Registered Providers</p>	<p>January 2020 - onwards</p> <p>December 2020</p> <p>April 2020- on-going</p> <p>June 2020</p> <p>April 2020</p>
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<p>(continued)</p> <p>Salford residents have access to good quality standards within existing housing including in the privately rented, owner occupied and Registered Provider sectors.</p>	<p>24.</p> <p>To progress towards GM strategic goals to decarbonise circa 6000 p.a. 'existing' homes in Salford by 2038:</p> <p>a. To identify and target the most energy inefficient homes in the private sector, encouraging and supporting owner occupiers/private landlords to engage in energy efficiency work / retrofitting: based on energy performance certificates & customer data</p> <p>b. Registered Providers to incorporate questions/information about energy efficiency, to raise awareness about utility switching, into tenancy reviews and checks</p> <p>c. Registered Providers to identify and target their most energy inefficient properties for energy efficiency work / retrofitting</p> <p>d. Models developed to enable achievable delivery of retrofitting programmes in order to achieve carbon neutral strategic goals</p>	<p>An increase in the number of private homes receiving advice and support around energy efficiency</p> <p>Increased opportunities to engage with customers around energy efficiency</p> <p>Improvement in achieved energy performance evidenced through EPC data</p> <p>Retro-fitting models developed and commenced</p>	<p>SCC – Regulatory Services</p> <p>Salford Strategic Housing Partnership - Registered Providers</p> <p>Salford Strategic Housing Partnership - Registered Providers</p> <p>Salford Strategic Housing Partnership - Registered Providers</p>	<p>December 2020</p> <p>June 2020</p> <p>Annually from March 2020</p> <p>Summer 2020</p>
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<p>(continued)</p> <p>Salford residents have access to good quality standards within existing housing including in the privately rented, owner occupied and Registered Provider sectors.</p>	<p>25. To deliver Decent Homes work:</p>			
	<p>a. Registered providers to continue delivery of Decent Homes work / repairs including implementation of revised government standards</p>	<p>An increase in the number of homes achieving decency</p>	<p>Salford Strategic Housing Partnership - Registered Providers</p>	<p>March 2020 and on-going</p>
	<p>b. To continue delivery of the Home Improvement Agency including engagement with GM Healthy Homes Service review</p>	<p>An increase in the number of private homeowners supported to repair/maintain their homes</p>	<p>SCC - Regulatory Services & Home Improvement Agency</p>	<p>Spring 2020</p>
	<p>c. Explore and access funding to further allow lease and repair model to support homeowners</p>	<p>Funding bids completed and submitted</p>	<p>SCC – Regulatory Services</p>	<p>September 2020</p>
	<p>26. To continue to deliver an Affordable Warmth Programme and Annual Winter Welfare Programme</p>	<p>Evidence of delivery documented</p>	<p>SCC – Regulatory Services</p>	<p>December 2019/20 and then annually subject to review</p>
	<p>27. To bring empty homes and under-utilised buildings back into housing use:</p>			
<p>a. To bring back 50 empty homes into use for affordable housing provision.</p>	<p>Circa 17 empty homes per annum brought into affordable housing use</p>	<p>SCC Regulatory Services</p>	<p>March 2021</p>	
<p>b. Registered Providers to benchmark and review their position on strategic voids and engage with SSHP in a co-ordinated approach to address the issues identified</p>	<p>Strategic voids reviewed and plans made/delivered to bring these back into use</p>	<p>Salford Strategic Housing Partnership - Registered Providers</p>	<p>September 2020</p>	

(continued) Salford residents have access to good quality standards within existing housing including in the privately rented, owner occupied and Registered Provider sectors.	c. To explore and understand the implications/risks associated with second homes registered in Salford including AirBnB	Report on the implications of AirBnB and Second Home usage	SCC – Regulatory Services	December 2020
	d. To seek Capital funding to maintain a Compulsory Purchase Order programme for long term private empties	Funding secured	SCC – Regulatory Services	July 2020
	e. To make advice on legal powers to take action on private sector empty properties available to residents	Published advice evidenced	SCC – Regulatory Services	April 2020

PRIORITY C: SUPPORTING RESIDENTS THROUGH APPROPRIATE HOUSING AND SUPPORT, to ensure that:

Quality supported accommodation (including Extra Care Housing) is available for those who need it.	<p>28. To develop and progress plans to deliver additional and/or fit for purpose:</p> <ul style="list-style-type: none"> - extra care housing - supported housing - solutions for young people transitioning from Children’s Services - implementing the findings of the review of mental health supported housing <p>Working in collaboration with Joint Commissioners to identify specialist housing need (including new development), while, linking in and responding to wider GM activity</p>	<p>A task group established to develop and progress plans including:</p> <ul style="list-style-type: none"> - 22 supported homes for young people with learning disabilities & vulnerable adults with long term disabilities - 39 homeless (independent living pathway) supported units - Planning permission secured for 70 units of extra care housing at Arrow Street - Bid to be submitted for 	<p>A Task group led by SCC: Housing Strategy (MH) in partnership with Planners Regeneration Registered Providers Joint Commissioners Health and Social Care Colleagues Developer Partners Housing Benefits</p>	<p>Start on site March 2020 – completed by Summer 2021</p> <p>Completion by October 2020</p> <p>March 2021</p>
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<p>(continued)</p> <p>Quality supported accommodation (including Extra Care Housing) is available for those who need it.</p>		<p>40 units for homeless people</p> <ul style="list-style-type: none"> - Relocation of 'The Limes' facility to the Intermediate Care Unit 		<p>March 2020</p> <p>December 2020</p>
	<p>29. Registered Providers to review their sheltered housing provision within the context of wider need within the city and linked to under occupancy / right sizing needs and aspirations of older people.</p>	<p>Sheltered housing reviews and proposals produced</p>	<p>Salford Strategic Housing Partnership - Registered Providers</p>	<p>December 2020</p>
	<p>30. To better regulate the non-commissioned supported housing sector, through:</p> <p>a. Development of a set of voluntary standards/pledges for and in collaboration with non-commissioned unregulated supported accommodation services to try to drive up housing management / quality standards locally</p> <p>b. Strategic review of the need and demand for homelessness supported housing provision</p>	<p>Best practice pledges/standards produced</p> <p>A strategic review of homelessness supported housing provision published</p>	<p>SCC – Housing Strategy In partnership with supported accommodation providers and wider regulatory services</p> <p>SCC – Housing Strategy in partnership with Housing Options Services and wider voluntary services</p>	<p>March 2021</p> <p>March 2021</p>
	<p>31. To provide and develop systems to</p>			

Vulnerable people are informed and supported to manage their own tenancies	<p>ensure that residents are informed and empowered to make good housing choices:</p>			
	<p>a. Registered Providers to review/develop strategies/policies for supporting vulnerable people, including reasonable adjustments for disabled people</p>	<p>Strategies/policies developed or reviewed</p>	<p>Salford Strategic Housing Partnership - Registered Providers</p>	<p>December 2020</p>
	<p>b. Registered Providers to progress the review of tenancy agreements to ensure these are customer friendly: accessible, clear and easy to understand</p>	<p>The review of tenancy agreements progressed</p>	<p>Salford Strategic Housing Partnership - Registered Providers</p>	<p>March 2021</p>
	<p>c. Registered Providers to review resident engagement strategies to ensure these are inclusive and robust</p>	<p>Resident engagement strategies reviewed</p>	<p>Salford Strategic Housing Partnership - Registered Providers</p>	<p>September 2020</p>
	<p>d. Housing/Homelessness advice and information to be reviewed to ensure these are comprehensive and customer friendly</p>	<p>Advice and information mechanisms (i.e. webpages, app's and hard copy documents) reviewed and updated</p>	<p>Salford Strategic Housing Partnership - Registered Providers Housing Strategy Housing Options</p>	<p>June 2020</p>
	<p>e. G. P's equipped with up to date literature/information on housing/homelessness to promote effective signposting and linking with community assets</p>	<p>Up to date advice and information supplied to G.P's</p>	<p>Housing Options Service in collaboration with CCG</p>	<p>September 2020</p>
<p>f. Registered Providers to explore how</p>	<p>Evidenced engagement</p>	<p>Salford Strategic</p>	<p>June 2020</p>	

<p>(continued)</p> <p>Vulnerable people are informed and supported to manage their own tenancies</p>	<p>owner occupiers can be better engaged in block improvements to enable economies of scale</p> <p>g. To: explore the extent of and develop / implement systems to reduce the impact of under occupancy in Salford, including the potential for housing sharing.</p>	<p>with owner occupiers</p> <p>A report to inform plans to address under occupancy in Salford published and progressed.</p>	<p>Housing Partnership - Registered Providers</p> <p>Salford Strategic Housing Partnership</p>	<p>Commenced January 2020</p>
<p>Gypsies, Travellers and Showpeople have access to appropriate sites</p>	<p>32. To progress delivery of Gypsy, Travellers and Showpeoples accommodation</p>	<p>A task group established to plan and progress the delivery of Gypsy, Traveller and Showpeople's accommodation</p>	<p>Task Group led by SCC – Housing Strategy (AL) In collaboration with Planners, Regeneration Team, Registered Providers , Developers Joint Commissioners</p>	<p>Commenced November 2019 - on-going</p>
<p>Adapted homes are available for those who need them.</p>	<p>33. To develop a more co-ordinated and strategic approach to the delivery of accessible and adapted homes,</p>	<p>An accessible/adapted housing plan produced and progressed</p>	<p>Task group led by SCC – Housing Strategy (JC) in collaboration with: Health, Social care and children's services Joint Commissioners Housing Options Service Registered Providers Developers Planners Regeneration Team</p>	<p>Commenced December 2019 - on-going</p>