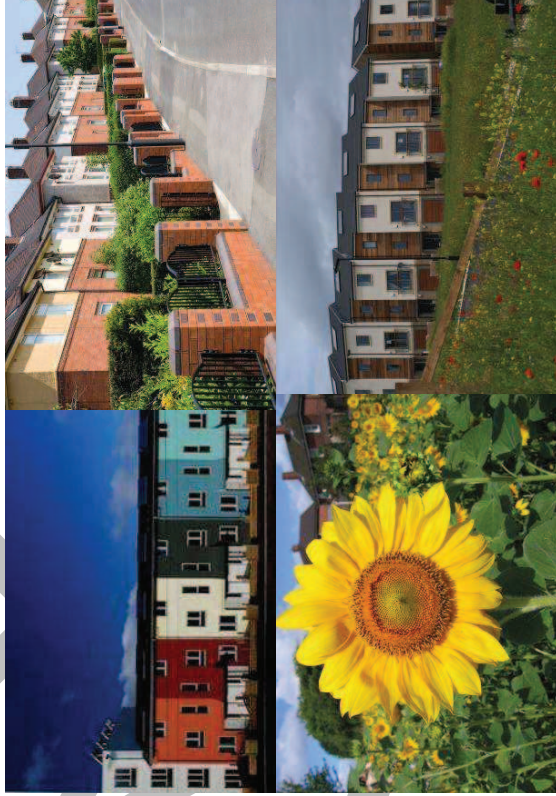


Sheffield City Council
Draft Action Plan, 2013 – 2016



Housing Strategy Action Plan 2013-16

Introduction

This is the first of three action plans that will be developed over the life of the Housing Strategy and covers the period 2013-16. The Housing Strategy Action Plan 2013 to 2016 describes what we will do over the next three years to help us achieve the housing ambitions contained within the 10 year Housing Strategy. The plan contains actions that are priority programmes and initiatives for the council and our partners, and reflects the current national and local policy situation and financial challenges that Sheffield is facing.

To align with the Housing Strategy the action plan has been split into two sections **Great Places** and **Sustainable Communities**.

Great Places describes how we will make desirable neighbourhoods that offer a range of affordable and quality homes that meet people's needs, while **Sustainable Communities** focuses on creating welcoming, inclusive and safe communities, as well as supporting our most vulnerable residents to live independently.

Policy Context

This section describes the national policy context that we are now working in and the impact this will have on Sheffield and our residents.

1. National Policy

The Government's approach to national policy is currently being driven by the economic uncertainties and continuing financial pressures facing the country. Reducing the national deficit through cuts to public spending and supporting economic growth are therefore key priorities for the Government going forward. The role that local authorities and the housing market needs to play in delivering these priorities has been continually stressed by the Government and a number of new policies have been implemented to reflect this, including:

1.1 The Localism Act 2011

This act aims to shift the power and decision making away from central Government back into the hands of individuals, communities and local authorities. The act has brought about a number of major changes that affect housing including: changes to how council housing is allocated; the abolition of Housing Revenue Account (HRA) subsidy and its replacement with HRA self-financing, which allows local authorities to control their own rental income; and amending homelessness legislation to allow local authorities to discharge their duty by offering accommodation in the private rented sector.

1.2 Welfare Reform Act 2012

This act legislates for the biggest reform to the welfare system for over 60 years. Its stated aim is to make the benefits system fairer and simpler, while encouraging people back into work. Central to the plan is the creation of the Universal Credit, a process which will begin in 2013. This will see existing out-of-work and in-work benefits, such as Working Tax Credit, Jobseeker's Allowance, Income Support, Income-related Employment Support Allowance

and Housing Benefit being merged into one benefit, which will be paid directly to the claimant in one lump sum.

Alongside this, the Government has been focusing on reducing the Housing Benefits bill and a number of changes to Housing Benefits started coming into effect in April 2011, including:

- Capping the levels of Local Housing Allowance paid to private rented tenants.
- Increasing the age of the shared accommodation restriction, that applies to single private rented tenants, from 25 to 35 years.
- Reducing Housing Benefit for working age social tenants who are under occupying their property.

1.3 'Laying the Foundations: A Housing Strategy for England' 2011

This strategy outlined the Government's intended direction of travel for housing, its role in the wider economy and its contribution to social mobility. The strategy introduced a number of new initiatives particularly focused on increasing house building and getting the housing market moving, these included:

- The Get Britain Building fund - £650m has been made available to unlock housing sites with planning permission.
- The Growing Places Fund – £700m to support specific growth sites where the need for more infrastructure is a key barrier to new development.
- Custom Build - £30m to support self build projects.
- NewBuy Guarantee - This scheme brings together lenders, builders and the Government to offer 95% mortgages to people wanting to buy a new build property up to the value of £500,000.

- Increasing the Right to Buy discount – The discount level for people wanting to buy their council home has increased and the maximum discount level is now £75,000.

1.4 National Planning and Policy Framework 2012

This framework aims to make the planning process simpler and more accessible, while protecting the environment and promoting sustainable growth. The new system gives local authorities control over their housing plans and provides a framework for councils and local people to produce their own distinctive local and neighbourhood plans, which meet the needs of the local community.

2. Sheffield City Region

As one of England's core cities, Sheffield has led on the agreement of a City Deal for Sheffield City Region (SCR), working alongside private sector partners in the Local Enterprise Partnership (LEP) and the other seven councils in SCR. The city deal is a significant first step towards greater decentralisation of powers and resources away from Whitehall, giving local areas the tools they need to drive growth and create jobs. SCR's deal devolves greater control over skills, transport and finance to the city region.

Relationships between the councils and the private sector in SCR are strong and focused on an ambitious vision for a successful, economically important city region. To formalise this relationship and unlock future opportunities for devolved powers, SCR intends to establish a 'combined authority' for the city region, creating a robust, accountable structure which will make shared decisions and deliver better economic and transport outcomes for the city region.

3. Sheffield Context

3.1 Population

Sheffield has a population of 552,700 and is the fourth largest city in England. The city's population is growing at an unprecedented rate and so too are the number of households. By 2031, it is estimated that Sheffield's population will be around 628,000 and around 46,000 new households will have formed. The majority of this growth will be driven by young adults, mostly through an increase in the student population and economic migration. At present Sheffield has a student population of around 60,000, some 9,000 of which are from overseas.

Sheffield's population is also ageing and people are living for longer. In the next 10 years we expect the number of people aged 75 and over to increase by over 20%. There will also be an increase in the numbers of other vulnerable groups, such as people with learning difficulties and people with dementia. This will require the council and other providers to adapt their services to meet future household needs.

Sheffield is becoming more diverse, both ethnically and culturally, with 19% of the population now from a black and minority ethnic (BME) background. The Pakistani community remains Sheffield's largest single BME group, but the recent economic migration from Europe and increasing number of refugees has further diversified the city's population. Currently, more than 128 languages are spoken in Sheffield's schools, and 23% of mothers giving birth to babies in the city were born outside the UK.

3.2 Housing Market

Sheffield has over 230,000 homes. Private properties make up three-quarters of Sheffield's housing stock and the largest proportion of these are owner occupied (58%). The remaining

properties are social rented through the council or other Registered Providers. Sheffield City Council currently owns around 41,300 properties.

The city's housing stock contains a high proportion of semi-detached homes built in the 1950s and 60s and terraced properties built before 1945. The city has lower levels of flats and detached properties when compared to national and regional averages. Since the start of the housing market downturn in 2008, Sheffield's average house price has fallen to around £116,000. However, the city's housing market is polarised and house prices vary. The housing market in the south west of the city is extremely popular with an average house price of around £200,000. In contrast, the housing market in the east of the city has some of the cheapest properties available, at approximately £60,000.

The changes in the housing market have in part been driven by the lack of available mortgage finance and the 20% deposit currently needed to buy a home. This large deposit of around £23,000 in Sheffield is now the biggest barrier to home ownership for first time buyers and home owners with little equity in their home.

The restrictions on mortgage finance have meant that more people are now accessing the private rented market. Almost 16% of Sheffield's households now rent privately and in the future this sector is expected to grow to a similar level as social housing. This growing demand is driving up private rent levels and the average rent for the city now exceeds £600 a month.

Sheffield's housing market is also characterised by contrasting levels of quality. Over recent years we have made considerable progress to improve the condition of social housing in the city and 90% of council homes now meet the Decent Homes Standard. However, there is still work to do in the private sector and a

quarter of private rented properties have a Category 1 Hazards. This is a hazard that poses a considerable risk to the health and safety of the household. We have a statutory duty to tackle Category 1 Hazards and it is a priority to ensure that the city's private sector homes are safe and comfortable to live in.

3.3 Local Policy Context

The Council's Corporate Plan 'Standing up for Sheffield' sets out the council's strategic direction and priorities for the next three years, and this document has acted as a reference point for the development of the Housing Strategy Action Plan. The Corporate Plan focuses on eight strategic outcomes and this action plan addresses the 'A Great Place to Live' outcome, which aims for Sheffield to be a city that has successful places and sustainable communities with access to high quality housing, local services, shops, and jobs, as well as having excellent parks, streets and other physical infrastructure.

The Sheffield Local Plan sets out the overall vision, spatial and planning policies for development in Sheffield from 2004 to 2026. This sets a target to deliver an additional 29,750 new homes by 2026 (1,425 per year), plus a further 4,800 homes to replace those lost through demolition or conversion. Although housing delivery since 2004 is marginally ahead of target, completions since 2010/11 are significantly below the annual target of 1,425 new homes per year, and at least 20,325 (1,450/ year) homes are still needed. We do have enough land to meet the Local Plan housing target, but much of it is concentrated in just a few areas of the city and there are limits on what the market will deliver in a specific area in any one year. Constraints on mortgage lending and the wider economic conditions are, however, affecting the demand for new homes and these are currently the biggest factors holding back the delivery of new homes. We therefore plan to review the Sheffield Local Plan to reassess how much new housing is needed in the city and to enable a 5-year supply of

ready to develop sites to be maintained.

The national policy direction and current economic situation described above is having an impact on people living in Sheffield and the city faces a number of challenges where housing plays a key role. The Localism Act will give more powers to the Council and we will need to establish the best ways to use these to meet the needs of Sheffield's residents, while the planning changes will give local communities the opportunity to influence what gets developed in their local area.

The welfare reforms, introduced by Government in 2011, will undoubtedly have a considerable impact on the city. Broadly speaking, Sheffield will see around £180 million less benefits money coming into the city's economy every year. The full impact of the reforms is not yet known, but the Housing Benefit changes will have impact on the affordability of housing in the city. For instance, around 600 single private renters under the age of 35 will see their Housing Benefit reduce by £35 a week. Another 23,000 working age social tenants will move to Universal Credit and have their housing support paid directly to them for the first time. This is likely to create budgeting issues for residents and a risk of arrears for social housing providers, such as the Council. There is also a risk of more people becoming homeless and we have already started to see an increase, with 23% more homeless acceptances from 2010/11 to 2011/12.

The government has also given local authorities a greater duty for improving public health, and the city's new Health and Wellbeing Board will guide the approach taken by the Council and its partners for delivering this responsibility. Our guiding principles and goals are set out in Sheffield's Joint Health and Wellbeing Strategy; these will help to transform the way healthcare is delivered in the future. This transformation will include greater integration between social care and health provision, and

developing new ways of working through programmes such as Right First Time.

3.4 Financial Environment

The Government's commitment to reducing the deficit has meant that there is greatly reduced public funding to invest into our homes and neighbourhoods. We have therefore had to ensure that we consider the best way to use our existing resources and the different ways we can draw investment into the city.

The scale of changes to the housing investment landscape has been substantial over recent months and years. The Housing Market Renewal and Decent Homes programmes have ended, and the Housing Capital Investment Programme which funds a number of strategic housing projects has reduced from £111 million in 2010/11 to £54 million in 2012/13.

The Government's public expenditure austerity programme has also led to a reduction in the funding available to support vulnerable people living in Sheffield. Since 2011 we have seen a reduction of £4.5m in funding for housing related support services and there is likely to be a further reduction of approximately £780,000 in 2013/14.

Alongside these reductions in funding, the introduction of HRA self-financing presents opportunities and challenges for the Council. It has freed us up to move to long term business planning for housing, but requires a significant cultural change as we have taken on greater risk and responsibility.

It is no longer necessary that we have a local investment agreement with the Homes and Communities Agency (HCA). Nevertheless, we intend to retain a plan for housing investment in the city, which is based on new ways of working and is less reliant on external grant. The local investment plan reflects the current

funding environment and the new funding opportunities, such as the Affordable Homes Programme 2011-15 and the New Homes Bonus. The new Affordable Homes Programme replaces the previous National Affordable Housing Programme and requires registered providers to deliver new homes with significantly less grant than previously. The Affordable Homes Programme has granted £9.3 million to Registered Providers for the provision of new affordable rent homes in the city.

The shining light in the current financial environment is the New Homes Bonus, and this will be a potential new funding source for local authorities at least in the short term. Through the New Homes Bonus the Government will match the additional council tax income for six years, for each new home developed or for every empty property brought back into use. This funding is expected to provide £3.2 million over the 2012/13 financial year and will be used to support housing and economic growth in the city.

4. Policy and Strategy Sources

The national and local policy context and financial environment described above, as well as other policies and strategies, have all influenced and shaped the development of this plan and the priority actions contained within it. These supporting documents are listed below.

National

- Welfare Reform Act, March 2012
- National Planning Framework, March 2012
- Health and Social Care Act, March 2012
- Energy Act, October 2011
- 'Laying the Foundations' A Housing Strategy for England, November 2011

- Localism Act, November 2011
 - Local Decisions 'A fairer future for social housing', November 2010
 - The Spending Review, October 2010
- Local**
- Sheffield's Joint Health and Well-Being Strategy, 2012-13
 - Economic Growth Strategy, October 2012
 - Strategic Housing Review, May 2012
- State of Sheffield 2012
 - Sheffield Supported Housing Strategy, 2012-16
 - Interim Housing Equalities Action Plan, 2011-13
 - Sheffield City Strategy, 2010-2020
 - 'Standing up for Sheffield' Corporate Plan, 2011-14
 - Joint Strategic Needs Assessment, February 2010
 - Local Plan (Sheffield Development Framework)

Housing Strategy Action Plan

This action plan ends in March 2016. Progress on actions contained within this plan will be reported March and September each year.

Great Places

Ref	What we will do	How we will do it	Timescale	Council Lead	Key Partners
GP1	Enable housing development	Review Local Investment Plan and integrate into the emerging Infrastructure Delivery Plan for Sheffield	September 2013	Mark Whitworth / Dave Caulfield Planning	
GP2		Define the housing priorities for Sheffield which can contribute to economic growth and which should form an element of the Sheffield City Region Investment Fund priorities.	September 2013	Mark Whitworth / Dave Caulfield Planning	
GP3		Undertake enforcement work to ensure site clearances and essential maintenance of buildings to enable 343 potential new homes to be built on 8 sites and enable a potential 200 new homes through environmental improvements to 2 other sites.	March 2015	Graham Withers Development / Management / Maria Duffy Development Services	
GP4		Prepare and deliver to market, 12 hectares of Council owned housing sites, ready for	March 2016	Nalin Seneviratne Resources	

GP5		development, by the end of 2016 Develop the briefs to define the new housing which is required on the Council owned sites at the former Bannendale and King Egberts school sites in the south west of the city.	September 2013	Nalin Senevinatre / Fiona Champion	
GP6		Undertake a Housing Market Assessment to establish the housing needs of our residents and the types of housing that is needed in the city.	September 2013	Georgina Parkin Housing Strategy and Policy	
GP7		Increase our understanding of the private rented market and its capacity to accommodate homeless and vulnerable households.	September 2013	Georgina Parkin Housing Strategy and Policy	
GP8		Explore the appetite and ability of local people to take up custom build opportunities as part of community led construction.	September 2013	Georgina Parkin Housing Strategy and Policy	
GP9		Strengthening Attercliffe's role as a growth zone for housing, by undertaking measure to create a distinct centre which is fit to serve an emerging residential neighbourhood and the surrounding Lower Don Valley.	March 2015	Neil Jones/Steve Birch Regeneration	Local Traders
GP10		Commence review of the Local Plan	September 2014	Dave Caulfield Planning	
GP11	Increase the supply of housing	Work with land owner partners to develop sites including initial phases of Attercliffe Waterside, delivering approximately 120 mixed ownership homes over the next 3 years.	March 2016	Neil Jones/Steve Birch	Private land owners
GP12		Deliver 305 new high quality two, three and four bed homes through the Sheffield Housing Company in the neighbourhoods of Parson Cross, Shirecliffe and Norfolk Park. (mixed tenure of which 25 are affordable rent)	September 2015	Simon Holmesmith Sheffield Housing Company	Keepmoat Homes Limited and Great Places Housing Group
GP13		Develop the housing plans for Phase 2 of the Sheffield Housing Company and deliver approximately 200 of the planned 500 new homes on 8 sites.	March 2016	Simon Holmesmith Sheffield Housing Company	Keepmoat Homes Limited and Great Places Housing Group
GP14		Commence work on site on 500 new homes in the	March	Neil Jones	

		city centre by December 2015	2016	Enterprise and Regeneration	
GP15		Complete phase 1 of Park Hill, this includes: <ul style="list-style-type: none"> • 195 flats for sale • 56 flats for rent • 12 flats for shared ownership 	March 2015	Christine Rose Regeneration	Urban Splash and Great Places Housing Group
GP16		Complete the acquisition, rehousing and demolition for the Scowerdons, Weakland and Newstead (SWaN) regeneration schemes and work with Home Group to ensure enough new homes are built to meet the commitments of the resident charter. The Charter allows previous residents who wish to return to the estates a new home of their tenure of choice.	September 2015	Christine Rose Regeneration	HCA and HOME Group
GP17	Improve the mix and range of homes	Through the national Affordable Homes Programme, deliver 449 affordable rent homes (up to 80% of market rent) using the £9.3m Homes and Communities Agency (HCA) grant	March 2015	Christine Rose Regeneration	HCA, Arches, Chevin Great Places, HOME Group, Guinness Northern Counties, People for Places, Sanctuary and SYHA
GP18		Develop a new mental health supported accommodation scheme (Part of the Affordable Homes Programme)	March 2015	Ann Ellis Housing Independence	Guinness Northern Counties
GP19		Deliver new domestic abuse provision (Part of the Affordable Homes Programme)	March 2015	Ann Ellis Housing Independence	Sanctuary Housing Association
GP20		In Phase 1 of the Sheffield Housing Company deliver a total of 25 homes for affordable rent in Parson Cross and Norfolk Park (Part of the Affordable Homes Programme)	September 2015	Simon Holmesmith Sheffield Housing Company	Keepmoat Homes Limited and Great Places Housing Group
GP21		Explore the opportunities to enable the Council to use it's resources to support access to affordable mortgage finance or develop affordable equity stake models, to support specific council regeneration schemes	March 2016	Christine Rose Regeneration	HCA, Registered Providers

GP22		Develop a model with Sheffield City Region partners and start implementation to deliver on a phased basis, high quality, well managed, private rented accommodation.	March 2016	Christine Rose Regeneration	HCA, Registered Providers
GP23	Improve the quality of existing stock	Develop a register of privately rented homes and landlords where there are high concentrations of poor quality properties to target education and enforcement measures.	September 2014	Richard Palmer Private Rented Standards	
GP24		Assess the potential carbon and fuel poverty reduction impacts and economic benefits of the various Green Deal delivery models, and prepare a Business Case for the recommended approach for a follow-on delivery project.	March 2014	Robert Almond Sustainable Development	
GP25		Increase support provision to single people with complex needs	September 2013	Ann Ellis Housing Independence	
GP26		Remodel the provision of young people's supported accommodation	March 2015	Ann Ellis Housing Independence	South Yorkshire Housing Association
GP27	Make best use of existing stock	Develop a long term Asset Management Strategy to maintain and improve the quality of council homes	March 2014	Simon Holmesmith Investment Client Team	
GP28		Bring 90 long term empty properties back into use through the empty property leasing scheme. This will provide loans to owners to improve their properties on the provision that they lease their property to the council for a minimum of 5 years.	March 2015	Christine Rose Regeneration	
GP29		Award approximately 1080 re-housing priorities to people wishing to downsize	March 2013 - March 2016	Jasper South Council Housing	
GP30		Develop a pro-active matching service to assist social tenants in being able to mutual exchange their properties regardless of landlord	September 2015	Jasper South Council Housing	

GP31	Undertake a comprehensive review of all council age designating properties, including consultation with those affected.	September 2014	Jasper South Council Housing
------	---	----------------	------------------------------

Sustainable Communities

Ref	What we will do	Action – What we will do	Timescale	Council Lead	Key Partners
SC1	Support young people to access housing and live independently	Identify lenders who will work with us to develop the Local Authority Mortgage Support scheme, which will allow First Time Buyers to secure a mortgage with only a 5% deposit.	March 2014	Christine Rose Regeneration	
SC2		Develop a Student Accommodation Strategy that outlines our approach to housing provision and services for existing and future students living in Sheffield	September 2013	Georgina Parkin Housing Strategy and Policy	The University of Sheffield and Sheffield Hallam University
SC3		Work with the Universities to develop and launch a quality assurance scheme to improve the regulation of student housing	September 2013	Richard Palmer Private Housing Standards	University of Sheffield and Sheffield Hallam University.
SC4		Develop a Shared Accommodation Strategy to enable the Council to offer homeless single people aged less than 35 access into private rented accommodation.	March 2014	Zoe Young Housing Solutions	
SC5		Implement the recommendations of the Successful Tenancies Project including development of more support options for tenants at risk of failing to keep their tenancies in areas of high turnover	September 2014	Jasper South Council Housing	
SC6		Develop and launch an on-line information system to support tenants and landlords on tenancy rights and obligations.	September 2014	Richard Palmer Private Housing Standards	
SC7	Provide more choice and options to help vulnerable and older people live independently in	Develop a three year Housing Equalities and Inclusion Action Plan to address the housing needs of different groups living in the city.	September 2013	Georgina Parkin Housing Strategy and Policy Team	Housing Equalities Group

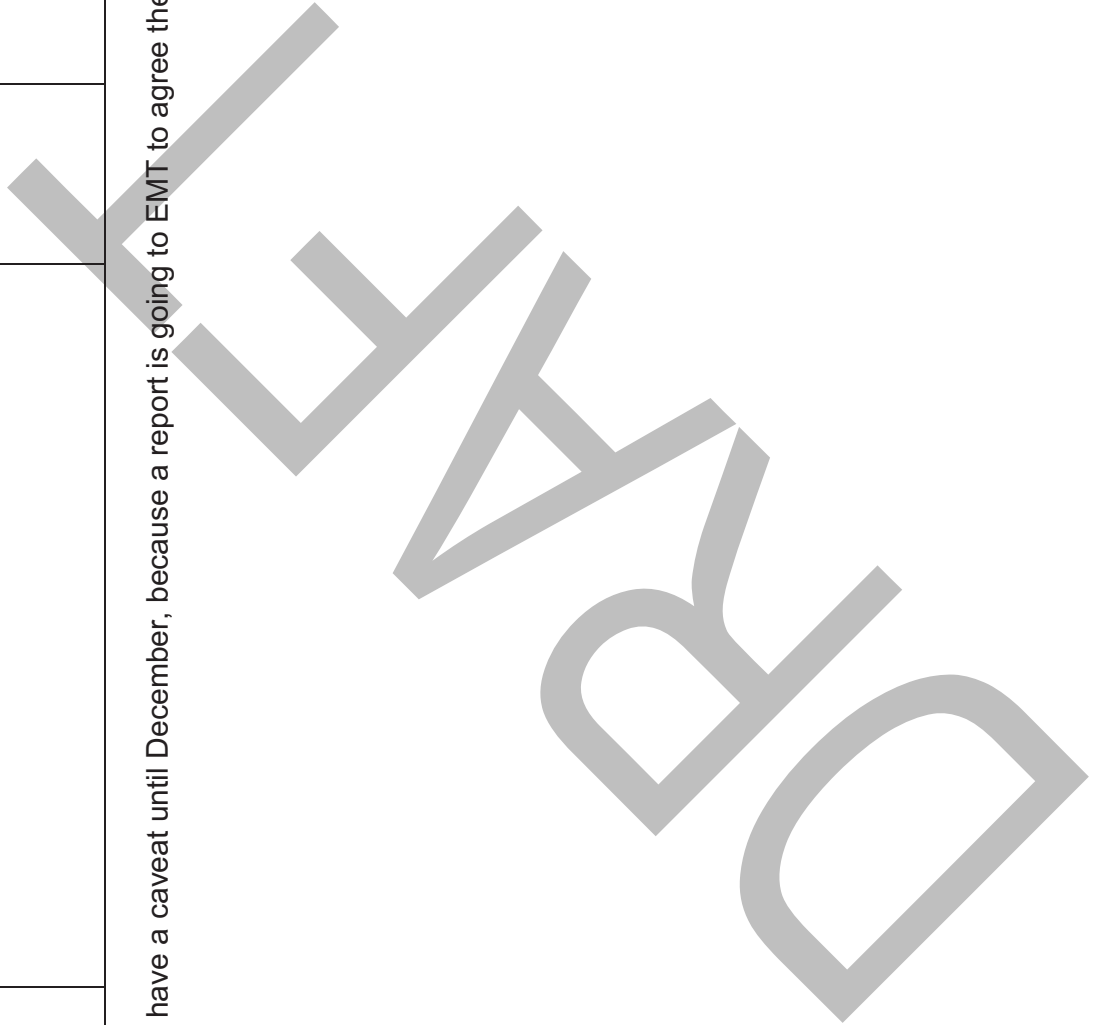
SC8	their homes	Develop proposals to revise the governance and tenant engagement structure.	September 2013	Future of Council Housing	“Opportunity to have my say” project group
SC9		Work with partners to introduce and embed the distinct ways of working being adopted for the Building Successful Families programme to help families with multiple and complex needs to access and sustain appropriate housing.	March 2015	Sam Martin CYPF	Health Trusts, Jobcentre Plus, Police, Probation Service, Registered Providers, Third Sector, Youth Offending Service,
SC10		Conclude work to explore the potential for offering Credit Union budgeting accounts to tenants most at risk of financial difficulties following the introduction of Universal Credit and implement if viable.	September 2013	Maxine Stavrianakos Council Housing	Sheffield Credit Union
SC11		Implement the new Allocations Policy and review after 12 months to ensure it is fairly allocating homes to households most in need.	March 2014 (Implement by) March 2015 (review by)	Jasper South Council Housing Angela Rowland Communities Commissioning	RHPs, Advice and Support Agencies
SC12		Work with our partners to define and implement our approach for supporting carers to meet their housing needs.	September 2013	Jasper South Council Housing Angela Rowland Communities Commissioning	Registered Providers, Third Sector, Housing Equalities Group
SC13		Explore with our partners how we can better meet the housing needs of people with autism and develop viable actions that will help these needs to be met.	September 2013	Director of Commissioning, Communities	Autism Strategy Implementation Group, Housing Equalities Group
SC14		Introduce a system to ensure that the most vulnerable people and locations experiencing ASB in the city receive coordinated multi-agency support.	March 2013	Paul McCurry Community Safety Team	Housing, Children and Families and, South Yorkshire Police

SC15		Review and develop our response to anti-social behaviour to make it as consistent as possible regardless of housing tenure.	September 2013	Paul McCurry Community Safety Team	
SC16		Remodel and re-procure all housing related support services by sector to ensure best value and align with other strategic commissioning priorities.	March 2016	Ann Ellis Housing Independence	
SC17		Develop a strategic citywide approach for providing affordable warmth support and information and support to households most at risk from fuel poverty and cold-related illness.	September 2013	Chris Shaw Health Improvement	Public Health Unit, Sustainable Homes and Affordable Warmth, Third Sector
SC18		Develop a partnership to reduce the number of people who are suffering health problems which are being affected by housing conditions.	September 2013	Chris Shaw Health Improvement	Public Health Unit, Wider Public Sector Partners (e.g. GPs, Ambulance and Fire Service) & Third Sector
SC19		Develop a referrals protocol for GPs so that vulnerable patients in poor quality rented housing are brought to our attention and homes can be inspected.	March 2014	Richard Palmer Private Housing Standards	GPs
SC20		Implement improvements identified through the Right to Control pilot for the DFG programme to provide improved value for money and help customers to adapt properties that meet their needs more effectively	Sept 2014	Linda Eshelby Private Sector Housing	Office of Disability Issues, Bamsley Council, Right to Control Project Team
SC21		Develop a ten year market development plan for Older Peoples Residential and Nursing Care to enable people to live safe and well in the local community. This also includes supported living options.	September 2013	Julia Thompson Communities Commissioning Service	SCC, NHS Sheffield, Vol. Sec, Ind. Sector
SC22		Develop a model of virtual extra care to support the new housing development in Stocksbridge. This is based on a hub and spoke model of flexible care and support that will be designed with the influence of older people living in the Stocksbridge	September 2015	Angela Rowland Communities Commissioning	SCC, NHS Sheffield, Vol. Sec, Ind. Sector

SC23	community. Review the Right First Time pilot project, which integrates housing providers and support services to provide early intervention and support to local people identified as most at risk of preventable hospital admissions in the Lowedges, Batemoor and Jordanthorpe area, and implement this approach citywide if shown to be viable. Ensure the housing contribution is integral to all of the Right First Time work programmes.	September 2014	Lorraine Jubb Communities Commissioning Dean Butterworth Council Housing	Registered Providers, Housing Solutions team, GP Practices
SC24	Explore the potential for developing support for owner occupiers who need to move to more manageable housing, similar to that which is already being offered to council and some other social housing tenants, funded by fees from the service users.	September 2014	Eddie Sherwood Director of Care and Support	Local NHS organisations
SC25	Work with partners to develop and implement new ways of working to prevent people from becoming homeless	March 2015	Richard Palmer Communities Commissioning	
SC26	Develop and implement the Supported Accommodation Pathway	March 2016	Zoe Young Housing Solutions	Debt Support Unit, other advice, organisations Credit Union, tenancy support providers, Shelter homeless prevention, landlords - private and social, supported accommodation providers, service users
SC27		March 2016	Zoe Young Housing Solutions	Supported accommodation providers,

					South Yorkshire Probation Trust, Referring organisations, service users
--	--	--	--	--	---

* Housing Solutions actions have a caveat until December, because a report is going to EMT to agree the targets in order to reflect the welfare reform changes.



This page is intentionally left blank