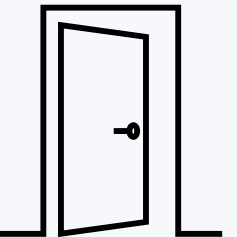


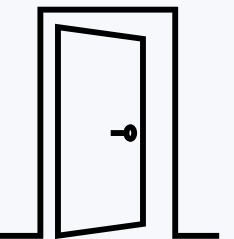
Salford's housing strategy 'Our Home Our City' 2020 to 2025

Julie Craik – Service Manager Housing Strategy & Homelessness Reviews



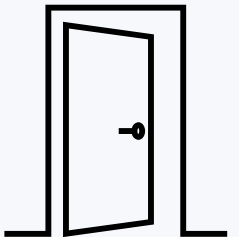
Salford's housing vision

‘Salford will be a great place to live, work and prosper. Where a range of affordable, good quality and energy efficient homes can be found within well planned and desirable neighbourhoods’



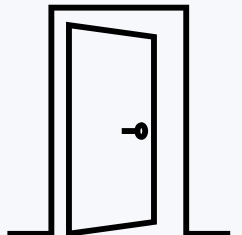
Priority: Increasing the number of new and affordable homes in the city, to include:

- a range of new homes in the right location developed to meet local needs creating mixed sustainable housing and neighbourhoods with a mix of property sizes, types and tenures
- increased numbers of affordable homes built – including social rented homes



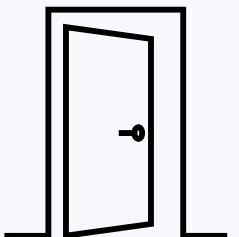
2022/23 Actions to increase the number of new and affordable homes:

- Policies and plans in place to facilitate new homes development
 - Progressing the local plan
 - Housing & economic land availability assessments
 - Annual 5-year housing land supply updates
 - Embed social value
- Collect and analyse data to inform development
 - On-going analysis of key information
 - Engagement with Jt Commissioners & specialist services
- Range of approaches to maximise development
 - Identify land to meet self build/custom housebuilding requirements
 - New development pipeline established and monitored – 5179 estimated for this year
 - Progress Pendleton re-development
- Supporting the progress of carbon neutral homes delivery
 - Our homes sub-group – shared learning
 - Monitoring delivery of GM Homes as Energy Systems project in Salford
 - Derive = high energy efficient homes delivery
- Partnership approach to delivering new, affordable housing
 - Affordable homes investment group – 358 new affordable homes this year, including
 - Derive = 129 homes



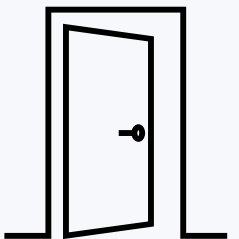
New Housing Development Achievements, to date:

- 2020/21 –
 - ❑ 1571 new homes = City Centre Salford
 - ❑ 296 new homes = Quays and Media City
 - ❑ 1241 new homes = Western Gateway / Salford towns & neighbourhoods
 - ❑ 309 new affordable homes
 - ❑ 25 new Derive units
 - ❑ £7.7m of funding secured to deliver 129 new local authority homes
- 2021/22 –
 - ❑ 4,341 new homes
 - ❑ 425 new affordable homes
 - inc. 27 Derive homes progressing
 - 129 new council homes commenced on site
 - ❑ Phase 3 Pendleton development under construction
 - ❑ Community led housing planning application submitted/progressing
- Local plan progressing
- Our Homes Group meets regularly



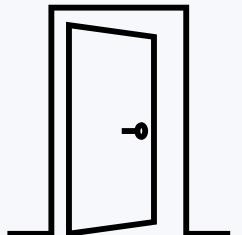
Priority: Existing homes are improved and maintained, to ensure that Salford residents:

- have access to well managed and affordable rented homes across both the privately rented and registered provider sectors
- have access to well maintained homes across both the privately rented and registered provider sectors



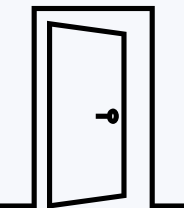
2022/23 Actions to ensure well maintained and managed existing homes:

- **Residents supported to live in warm, safe & dry homes**
 - HIA review
 - Recommissioned Handypersons Service
 - Private Sector Assistance Policy review
 - RP's taking measures to identify & address mould & damp
- **RPs continue to maintain homes & explore potential for progressing towards carbon neutral housing**
 - RP's reporting on measures to progress towards carbon neutral homes
 - RP's have a range of energy efficiency/carbon neutral targets they are working towards
- **Ensure residents in high rise are safe**
 - RP preparations to comply with Fire Safety Bill/Act
 - Private sector services demonstrating:
 - facilitation of safe buildings/understanding Salford's challenges
 - Preparations in readiness for introduction of Building Safety Regulator
 - Oversight/support provided to promote safety within private blocks and support to residents
- **Ensure best use of assets**
 - Risks & implications of AirBnB/second home usage identified
 - Compulsory purchase order programme for long term empty properties funding bid submitted
 - An empty properties action plan developed
- **Best method for reviewing Salford stock explored**
 - Preferred model identified following GM LA engagement



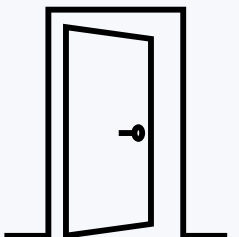
Key Achievements to date re: existing homes

- Range of enforcement activity taking place across the City
- HIA / Handyman Service support continues to be provided
- 10 properties progressed through lease & repair capital programme 2021/22
- Empty properties continue to be returned to use
- RPs achieved 100% decency and continue to work to maintain homes
- RPs continue to explore and pilot energy efficiency /carbon neutral solutions
- ACM cladding removed and permanent solutions in high rise explored/delivered
- Private building owners supported to access ADM remediation fund
- RPs demonstrated a robust approach to ASB
- Landlord licensing schemes reviewed
- Additional HMO schemes approved
- ASB training developed for private landlords



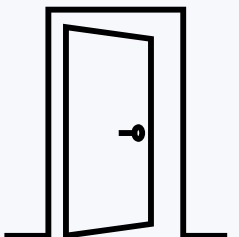
Priority: Supporting residents through appropriate housing and support, to ensure that:

- quality supported accommodation (including extra care homes) is available for those who need it
- vulnerable People are informed and supported to manage their own homes.
- gypsies, travellers and showpeople have access to appropriate sites
- adapted homes are available for those who need them



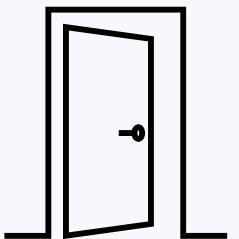
2022/23 actions to support vulnerable residents

- Progressing plans for additional supported / extra care housing
 - ❑ 8 supported units for young people with LD
 - ❑ Arrow St extra care (70), Pendleton extra care & extra care light in Cadishead
 - ❑ Relocation of the Limes facility to the intermediate care unit
 - ❑ 40 bed ST Simon St supported housing project
 - ❑ Rough Sleeper Accommodation Programme Scheme
- Reviewing available land, and its suitability to re-provision a flood risk travellers' site
- Pilot/launch of a good practice charter mark for non-commissioned housing support services
- Implementation/monitoring of the DA Safe Accommodation Strategy
- Development of a strategic vision for housing & related support for older adults
- Understanding/responding to the impact of under occupancy
- Implementation of a pilot to test a new panel approach to allocating adapted housing



Achievements to date to support vulnerable people:

- 2 new schemes (30 supported units) delivered for homeless households
- Pendleton Extra Care specification produced/potential site being explored
- Statutory TA supported accommodation schemes successfully retendered
- Planning permission secured for Arrow St Extra Care
- Limes relocation on track
- 2020/21 successful Rough Sleepers Accommodation bid secured / 2022 bids submitted
- Strategic vision for housing and related support for older adults on track
- TA needs assessment completed – to inform a commissioning plan
- A Homeless Preventions/Housing Access task & finish group is identifying/actioning best practice
- A more effective approach to allocating adapted housing examined and identified
- Good practice charter mark for non-commissioned housing related support services produced in collaboration with CVS
- Duchy Gypsy & Traveller's site brought in-house
- DA Safe Accommodation needs assessment and strategy completed



Questions?