

REPORT OF DEPUTY CITY MAYOR: LEAD MEMBER HOUSING

TO THE CITY MAYOR IN CONSULTATION WITH CABINET

ON 22.03.22

TITLE: Approval of Salford’s annual housing strategy action plan: April 2022- March 2023

RECOMMENDATIONS:

City Mayor, in consultation with Cabinet, is asked to:

- a) Approve the housing strategy action plan for 2022/23
 - b) Note progress made against the 2021/22 housing strategy action plan – Appendix A
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EXECUTIVE SUMMARY:

In January 2020 the City Mayor, in consultation with cabinet, approved the new Salford housing strategy and along with it the annual delivery plan.

This report highlights the delivery plan for April 2022 / March 2023, along with the key achievements from the 2021/22 plan – Appendix A.

BACKGROUND DOCUMENTS: Salford’s housing strategy ‘Shaping Housing in Salford 2020’

KEY DECISION: The report will be a key decision for City Mayor in consultation with Cabinet in March 2022

DETAILS:

1. Background:

1.1 In January 2020, City Mayor, in consultation with cabinet, approved Salford’s new housing strategy which identified as its main priorities and objectives, the need for:

- 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.

- Increased numbers of affordable homes built, including social rented homes.
- Existing homes improved and maintained, to ensure that:
 - Salford residents have access to well managed and affordable homes across both the private rented and registered provider sectors, and
 - Salford residents have access to good quality building standards within existing housing including the privately rented, owner occupied and registered provider sectors.
- Supporting residents through appropriate housing and support, to ensure that:
 - Quality supported accommodation (including extra care housing) is available to those who need it
 - Vulnerable people are informed and supported to manage their own tenancies
 - Gypsies, Travellers and Showpeople have access to appropriate sites
 - Adapted/Accessible homes are available for those who need them

1.2 As the delivery date for the annual delivery plan comes to an end, it is time to develop a new plan for 2022/23, based on those previously approved priorities.

1.3 Working with our key partners and stakeholders we have reviewed delivery of the last plan, identifying the key achievements, along with those activities that have been delayed.

1.4 The details of that review can be found in Appendix A. However, in summary some of the key achievements of 2021/22 include:

- 4,341 new homes scheduled to be developed by March 2022
- Phase 3 Pendleton development under construction
- 425 new affordable homes developed by March 2022
- 27 new Derive homes progressing well
- Derives RP application submitted to the regulator
- 129 new council homes commenced on site
- 'Our Homes' group meeting regularly to share carbon neutral learning
- The Local Plan progressing
- Registered Providers evidencing preparations towards new Fire Safety Bill/Act
- Registered Providers evidencing work to progress towards achieving more energy efficient homes and projects to develop learning around decarbonisation
- Eccles landlord licensing scheme reviewed
- Additional HMO scheme approved
- ASB training package created for private landlords
- Supporting the GMCA good landlord scheme
- Capital funding bid submitted to maintain empty properties compulsory purchase order programme
- Work commenced to review homeless preventions and access to housing
- Progression of an extra care scheme in Pendleton, relocation of the Limes facility and an extra care scheme at Arrow Street
- A review of the housing expectations/needs of people as they age commenced
- Work progressed to understand how the cost-effective use of temporary accommodation can be improved
- Progression of a pilot to test a panel approach to allocating adapted housing
- A pilot to test a quality charter mark developed for non-commissioned housing support services

1.5 We have also collaborated with our key stakeholders to identify those actions which we must now focus on for the next 12 months (April 2022 – March 2023) moving forward.

2. Details

2.1 The 2022/23 housing strategy delivery plan continues to focus on the priority areas identified within the council's housing strategy (described above). These remain the most relevant issues affecting the city's housing sector and enables the focus of interventions to address inequalities and to promote community cohesion by enabling and facilitating access to housing that is affordable and of good quality, that meets local needs.

2.1.1 Strategic Objective:

An increase in the planned number of new and affordable homes, to include range of new homes in the right location developed to meet local needs and which create mixed sustainable housing

Action	Output	Deadline	Lead Officer
1. Policies and plans in place to facilitate & enable the development of a range of new homes to meet local needs	a. Work progressed towards adoption of the local plan in Summer 2022.	August 2022	M Doherty
	b. Annual publication of a housing and economic land availability assessment	Nov 2022	
	c. Annual publication of the 5-year housing land supply position report	Nov 2022	
	d. Continue to embed social value in planning policy including: I. Embedding operational use of the TOM's to evaluate, monitor and report on council/derive led housing development II. Subject to approval of the Salford local plan: Development Management Policies and Designations, all permitted major developments will be accompanied by an approved Social Value Strategy	March 2023	D Vince M Hart N Howells C Thorn M Doherty
2. Clarification and breakdown of data/intelligence to properly detail local housing need and council spend on housing.	a. Continuation of the work to establish a detailed list of housing needs requirements across the City to inform strategic housing, planning and development activities: i. Engagement with Joint Commissioners to identify specialist housing needs including those with mental health support needs, learning disabilities and in need of extra care housing ii. Continued analysis of homelessness and Salford Home Search data	July 2022	J Craik
	b. Through the work of the Temporary Accommodation Group - A plan identified and progressed to ensure the cost-effective commission and use of statutory homeless temporary accommodation	Sept 2022	J Craik R Connelly

	c. Development and implementation of more robust data collection in relation to the councils housing register and homelessness data, to help inform strategic plans	Sept 2022	J Craik J Anderson
3. A range of approaches implemented to maximise the development of new homes	a. A published annual self-build and custom house building monitoring report	Nov 2022	M Doherty
	b. Total pipeline delivery estimated at 5179 (to be ratified by the RESLAN process) Including: 700 new homes developed by RP's for sale and private rent	March 2023	I Thompson M Hart
	c. Progression of Pendleton re-development including: i. First homes from phase 3 due for completion in May 2022, including 49 private sale in 2022/23 ii. 2 x M4(3) wheelchair accessible homes iii. 4 affordable social rented homes built to high environmental & sustainability standards iv. Options for remaining phases are being explored and subject to a revised masterplan submission v. 2 x pub sites identified for social housing (68 units)	March 2023	D Vince
4. To support progress of the delivery of <u>new</u> and <u>existing</u> carbon neutral homes	a. Our Homes sub-group to progress: i. The cascade of shared learning through partner engagement to build up local capacity ii. A range of approaches to support delivery of the strategic goals evidenced through the delivery of the Our Homes action plan	On-going	A Leigh
	b. Monitoring GM delivery of the 'Homes as Energy Systems' project and delivery of two Salford homes to be retrofitted through that scheme.	March 2023	H Nixon

**2.1.2 Strategic Objective:
Increased numbers of affordable homes built including social rented homes.**

Action	Output	Deadline	Lead Officer
5. To work in partnership to deliver more, affordable new homes	a. April 2020 – March 2024 over 1800 affordable homes are committed to be delivered including: • 50 wheelchair accessible units By March 2023: • 358 new affordable homes are forecast to be delivered: • 3% will be wheelchair accessible	March 2023	M Hart
	b. Derive RP to deliver 129 high energy efficient homes between March 2022 – December 2022.	Dec 2022	M Hart

	c. Establishment of Derive RP as a Registered Provider with new Derive governance structure	Dec 2022	A Leigh
	d. Community led housing development progressed - with a further 29 homes across 2 sites in development	Dec 2022	B Elder

2.1.3 Strategic Objective:
Existing homes improved and maintained, to ensure that Salford residents have access to good quality building standards within existing housing including in the privately rented, owner occupied and registered provider services.

Action	Output	Deadline	Lead Officer
6. Residents are supported to live in warm, safe and dry private homes.	a. A completed review of the Home Improvement Agency and agreement on next steps.	Dec 2022	C Green
	b. A recommissioned and retendered Handyperson service	Sept 2022	R Turner
	c. The Private Sector Assistance Policy reviewed	April 2022	R Turner
	d. Registered Providers will take measures to identify and address damp and mould	Ongoing - March 2023	L Turner M Hague S Robinson J Blagden
7. Registered Providers to continue to maintain/improve their existing homes, and to explore the potential for progressing towards carbon neutral homes	a. Registered Providers to report on the measures they are taking to explore how they could progress towards carbon neutral existing homes in the future, including all stock achieving band c (EPC rating) by 2030	March 2023	L Turner M Hague
	b. An 8-year programme progressed by Great Places to improve as many homes as technically and financially viable to an EPC	March 2023	Sarah McClelland
	c. Salix Homes exploring net zero options to 2 additional high-rise buildings	Commence March 2022	L Turner
	d. A programme of insulation measures continues to be delivered, by Salix Homes, to existing homes.	March 2023	L Turner
	e. Shared learning achieved from properties designated by ForHousing as part of the Net Zero Collective (Southampton University) – exploring the optimum permutations of decarbonisation retrofit interventions to inform investment plans	March 2023	M Lowe
	f. Introduction of an ‘Intelligent Energy’ asset management system by Salix Homes to facilitate optimum decarbonisation investment strategy and to inform investment plans	March 2023	L Turner
	g. A net zero-carbon standard researched, created and implemented for all existing Great Places homes	March 2023	Sarah McClelland

	h. Intelligence from the Great Places 'Smart Home' project to be collected, analysed and shared.	Sept 2023	Sarah McClelland
	i. Carbon literacy training delivered to all key Salix Homes and ForHousing staff	Dec 2022	L Turner/M Lowe M Hague
8. To ensure Residents in high rise blocks are safe	a. Registered Providers are able to demonstrate their preparations to comply with the requirements of the Fire Safety Bill/Act and associated guidance.	On – going	P Mooney N Sedman M Hague J Blagden
	b. ForHousing to extend their sprinkler programme to include sheltered and extra care housing.	March 2022	N Mostyn
	c. Private sector services able to demonstrate: i. Safe buildings facilitated through: • Engagement with fire service • Remediation work overview established • Learning achieved & shared • Funding streams accessed ii. Understanding of the challenges in Salford through: • Delta reports analysed • Issues identified • Engagement outcomes with owners/residents' evidence	July 2022	R Turner
	d. Private sector services able to demonstrate preparations in readiness for the introduction of the Building Safety Regulator	March 2023	Rob Turner
	e. Oversight and support provided to promote safety within private blocks (including 11-18m height blocks) and support to residents, including: • Monitor national policy development on standards & funding - including lobbying & work at local /GM level. • Monitor & support progress in delivering remediation locally - liaison with BSF, building owner, residents & GMFRS • Develop Local policies & procedures to direct local work on buildings where progress is not being made to assess blocks, engage with stakeholders & where necessary consider formal action.	Ongoing March 2023	A Leigh J Wooderson
9. To ensure the best use of assets	a. A report on the risks & implications of AirBnB & second home usage	Dec 2022	J Wooderson
	b. Capital funding bid submitted to maintain compulsory purchase order programme for long term empty properties for 2023/24	Dec 2022	J Wooderson
	c. An empty properties action plan developed, including: i. Analysis of a range of intelligence to understand emerging issues/priorities ii. Production of a plan, in collaboration with key partners, to prioritise an approach to addressing long term empty properties in the city	Dec 2022 March 2023	C Green S Zandi

10. Options explored to identify the best method of reviewing Salford stock condition and modelling.	a. A preferred model for reviewing stock condition/modelling, in Salford, identified, following engagement with GM LA's and identification of best practice	Dec 2022	J Wooderson
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**2.1.4 Strategic Objective:
Salford residents have access to well managed and affordable rented homes across both the privately rented and registered provider sectors**

Action	Output	Deadline	Lead Officer
11. Registered providers supported to manage their homes better	a. The potential to expand the designation of powers to serve community protection services to registered providers is progressed - including training to RP's provided & direct support with initial cases.	Ongoing from April 2022	D Rhodes
	b. Support completion of a review of the Central Salford Article 4, and subject to the outcomes of that review, progression of the extension of that Article 4.	March 2023	J Wooderson
12. Private landlords supported to manage their homes well	a. Consideration, following consultation, of a new 5-year selective landlord licensing scheme in the Eccles and Barton area.	April 2022	S Hughes
	b. The review of previous Broughton selective landlord licencing scheme completed, and subject to the evidence base/approvals – consultation commenced.	Dec 2022	S Hughes
	c. On-line, ASB training launched (as part of the GM good landlord scheme) and delivered to private sector landlords	Sept 2022	R Turner
	d. The development and launch of the GM good landlord scheme, supported locally.	Sept 2022	R Turner
	e. Engagement with responsible private sector landlords to promote good housing management including: - Yearly landlord forum - Quarterly e-news letters - Comm's around key messages / changes in legislation - Adhoc newsletters/consultations as required	On-going	R Turner
13. To review access routes into housing through the	a. The best approaches for relieving & preventing homelessness identified by April 2022, and subject to approval, a service development plan progressed.	Sept 2022	J Anderson J Craik

following task & finish groups: <ul style="list-style-type: none"> • Homelessness • GM Housing Access Group 	b. Best allocations practice from across GM (identified through the GM Housing Access group) is considered within the Salford context and subject to approval, progressed as appropriate.	On-going	J Craik
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2.1.5 Strategic Objective:

Supporting residents through appropriate housing and support to ensure that, quality supported accommodation (including extra care housing) is available for those who need it.

Action	Output	Deadline	Lead Officer
14. To develop and progress plans to deliver additional and/or fit for purpose: extra care / supported housing	a. 8 supported units for young people with learning disabilities & vulnerable adults with long term disabilities completed	March 2023	M Hart
	b. 70 units of extra care housing at Arrow Street progressed towards completion	March 2023	M Hart
	c. Progression of plans for an extra care facility as part of the Pendleton regeneration	March 2023	D Vince
	d. Progression of plans to relocate the 'Limes' facility to the Intermediate Care Unit	March 2023	M Hart
	e. Progression of plans to develop a 40 bed St Simon Street supported housing project	March 2023	M Hart
	f. Subject to approval, a 28-bed extra care light scheme in Cadishead to be progressed by ForHousing	March 2023	P Gerrard
	g. To progress four council led Rough Sleeper Accommodation Programme schemes, and to work with other RPs to identify and progress future (RSAP) opportunities.	Dec 2022	D Vince
15. Gypsies, Travellers & Showpeople are enabled to have access to appropriate sites	a. A review of available land in the City concluded, and suitability for a re-provisioned travellers' site (replacing the existing site at risk of flooding) established.	March 2023	A Leigh J Costello
16. Non-commissioned housing support services supported to provide quality standards	a. Subject to successful pilot, launch of the Good Practice Charter Mark (registration to recognise minimum safeguarding standards have been met), including awareness raising across key Salford council officers.	On-going Dec 2022	L Barrett / Michelle Warburton (CVS)

17. People experiencing domestic abuse supported to achieve safe accommodation	a. Implementation and monitoring of the Domestic Abuse Safe Accommodation Strategy delivery plan, through the Domestic Abuse Housing Advisory Group	On-going	S Zandi Roselyn Baker
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**2.1.6 Strategic Objective:
Vulnerable people are informed and supported to manage their own tenancies**

Action	Output	Deadline	Lead Officer
18. A review of the housing expectations & preferences of older people	A strategic vision for older peoples housing in Salford produced - as an appendix to the housing strategy	May 2022	H Badat
19. To understand the extent and develop systems to reduce, the impact of under occupancy in Salford, including the potential for housing sharing.	a. Depending upon the outcomes of a review of up-to-date housing register applications and testing out assumptions through the RP Development/Delivery Group, a paper produced (Sept 2022), and subject to approval, progressed to develop systems to address the issues	Sept 2022	M Hague

**2.1.7 Objective:
Adapted/Accessible homes are available for those who need them**

20. The best method of allocating accessible & adapted homes in Salford, identified	a. Implementation and review of the pilot panel approach to the allocation of wheelchair accessible/adapted homes	Dec 2022	J Anderson H Badat
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3.0 Recommendations:

3.1 City Mayor (in consultation with cabinet) is asked to note the work to review the annual housing strategy delivery plan and to approve the updated 2022/23 annual plan.

3.2 Work will also progress to identify measures of success.

3.3 This plan will be monitored dependent upon the deadlines/timescales reported or at least six monthly.

3.3 The process for reviewing the plan and developing the next annual plan will commence in November 2022 to ensure sign off by the start of the next financial year (2023/24).

3.4 Progress will be reported to SSHP in November 2022 at the commencement of the strategy plan review and as part of the development of the 2023/24 plan, and to Cabinet in March 2023, as part of the approvals process for the 2023/24 plan.

3.5 The approvals process for this report has been:

- 07.02.22 – discussion at Pace DMG
- 10.02.22 – discussion at Peoples Adults SLT
- 14.02.22 – discussion at Peoples Childrens SLT
- 15.02.22 – Briefing to Deputy City Mayor/Lead Member Housing & Neighbourhoods
- 22.02.21 – discussion at CMT
- 08.03.22 – Cabinet briefing
- 22.03.22 – Approval by City Mayor in consultation with Cabinet

KEY COUNCIL POLICIES: Salford's housing strategy 'Shaping Housing in Salford 2020'

EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS: The production of an Equality Impact Assessment was completed as part of the development of the housing strategy and identification of the strategic priorities and objectives. The strategy delivery plan will help to improve equality outcomes in the housing sector.

ASSESSMENT OF RISK: Medium - The strategy identifies a number of key priorities and objectives with key delivery outcomes which will be monitored through the action plan. Risks in terms of the delivery of the priorities and objectives will be reviewed annually. It is recognised that there are a number of outcomes which if not delivered carry risks. Mitigating these risks will be a key part of the action plan monitoring.

LEGAL IMPLICATIONS: Not applicable - Legal Advice will be sought on specific topics therein, as and when required. However, there are otherwise no direct legal implications.

FINANCIAL IMPLICATIONS: There are no direct implications resulting from the Housing Strategy delivery plan.

Delivery of the plan will either be within existing financial constraints or proposed additional spend will be assessed and reported on an individual basis as and when items from the action plan are planned/implemented.

PROCUREMENT IMPLICATIONS Supplied by: N/A

HR IMPLICATIONS Supplied by: N/A

CLIMATE CHANGE IMPLICATIONS Supplied by Michael Hemmingway - 793 3209 Greater Manchester strategic goals for carbon neutral new and existing homes in the future, remain a serious challenge for all partners and the likelihood of not achieving the targets seems high without significant government intervention. Those challenges are financial, as well as knowledge and skills based. Partners are working together to develop shared learning to help skill up officers and housing providers are exploring what can realistically be achieved within existing finances, as well as how to access wider funding streams as they become available. As can be seen from the report Registered Providers to continue to maintain/improve their existing homes, and to explore the potential for progressing towards carbon neutral homes, the actions related to this in the report have been expanded. To help move this agenda a joint sub-group of the Climate Action Board and the Housing Partnership has been formed and is meeting regularly.

OTHER DIRECTORATES CONSULTED: Peoples directorate and All key stakeholders have been consulted

CONTACT OFFICER: Julie Craik **TEL NO:** 793 2143

WARDS TO WHICH REPORT RELATES: All Wards

SALFORD HOUSING STRATEGY DELIVERY PLAN – KEY HIGHLIGHTS PROGRESS REPORT (November 2021)

▲ Priority: An increase in the planned number of new and affordable homes - Achievements and work on target

Data & Intelligence to detail housing need & council spend on temporary accommodation (TA): AL

- Salford Home Search bids analysed for Ordsall to track trends
- Salford Home Search applications being analysed to establish area-based household characteristics
- Housing benefit team analysing move on accommodation to better understand TA costs
- Liaison with JT commissioners to secure intelligence re: need/demand for vulnerable GP's

Maximisation of new homes opportunities:

- Self-built monitoring report to be published November 21
- 4,341 new homes on schedule to be developed by March 2022
- Phase 3 Pendleton development under construction

Supporting progress of carbon neutral homes:

- 'Our Homes' GP meeting regularly to engage partners and share learning
- Our Homes Action Plan progressed:
 - Green Homes Grants actioned
 - GM retrofit task force supported residents to assess homes for retrofit
 - Net zero collective tapping into external funding streams aiming to complete 20 properties in Salford
 - Local plan includes net zero carbon development by 2028
 - Derive progressing delivery of low carbon homes using fabric first approach

Policies & Plans to enable development of new homes:

- Local Plan
 - Consultation completed February – March 2021
 - submitted to Secretary of State – June 2021
 - Public examination = December 2021
 - Topic papers published February 2021 – inc. affordable housing
 - Housing and economic land availability assessment published Oct 2021
 - 5-year housing land supply position report published Oct 2021
 - Social value strategy required for all major developments
 - TOM's framework implemented capturing contractor's social value impacts

Partnership approach to Affordable new homes delivery:

- 425 new affordable homes developed by March 2022
- Additional schemes being explored to add to pipeline delivery
- 27 Derive homes progressing well
- Derive's RP application submitted to the regulator
- Community led housings planning application submitted – with RP status being sought
- 129 new council homes commenced on site

Priority: Homes Improved and Maintained – Achievements and work on target

Private landlords supported to manage their homes:

- Eccles landlord licensing scheme reviewed
- Additional HMO scheme has been approved
- City wide scheme was introduced in July running for 5 years
- ASB training package created, and online training offer being produced for Salford PRS landlords – roll out across GM to be explored
- Discussion with the GMCA to shape good landlord scheme inc. GM Officer consultation. 5 priorities to be presented to GM LA's for further discussion.
- The Fair Housing Futures funded PRS ASB project has enabled engagement with local landlords and landlord organisations, resulting in the ASB training package.
- A statutory consultation has been completed to allow further implementation of HMO Licensing across the City. Online consultation informed the decision to recommission the Handypersons Service.
- Planners are now working to review & if appropriate extend Article 4 to other areas

Understanding of the housing impacts of COVID Pandemic to inform service delivery:

- Analysis of COVID impacts completed & shared at SSHP
- RP's confirmed no COVID impacted evictions would take place
- The need to support tenants into work was noted
- GM Housing providers GP delivering a COVID recovery plan in response to the impacts of the pandemic

To ensure the best use of assets:

- Capital funding bid to maintain compulsory purchase order programme for long term empty properties for 2022/23 submitted – due to hear outcome Feb 2022

Vulnerable people support to live in warm, safe & dry private homes:

- Approval from Procurement Board given 24/11/21 to recommission Handypersons Service. New contract to be awarded April 2022

A review of access routes into housing:

- Analysis of Salford Home Search data completed
- Engagement with GM LA's to identify preventions good practice, completed
- Managers scoping out initial options in order to explore the impacts more widely
- GMCA continue to work across the City region to identify best allocations practice including plans to organise workshops with LA partners

PRIORITY: SUPPORTING RESIDENTS THROUGH APPROPRIATE HOUSING AND SUPPORT – Achievements and work on target

Progress plans to deliver additional extra care and supported housing:

- An extra care specification produced for a new Pendleton scheme
- Temporary statutory homeless supported accommodation schemes successfully retendered
- Planning permission secured for extra care at Arrow Street
- Relocation of the Limes facility to the intermediate care unit on track
- Rough Sleepers Accommodation Programme bids submitted

A review of the housing expectations of people as they age:

- strategic drivers, collection of a range of data and a review of the literature on the housing needs and aspirations of people as they age, completed to date

An understanding of how the cost-effective use of temporary accommodation can be improved:

- Monthly multi-team temporary accommodation GP meetings have taken place
- A needs assessment of statutory temporary accommodation is being brought to conclusion
- A review of eviction processes/documentation completed
- Spotlight training, training with children's services and a housing access fact sheet are helping to manage housing expectations
- Engagement with GM LA's is helping to scope and identify the impact of out of borough placements as well as promoting good practice
- Housing benefit team are working to understand move on costs and housing benefit subsidy loss
- Liaison with a range of partners/stakeholders is helping to facilitate greater use of HB exempt models and reducing HB subsidy loss

Subject to approval, progression of recommendations for a more effective approach to allocating adapted housing:

- CCG Innovation fund bid submitted but not successful
- Partners progressing with a pilot of the panel approach to help inform the future business case for OT funding

Non-commissioned housing support services supported to provide quality standards:

- A pilot of the standards is currently being run with a non-commissioned Salford based service

Actions/outputs delayed

The covid pandemic (and Brexit) has had an impact on delivery of a number of actions within the delivery plan.

Partnership approach to Affordable new homes delivery:

- Covid pandemic impacted on development of affordable homes with 425 homes to be completed by March 2022: a change from the 474 forecast
- Delays to Charlestown & Hilton Lane Derive developments with 27 units forecast to complete by March 2022: a change from the 36 forecast
- 41 forecast council homes to be completed March 2022 – amended to all homes commenced on site, with 12 units completed and balance of completions delayed until Dec 2022

Vulnerable people supported to live in warm, safe & dry private homes:

- Review of the home improvement agency deadline extended to December 2022
- Private Sector Assistance Policy review ongoing to reflect changes to Home Improvement Agency/Handyperson services. Completion expected April 2022

Ensuring residents of private high-rise blocks are safe:

- Identification & understanding of low-rise building stock delayed due limited resources

To ensure best use of assets:

- Development of the empty properties action plan delayed with deadline extended to Dec 2022
- Delivery of empty property private sector leasing has been significantly delayed
- A report on risks & implications of AirBnB /second home usage delayed – need to quantify the scale of the problem

RP's supported to manage their homes better:

- Exploration of the potential to expand the delegation of powers to serve community protection services to RP's delayed until Dec 2021

RP's to maintain/improve their homes & explore potential for progressing towards carbon neutral homes:

- Installation of ORSIS meters in Pendleton Together high-rise blocks; now being installed as voids become available

Actions delayed or postponed

Gypsy, Travellers & Showpeople have access to appropriate sites:

- Available land adjacent to the Duchy Travellers Site is not suitable for progressing for additional site pitches
- It has not been possible to date to identify land suitable for the transfer of existing pitches which are currently at risk of flooding

Options for reviewing stock condition explored:

- Delayed – to be raised at next GM private sector housing group to identify best practice

Progress plans to deliver additional supported housing:

- Planning permission submitted for 22 supported homes for people with LD, but start on site likely to be delayed until March 2022
- Start on site at Arrow street extra care scheme delayed to the new year
- Planning permission submissions for 40 bed St Simon St supported housing scheme delayed until Dec 21, with completion due Feb 2024

Understand & develop systems to reduce the impact of under occupation:

- Stock and context of stock, as well as Salford home search data analysed. Need to validate the data with RP's & understand partner barriers.