



SHEFFIELD CITY COUNCIL Cabinet Report

Report of: Simon Green, Executive Director of Place

Date: 13th February 2013

Subject: Housing Strategy 2013-23

Author of Report: Georgina Parkin, Tel: 2736915

Summary:

The new 10 year housing strategy will set out Sheffield City Council's approach to housing in all tenures and in all areas of the city. The action plan will be refreshed every three years to make it responsive to the local and national housing landscape but will be guided by the overarching themes and priorities of the strategy.

Reasons for Recommendations:

1. To enable the Council to set out a clear vision and delivery plan for housing and housing services which will help the Council to achieve its ambitions to create a Great Place to Live and Sustainable Communities.
2. The new housing strategy will help our partners, funders and residents understand our housing ambitions for new and existing homes in the city and the housing services provided for Sheffield's residents. In addition, it will enable them to consider and develop their own opportunities to deliver this shared vision.

Recommendations:

1. That Cabinet endorses the Housing Strategy 2013-23 as a statement of the city's housing priorities.
2. That Cabinet approves the accompanying 2013-16 Housing Strategy Action Plan.

Background Papers:

The Housing Strategy 2013-23

The Housing Strategy Action Plan 2013-16

The Housing Strategy Equality Impact Assessment Phase 2

The Housing Strategy Consultation Findings

The Strategic Housing Review Individual Cabinet Member Decision Report

Category of Report: OPEN

If Closed add – ‘Not for publication because it contains exempt information under Paragraph... of Schedule 12A of the Local Government Act 1972 (as amended).’

Statutory and Council Policy Checklist

Financial Implications
NO Cleared by: Paul Schofield
Legal Implications
NO Cleared by: Andrea Simpson
Equality of Opportunity Implications
YES Cleared by: Ian Oldershaw
Tackling Health Inequalities Implications
YES
Human rights Implications
NO
Environmental and Sustainability implications
YES
Economic impact
YES
Community safety implications
YES
Human resources implications
NO
Property implications
YES
Area(s) affected
All areas of Sheffield
Relevant Cabinet Portfolio Leader
Cllr Harry Harpham
Relevant Scrutiny and Policy Development Committee if decision called in
Safer and Stronger Communities Committee
Is the item a matter which is reserved for approval by the City Council?
NO
Press release
NO

A Housing Strategy for Sheffield 2013-2023

1.0 SUMMARY

- 1.1** The new 10 year housing strategy will set out Sheffield City Council's (SCC) approach to housing in all tenures and in all areas of the city. The action plan will be refreshed every three years to make it responsive to the local and national housing landscape but will be guided by the overarching themes and priorities of the strategy.

2.0 WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE

- 2.1** Work to develop the new Housing Strategy has established clear priorities for the Council and for Sheffield residents. Based on these priorities the Housing Strategy sets out how the Council and our partners (the organisations we work with) can best use investment and resources over the long term to bring maximum benefit to Sheffield's residents.
- 2.2** The new Housing Strategy will ensure that housing investment will support the Council's strategic outcomes, in particular the Great Place to Live and Safe and Secure Communities outcomes.

3.0 OUTCOME AND SUSTAINABILITY

- 3.1** By establishing clear priorities for housing policy and investment, the Housing Strategy helps to ensure that future resources will be targeted to bring about maximum impact and help the Council to draw in further investment in the future.
- 3.2** The consultation undertaken with key partners has helped to align the new housing strategy with the strategic activity of other services and key strategies and will ensure that housing activity is contributing to the Council's strategic outcomes where possible.

4.0 THE HOUSING STRATEGY 2013-2023

4.1 Context

It is widely recognised that Sheffield faces a number of significant challenges where housing plays a pivotal role. Some of these challenges are already being addressed by the Council and its partners, whilst others challenges are expected to develop as national policy is implemented.

The strategy sets out Sheffield City Council's (SCC) approach to housing in all tenures and in all areas of the city. The strategy will be supported by a series of action plans. These will be guided by

the overarching themes and priorities of the strategy but refreshed every three years to make the plans responsive to the local and national housing landscape.

4.2 Consultation

Extensive consultation has been carried out on the priority issues for the new Housing Strategy. The consultation highlighted a wide range of issues and concerns; some of these were strategic and policy focussed, some about how the council delivers its services, and some were about access to housing and how the city's residents are affected by the area and house in which they live.

The consultation ran between March 2010 and May 2012. Equality and accessibility considerations were taken into account throughout the consultation and some groups that were under represented in the consultation feedback were given additional opportunity to get involved.

4.2.1 Housing Priorities

The feedback from this consultation has fed directly into the identified priorities in the draft Housing Strategy, as set out in Sections 4.2 and 4.3 below. The 10 most important issues highlighted from the consultation are shown below.

- a) Provide more affordable homes to rent and buy
- b) Improve the quality of Sheffield's neighbourhoods.
- c) Increase support to help people remain independent in their own home, including provision for older people.
- d) Give people a greater say in decisions on housing and provide opportunities to empower our communities to help them thrive.
- e) Help young people to obtain and run a home
- f) Promote cohesive communities, including reducing anti-social behaviour and improving our response to it.
- g) Improve the condition of the private rented sector and the standard of service provided to tenants living in the sector.
- h) Reduce the carbon footprint of the city's housing stock.
- i) Make best use of our existing stock, including reducing the number of empty homes in the city and the impact that these have on our communities.
- j) Improve the quality and range of homes in the city.

The 10 housing priorities above span a range of housing issues and particularly mention helping the younger and the older members of our communities. The priorities also include wider neighbourhood concerns such as anti-social behaviour and the quality of our homes and neighbourhoods.

4.3 Strategic Housing Review

4.3.1 The feedback gathered from Sheffield's communities and key stakeholders has allowed the Council to gain a better understanding of the housing issues that residents view as being most important to them. In order to establish how the Council and its partners could work towards progressing these priorities and take account of national and local changes, a Strategic Review of housing in Sheffield was undertaken.

The review highlighted that the current housing landscape will be significantly impacted by:

- Changes to the age and mix of Sheffield's population
- The government's financial and (relatively untested) policy changes, which will need to be fully implemented before their impact is known and properly understood
- Overall economic climate and its effect on slowing housing growth and access to finance
- The impact of government policies, such as the Localism Act, changes to planning legislation, guidance and policy framework
- Welfare benefit reform, which is going to have a significant impact on housing choices, creating some complex problems for predicting population growth and migration, household formation, and true demand for housing and housing services
- Councils working with reducing finances, making it increasingly important for resources to be effectively targeted and intelligence led.

4.3.2 The strategic housing review considered the changes to funding for housing activity. Since the last strategy was developed many sources of funding which, were used to support housing activity across the city and across tenures are no longer available.

The authority still has the challenge of finding solutions for legacy schemes where funding has been withdrawn early, and in funding activities to improve the quality of homes within the private sector. However, there is now government commitment to address the need for greater housing supply, and Government has created financial incentives to encourage local authorities to facilitate housing growth. It is therefore currently in the Council's interest to prioritise projects that have a significant impact on increasing housing delivery and on our ability to bring empty homes back into use.

4.3.3 Having looked at the current housing policy and investment landscape and housing market changes in Sheffield, and having considered the priorities raised by our residents, the Strategic Housing Review established 3 key objectives for housing in the city over the next 10 years. These are:

- Help younger, older and vulnerable people to live independently
- Increase the supply of new homes in the city

- Make best use of the city's existing housing stock

These objectives will be delivered by the Council and our partners through investment in physical interventions in the places that people live and work in, and by our approach to supporting our residents. Therefore in the new housing strategy the issues have been grouped under the themes of '**Great Places**' and '**Sustainable Communities**'. These chapters of the Housing Strategy have been summarised in the sections below.

4.4 Content of the Strategy

4.4.1 Great Places

In Sheffield we are working towards creating a city that is a 'Great Place to Live'. By this we mean a city with desirable neighbourhoods that offer a range of affordable and quality homes that meet people's needs, along with a strong sense of local identity and attractive well-used and popular public spaces and facilities. The physical intervention priorities to help us achieve this are described in the strategy, and set out under the following headings:

- Enabling housing development and increasing housing supply
- Improving the mix and range of homes
- Making best use of existing stock

4.4.2 Sustainable Communities

We believe everybody in Sheffield should live in welcoming, inclusive and safe communities and have a good standard of housing that enables them to stay safe and warm. We know however, that some communities within Sheffield's diverse population will need extra support to achieve this and to actively participate in the life of the city. Our approach to supporting independent living is set out in the housing strategy and describes how we will ensure that our resources help deliver the following outcomes:

- Improving health and wellbeing
- Helping young people to live independently
- Helping vulnerable and older people to live independently

5.0 LEGAL IMPLICATIONS

5.1 There is no statutory duty to produce a housing strategy. The Local Government Act 2003 gives the Secretary of State the power to require local authorities to have a housing strategy and to specify what the contents should include, but the power has never been exercised.

- 5.2 There are no legal implications arising directly from this report or the Housing Strategy. Any legal implications arising from individual projects or activities set out in the Action Plan will be considered when they are reported for approval in accordance with the Leader's Scheme of delegation.

6.0 FINANCIAL IMPLICATIONS

- 6.1 There are a number of changes in the sources of funding which underpin the targets set out in the Housing Strategy Action Plan. However, this report does not commit the Council to any spending plans. Instead it will be used to inform the allocation of resources in the forthcoming Business Planning process and Capital Programme for 2013-14 and beyond. Any future investment proposals will be brought forward as part of the Council's monthly approval process.

7.0 EQUAL OPPORTUNITY IMPLICATIONS

- 7.1 The Housing Strategy outlines our belief that everybody in Sheffield should live in welcoming, inclusive and safe communities and have a good standard of housing that enables them to stay safe and warm. It also acknowledges that some communities within Sheffield's diverse population will need extra support to achieve this and to actively participate in the life of the city. The Housing Strategy therefore sets out our broad approach to meet this ambition whilst reflecting the current policy and investment landscape in which we are operating, and the levels of investment and resources available. Alongside this strategy, there will be series of three-year action plans which will set out the actions we intend to take in order to achieve the strategy's long term goals.

8.0 ENVIRONMENTAL IMPLICATIONS

- 8.1 Our intention to make the best use of existing stock in the city is described in section 2.9 of the Housing Strategy and includes our priorities for reducing the city's carbon footprint and for reducing the risk of cold related illnesses as a result of fuel poverty. Individual projects arising from this housing strategy will assess their individual environmental implications as part of future approval processes.

9.0 ALTERNATIVE OPTIONS CONSIDERED

- 9.1 Although local authorities do not have a statutory duty to produce a housing strategy, previous government guidance has urged local authorities to take a more strategic approach to housing as part of their place shaping role.

Without a current housing strategy there will be no clear vision for Sheffield's housing that can be shared with partners, residents and funding bodies. In the past, funding bodies have requested to see the housing strategy as part of their decision making process. The lack of a strategy will also make it more difficult to develop a strategic approach to investment that amounts to millions of pounds over the life of the strategy.

Any benefit gained from not allocating resources to develop a strategy and monitor its action plan would be outweighed by the cost incurred through not developing a joined up strategic approach to housing policy and investment decisions. Progress updates of the strategy's action plan will also help to ensure that housing priorities that have been identified by partners and residents will be regularly monitored and reported on.

10.0 REASONS FOR RECOMMENDATIONS

10.1 To enable the Council to set out a clear vision and delivery plan for housing and housing services which will help the Council to achieve its ambitions to create a Great Place to Live and Sustainable Communities.

10.2 The new housing strategy will help our partners, funders and residents understand our housing ambitions for new and existing homes in the city and for the housing services provided for Sheffield's residents. In addition, it will enable them to consider and develop their own opportunities to deliver this shared vision.

11.0 RECOMMENDATIONS

11.1 That Cabinet endorses the Housing Strategy 2013-23 as a statement of the city's housing priorities.

11.2 That Cabinet approves the accompanying 2013-16 Housing Strategy Action Plan.

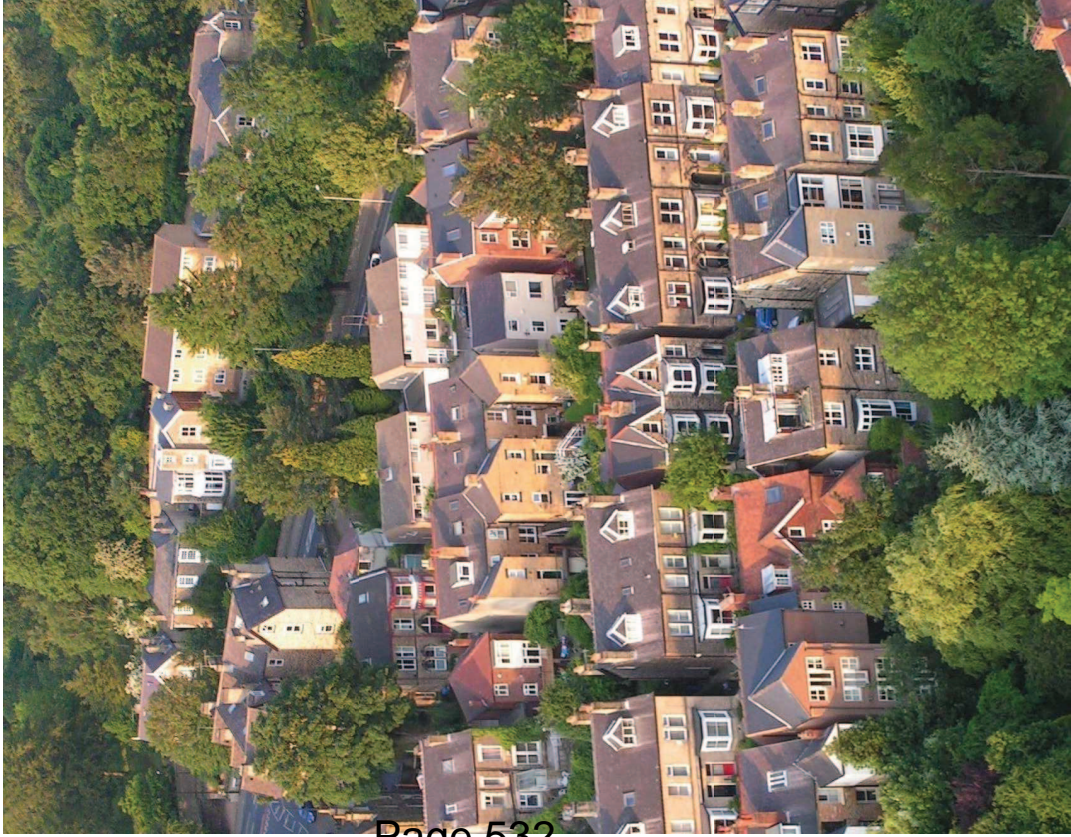
Sheffield City Council

Housing Strategy 2013—2023



Our vision is to provide more homes and for housing to be at the heart of high quality, safe and distinctive places to enable Sheffield's communities to thrive.

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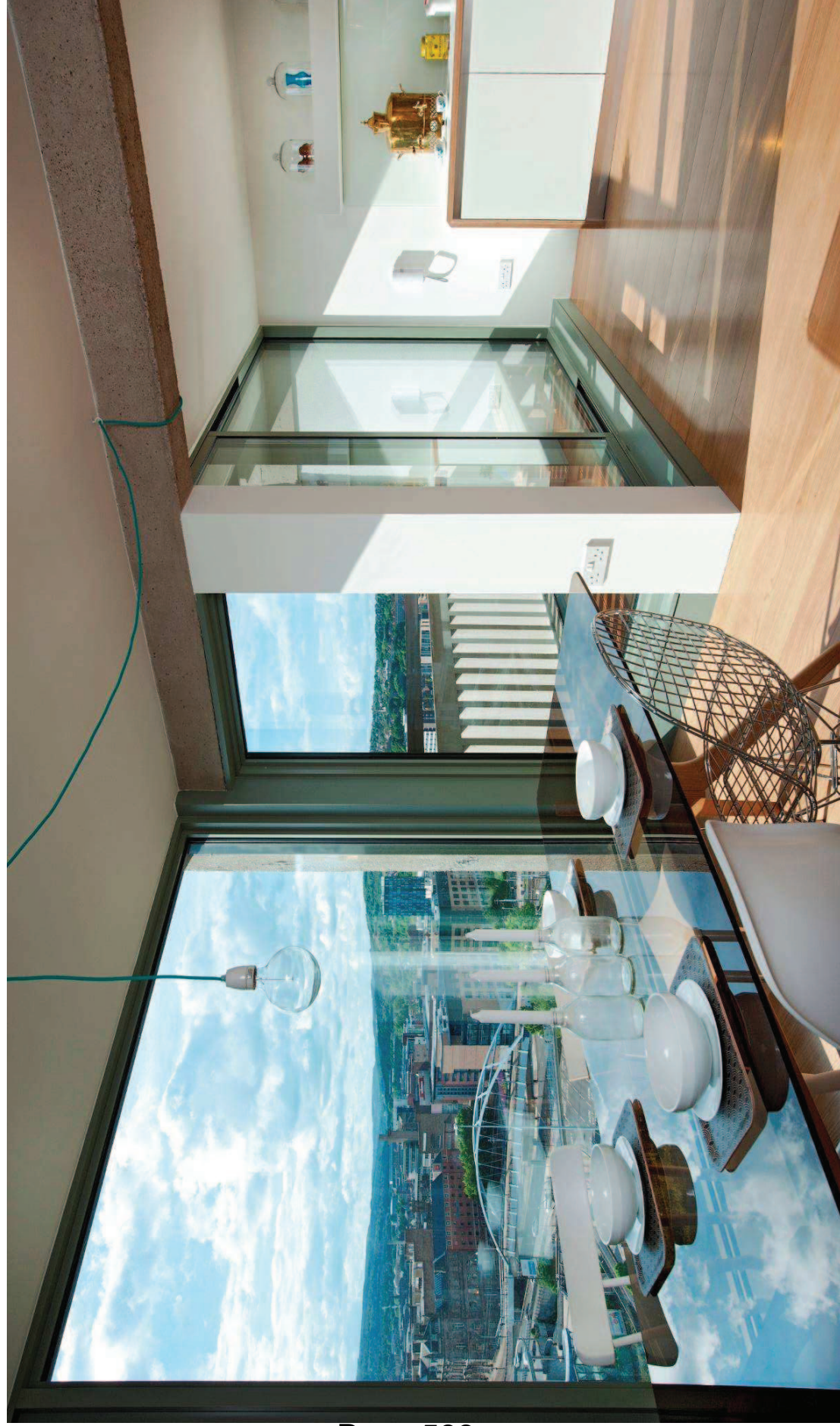
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chapter 1: The context



Chapter 1: The context



creates a distinct and vibrant city. Sheffield's City Strategy and Corporate Plan explain how we can build on this uniqueness to achieve our ambitions and make the city a place where people from across the world want to live, learn, work, invest and visit.

A good choice of housing helps the city achieve many of its ambitions. For instance, we believe that good quality stable homes can help to improve a child's life chances by providing the right environment to enable improved educational attainment. We also believe that good housing and housing services helps to improve the health and wellbeing of the city's residents, and a city with ambitions to grow its economy will be stronger with a healthy and competitive housing market.

This Housing Strategy sets out the Council's ambitions for housing provision, investment and management in the city over the next 10 years. It describes how we intend to use our resources and influence partners and the private sector to help us achieve our goals. Our priority actions will be set out in a series of three year action plans. The action plans will include detail about the national and local context and the actions will reflect the

current policy and investment landscape that we are operating within.

More information about how Sheffield is changing and the challenges for the city going forward can be found in the State of Sheffield report. A detailed assessment of Sheffield's housing issues and the need to invest in new and existing homes and housing services is set out in the Strategic Housing Review Report 2012. Both reports contributed to the evidence base for this Housing Strategy.

1.2 Population Changes

Sheffield's population is growing and so too is the number of households in the city. The city's population is expected to rise to around 600,000 by 2023. Most of this growth will occur at both ends of the age spectrum, driven by a rise in the number of children and by an increasingly ageing population.

Sheffield's residents are living longer and the number of people aged 75 and over is expected to increase by over 20% (to approximately 53,000 people) over the course of this strategy. We also expect an increase in the numbers of people living in the city with learning disabilities or suffering

1.1 Introduction

Sheffield is England's fourth biggest city and is one of the greenest cities in Europe, with one third of the city's boundary falling within the Peak District National Park. This unique blend of urban and rural communities, combined with the city's industrial heritage

from poor mental health.

Sheffield's households are becoming increasingly diverse. This reflects the economic migration from Europe, the increasing number of refugees coming to the city and the higher birth rates amongst Black and Minority Ethnic (BME) families.

BME families tend to live as larger households. The current economic environment means that a growing number of young people are now either living in the family home for longer or living in shared accommodation. These changes suggest that average

household sizes in Sheffield might not fall as predicted by Government and may even grow over the next 10 years.

Increasing the supply of homes for Sheffield's growing population will be a significant element of this housing strategy. A key challenge will be to provide the range of homes and services that meet the different and changing needs of our communities while ensuring sustainable housing delivery into the future.

1.3 Sheffield's Housing Markets

Sheffield'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.

Private properties make up three-quarters of Sheffield's housing stock and the largest proportion of these are owner occupied. This tenure is likely to remain the largest sector over the next 10 years, but Sheffield's private rented market is growing and is expected to increase further over the coming years as access to other tenures remains restricted. The remaining properties are social rented through the council or other Registered Providers.

Approximately 1% of the city's stock has been empty for 6 months or more. However, the number of long-term empty homes in the city is reducing and we aim to maintain this reduction over coming years.

The housing market in Sheffield is characterised by contrasting levels of quality and desirability. The housing market in the south west of the city is extremely popular and house prices are well above the city average. In contrast, parts of the east and north contain some of the most deprived wards in the country, and property prices and rent levels are generally lower here than other places in Sheffield.

Since the last housing strategy, many

social housing properties have undergone a substantial programme of investment and improvement and the quality of the social stock in the city is high. However, the private sector currently contains some of the poorest quality homes in the city.

Considerable investment has also enabled us to improve the energy efficiency of our homes and regenerate the housing markets and neighbourhoods in some of our most deprived areas. However, there are still challenges ahead and some of our housing stock and areas still fall short of the standard and quality we would expect in a thriving and successful city.

1.4 New Homes

Private house building in the city over the last 5-7 years has been dominated by apartments, particularly linked to the boom in city centre living. There has also been a big growth in purpose-built student accommodation over the last decade and the demand for student housing generally has a significant impact on housing markets in certain areas of the city.

More recently, the constraints on mortgage lending and the wider economic conditions have resulted in housing delivery rates in Sheffield being much lower than we anticipated and new build currently accounts for approximately 1% of the city's stock. This means a higher future annual

build rate is required to deliver the homes Sheffield requires by 2026 to meet the needs of its growing population. However, much of Sheffield's land allocated for housing development is concentrated in the north east of the city and there are limits to the number of homes that the housing market will deliver in any one area each year. Creating more flexibility with our land and improving the choice of development sites will be a significant element of our plans to increase the supply of homes in the city.

1.5 Housing and the Economy

The economic case for increased house building and its contribution to the growth agenda is powerful. Construction makes a significant contribution to the economy, around three per cent of GDP, generating at its peak in 2008 £91 billion of economic output and accounting for over 1.5 m jobs.

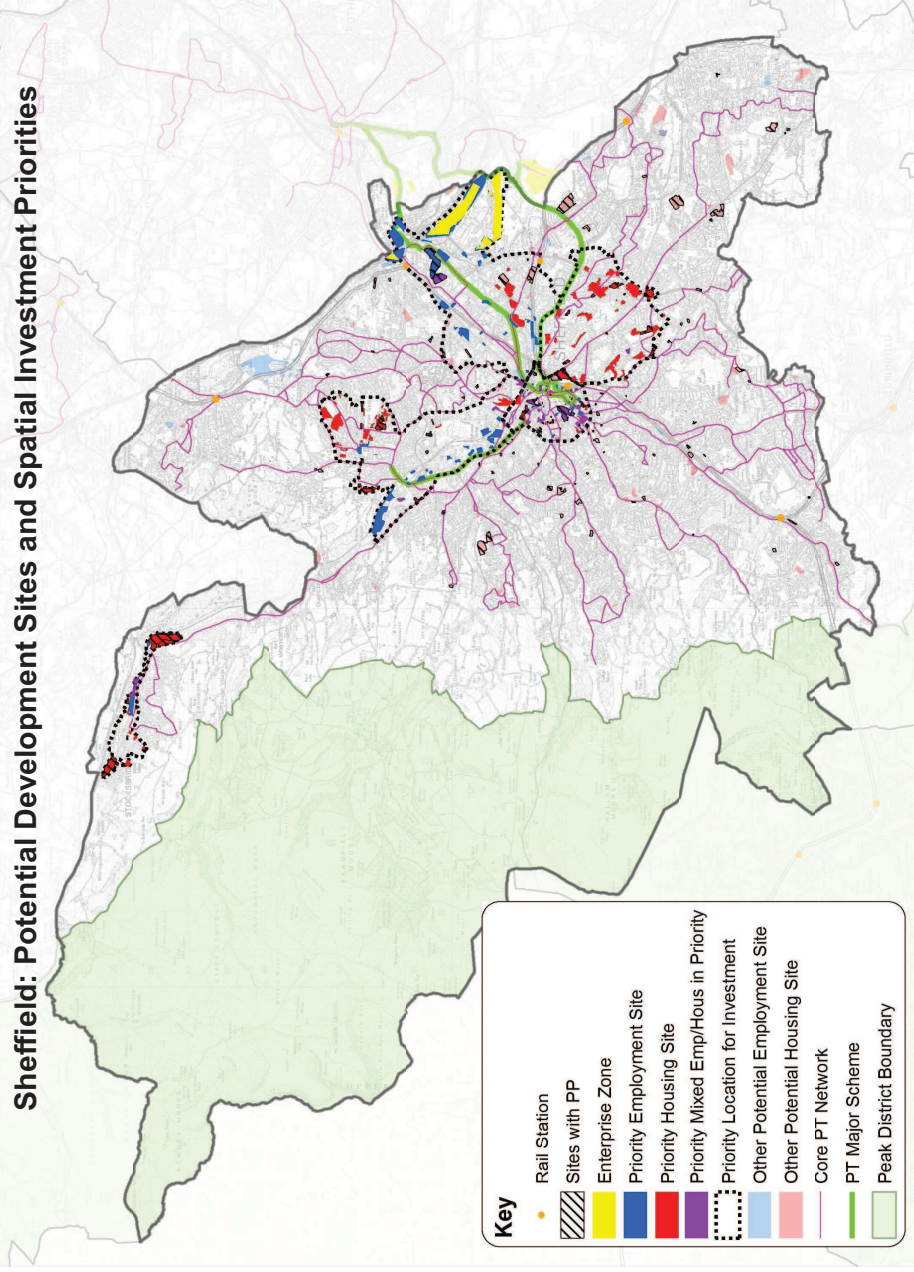
High quality new homes in the right places will enhance labour mobility and facilitate future local economic growth. Well planned housing development will also support the city's ambition to attract and retain professionals and graduates and to grow our own skilled workforce. Therefore as part of Sheffield's housing offer, future housing development opportunities will be identified along with transport and infrastructure priorities.

1.6 Sheffield City Region

Sheffield City Region is at the heart of Britain with almost 1.8 million people contributing to a GVA of £25.7bn. The regions' leaders are aiming to help drive the UK's economy forward by supporting

key sectors, delivering strong growth and creating jobs.

Work is underway to develop the Sheffield City Region Investment Fund to identify places that have the potential to drive sub regional and local economies and to ensure the economy is boosted in the right



places and in the right way. Housing will play a key role in enabling economic regeneration and Sheffield is working with other local authorities in the City Region to align our strategic activity.

1.7 Role of Sheffield City Council

We want Sheffield to have great places and sustainable communities, and our ambition is to ensure that everyone has a high quality of life and people feel proud of where they live.

We will look to pool resources and target investment to achieve maximum outcomes, and extend our ability to lead and influence developments and housing services by working with partners, local people and communities.

We will provide strong leadership and involve local communities in planning and regeneration matters. We will also use our land and assets to enable sustainable housing growth which supports our ambitions for a strong and competitive economy.

We have recently entered into new arrangements which present an unprecedented partnering opportunity to influence health outcomes for people in the city and also to improve the things that

have the biggest impact on health, such as poverty, housing and infrastructure.

The Council is to once again take on the direct management of council housing in the city, allowing us to maintain a first class housing service and make the best use of the Council's role as landlord to help people achieve their full potential.

The introduction of Housing Revenue Account (HRA) self-financing has had a significant impact on the Council's role as a landlord. Self-financing allows local authorities to take control of their housing rental income and to plan more effectively for the long term management of council housing and other assets through business plans over a thirty year period.

1.8 What residents have told us

In developing this housing strategy we undertook analysis of a wide range of information about housing in the city. We are clear from this analysis that we must increase the supply of homes in the city to meet the demand from our growing population. However, against the backdrop of increasing the number of homes in the city, it was important to understand the housing priorities of Sheffield's community. A period of extensive consultation with residents, stakeholders and partners was undertaken

and the priorities arising from this consultation have played a key role in shaping the development of this housing strategy. These priorities are listed in the local context section of the strategy's action plan.

1.9 Objectives for this strategy

Having looked at the current housing policy and investment landscape, the projected population and housing market changes in Sheffield, and having considered the priorities raised by our residents, we have established 3 key objectives for housing in the city over the next 10 years. These are:

- Increase the supply of new homes in the city
- Make best use of the city's existing housing stock
- Help younger, older and vulnerable people to live independently

These objectives will be delivered by the Council and our partners through investment in physical interventions in the places that people live and work in, and by our approach to supporting our residents. This will be outlined in more detail in the following chapters about *Great Places* and *Sustainable Communities*.

Over the life of this strategy we aim to:

- Increase the supply of new homes in the city
- Make best use of the city's existing housing stock
- Help younger, older and vulnerable people to live independently

Chapter 2 Great Places

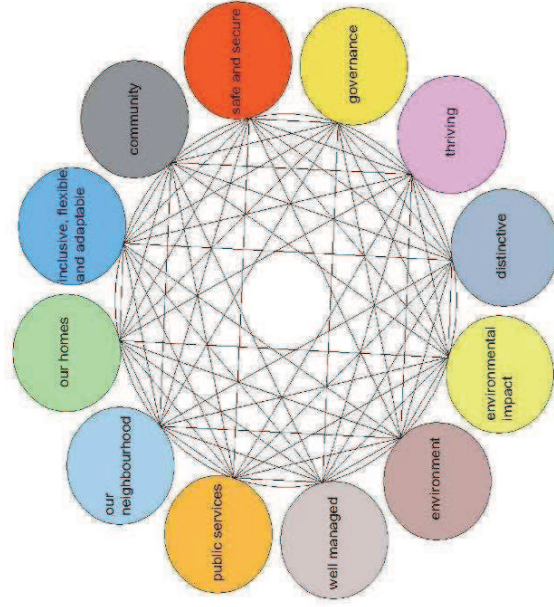


Chapter 2 Great Places

2.1 Great Place to Live

In Sheffield we are working towards creating a city that is a 'Great Place to Live'. By this we mean a city with desirable neighbourhoods that offer a range of affordable and quality homes that meet people's needs, along with a strong sense of local identity and attractive well-used and popular public spaces and facilities. These neighbourhoods will also be accessible and well connected, with an overall effect of enabling all our communities to enjoy a high quality of life.

Outcomes of the Great Places to Live Framework



Our approach involves working closely with others on health and wellbeing, safety and issues of poverty, and defining outcomes around homes and neighbourhood facilities, community and development infrastructure, sustainable transport, and place management. Our intention is that all investment in the city achieves greater shared outcomes, so we will measure neighbourhood changes and use them to guide housing investment decisions over the life of this strategy.

2.2 Regeneration

A balanced and well functioning housing market across all neighbourhoods in the city is vital in achieving a Great Place to Live. But as well as containing a good range of homes, great places should also help to bring people together and offer increased social and economic opportunities. It is important therefore to ensure that our approach to regeneration links physical changes to improved social and economic outcomes. This requires us to ensure that representative groups, public agencies and individuals operating within our neighbourhoods are well connected to city-wide initiatives and services designed to help people take up

opportunities for training, enterprise and employment.

We know we are going to have to do things differently in the future and target our resources more effectively to bring about change. This will mean consolidating investment and available resources and identifying how other organisations and businesses can deliver alongside the council.

Future regeneration activity will be part of focussed investment which is targeted in response to the Great Place to Live indicators. This will include measures for housing along with other measures relating to local shopping centres, education and environment. It is therefore important to recognise that whilst some of this activity is expected to be housing-led, other activities and improvements are expected to be delivered by the appropriate part of the council, by partner organisations and by helping local traders and businesses to work together to help themselves. In these circumstances, the main role for the Council will be to coordinate the delivery and broker the engagement of all relevant parties.

Improving the quality and distinctiveness of



the public realm and local facilities, such as libraries, shops and health services should improve the day to day lives of local residents. It will also have a positive impact on surrounding land and property values and help the viability of new housing development in these areas. In coming years, we will use our resources to improve the physical quality of our neighbourhoods with the further aim of improving perceptions and attracting future investment.

2.3 New Development

The Sheffield Local Plan Core Strategy provides the overall vision, objectives and spatial policies for the development of Sheffield up to 2026. Our vision for housing development in the future is based on the renewal of the existing urban areas

rather than spreading out into the countryside which will continue to be protected as Green Belt. We will maximise the use of previously developed land in the urban areas, make efficient use of infrastructure and effectively link housing areas to employment opportunities and local services through sustainable modes of transport.

Our aim is to ensure that Sheffield continues to improve its residential offer, and ensure that housing in the city is helping to create the optimum conditions for economic growth. New developments will need to be in keeping with the character of the area, preserving the best and the unique, while contributing an appropriate supply of good quality homes for the whole market.

Looking forward we want our communities to feel pride in their homes and built environment. We will welcome input from communities and individuals who want to work with us to develop innovative policies on planning and building in the Local Plan Review and we will help local communities to produce Neighbourhood Plans for their area which are consistent with the Local Plan. The city-wide need for more homes will mean there will be some hard choices about where new housing should be built in the future but we will ensure our land supply and design policies help us achieve sustainable communities and the right

balance between high quality design and timely housing delivery.

2.4 Increasing housing supply

Sheffield's population is growing. Therefore it is our intention to take steps to increase levels of house building so that the housing target in the Local Plan can be met. Our emphasis will be to accelerate housing supply by making development more economically viable, increasing the demand for new homes by enabling more people to buy on the open market and reviewing the supply of land capable of delivering new housing development.

Sheffield has enough land to meet the Local Plan housing target. However, our most recent Strategic Land Availability Assessment suggests that not all the identified sites will be capable of being developed by 2026. This is mainly due to a combination of the current housing market conditions and the fact that so many of the sites are concentrated in just a few areas of the city.

To provide developers with more choice of sites, the Local Plan proposes reallocating a large amount of land for housing that was previously designated for industry and business. We recognise that development of brownfield land is more expensive and takes longer than on greenfield sites, so we will prioritise investment which is aimed



at unlocking existing sites. We will also explore the benefits of releasing land and assets that the Council and other public bodies own to help give more flexibility to deliver housing growth.

In the medium term, the Council will review the Sheffield Local Plan and work with other local authorities in the Sheffield City Region to reassess how much new housing is needed and to identify where the most sustainable locations would be to build new housing within the Sheffield and Rotherham housing market area.

The Government has created financial incentives to encourage local authorities to facilitate housing growth. It is therefore currently in the Council's interest to prioritise projects that have a significant impact on increasing housing delivery and on our ability to bring empty homes back into use. Our approach has been to ring

fence this income and we intend to use this funding to promote housing and economic regeneration that leads to the additional benefit of improving future receipts from Government.

2.5 Providing a range of homes

Over the life of this strategy we will ensure that the range of homes delivered by others in the future is helping us to achieve mixed and balanced housing markets and that new homes are contributing to the city's changing housing needs.

In our role as planning authority we continue to set clear expectations and standards for new development. Through our design policies for space standards, lifetime homes and wheelchair access we will guide the design of new homes and ensure that more homes are meeting the changing needs of Sheffield's community.

As a landowner we have the opportunity to influence housing developments on our own land to achieve enhanced standards which better meet our strategic aims. Over time our ageing population will create increased demand for adaptations to homes and the future cost to the council will be significant. As part of the measures to create a sustainable solution to growing demand for adapted homes we will use the value in our land to provide homes with

enhanced space standards, and provide more homes which can be easily adapted in the future.

To exert more control over the pace of delivery and the quality and type of new housing development we have created a long-term regeneration vehicle in partnership with Keepmoat Great Places. Over the next 20 years, the Sheffield Housing Company will develop approximately 2,300 new homes on about 60 hectares of brownfield sites on Council owned land. Through this approach the Council along with our partners will be able to provide a suitable mix of type and tenure, including an element of affordable homes that are of a high design quality and are environmentally sustainable. This partnership approach enables a long-term solution to the regeneration of some of our neighbourhoods and provides local employment opportunities, apprenticeships, and the use of local businesses and social enterprises.

We will continue to identify opportunities to change the range of homes in neighbourhoods and create a mix in the type of homes, tenures and values, to attract and retain a skilled workforce in the future and to enable people to move through the housing market without having to leave the communities where they have established ties.

Although a significant amount of the new housing delivered in the city will be for market sale, renting allows people to access suitable homes without the need for a mortgage. Part of our ambition to increase the supply of homes in Sheffield includes the provision of quality new homes for market and intermediate rent. Over the life of this strategy we will take a neighbourhood based approach to new provision in this sector, and work with our housing delivery partners to explore the potential to provide more of these tenures in areas with high levels of social housing or in areas with overheated house prices. An early priority for us will be to explore new delivery models including Rent Before You Buy, and using council owned land to allow developers to build now and pay the land receipt later. We will also explore the appetite and ability of local people to take up custom build opportunities as part of community led construction.

2.6 Balancing Housing Markets

There's been a great deal of investment in the city centre as part of our plans to boost the city's economy, and the city centre housing market has benefitted from this vibrancy and growth. More recently however, the market for apartments has contracted and it is unlikely that we will see a continuation of development in the city centre on the same scale as before. This

pause in development, gives us the opportunity to revisit the type and size of homes we want to see developed in the city centre.

We aspire for the city centre to be a vibrant and welcoming place for people to use all year round. Therefore in coming years we intend to encourage some small scale developments of family housing as part of a range of new city centre homes to provide the right environment for mixed communities to thrive and grow.

In the future we expect that developers will want to provide more purpose built accommodation in and around the city centre for the large student community living in Sheffield. To help guide these new developments we will work with the universities to assess the future demand for new purpose-built student accommodation and through our planning polices and master plans, we will identify the best locations for new accommodation. Our intention is to support new purpose built accommodation for students as part of our approach to create mixed and sustainable housing markets. We will therefore encourage new student flats that are designed to be flexible to ensure that this accommodation can meet the needs of other communities should demand patterns change in the future.

Sheffield has clear ambitions to grow its

economy and develop a highly skilled workforce. As the city's economy improves it will be important to provide the right mix of homes to attract and retain the city's workforce. Sheffield has a good supply and choice of housing. However increasing the scale prosperity of the city's workforce will increase demand for high quality homes in the city. Therefore we will continue to identify opportunities to develop more homes at the upper end of the housing market particularly as Sheffield's economy and housing market improves. We will also continue to support people on low and middle incomes and an early priority for this strategy will be to work with partners to increase the supply and range of affordable homes for people living in the city.

2.7 Affordable Housing

Previously steep rises in house prices put home-ownership beyond the reach of many and prompted others to borrow beyond their means. However, the biggest barrier to home ownership is now the level of deposit required to secure a mortgage, and first time buyers and home owners with little equity in their home are being affected the most. We intend to help people access affordable and appropriate mortgage finance and our approach to this issue is described later in this document.



In the near future we expect that the level of subsidy available from the Government or from developers is unlikely to be sufficient to meet the full need for affordable homes. However we think it is important for us to strive to increase the provision of affordable housing in the city and we have a number of partners and tools to help us increase this.

Improving access to housing will require different approaches in different areas therefore we intend to take a

neighbourhood focussed approach to the delivery of affordable housing.

The Council's Affordable Housing Policy requires developers to contribute to the provision of affordable housing. The level of affordable housing contribution is negotiated through Section 106 of the policy and is determined in Sheffield subject to financial viability. We will continue to work with developers to revisit and if necessary renegotiate Section 106 contributions towards affordable housing and other community benefits to ensure that developer contributions are not creating financial barriers to housing delivery.

In the past, Section 106 contributions have been used predominantly to deliver affordable homes as part of new development. In the future however, we will take a flexible and cost effective approach to providing new affordable homes in the city which will include the pooling of some Section 106 developer contributions where permitted under national planning regulations

In areas of Sheffield where land and property prices are high we will explore the potential to use pooled receipts and work with our Registered Provider partners to purchase and improve homes that are available for sale on the open housing market, which can then be used to provide

a supply of good quality Affordable Rent accommodation.

In parts of the city where new development will happen and where the level of social stock is already quite high our approach will be to provide an appropriate balance of homes for Affordable Rent and for market rent and sale. We recognise that people may still need support to access homeownership in these areas, therefore we will explore the potential to develop an equity stake model of home ownership which enables the applicant to purchase with a deposit level closer to 10%.

We will continue to support the delivery of Affordable Rent homes on sites across the city and we will work with Registered Providers to deliver the maximum number of affordable homes through the Affordable Homes Programme in Sheffield. In the future we intend to work closely with Registered Providers and the Government to ensure that Sheffield is ready to take forward the development of additional affordable homes as further funding is made available.

2.8 New Supported Housing

We believe investment to deliver homes in the city should promote mixed communities and move Sheffield closer to the point where everyone living in the city

will be able to live in a home which is suitable for them at different stages of their life. Sometimes this will simply be about providing the right type of buildings and sometimes this will require us to enable housing development that has support services attached.

In the next few years we will conclude the delivery of a supported accommodation scheme for people suffering poor mental health, and self contained accommodation where women and children can live if they need safe emergency accommodation as a result of domestic abuse. We will also work with our partners to refurbish supported accommodation for young people.

2.9 Making best use of existing stock

At current rates of delivery of new homes, the city's existing housing stock is increasing by less than 1% each year. This means we need to ensure that the city's existing homes are contributing effectively to meet our communities' housing needs. A priority for us will be to reduce the number of homes in the city which have been empty for more than 6 months. We will target empty properties that will help to deliver our priorities, such as increasing the supply of affordable homes and contributing to the delivery of regeneration plans in certain parts of the city.

We will also continue to reduce the number of empty homes which are owned by the Council and other registered providers operating in the city and work with our partners to keep the time for which a social home is vacant between lettings to a minimum.

2.9.1 Council and other social housing providers

We will ensure that the significant improvements made to decency standards in the social housing sector are maintained through a long term, sustainable investment strategy. The introduction of self-financing HRA for local authorities and the move towards longer term business planning will allow the Council to make more cost effective investment choices over the next thirty years.

The investment decisions set out in the first of our long term business plans will be informed by the following business principles:

- creating sustainable homes and communities
- making the best use of council homes
- minimising running costs

The priorities for our housing stock over the first five year plan include reducing the maintenance backlog and achieving efficiencies where possible to allow greater

investment in the future. We will also explore the potential to use HRA resources to help us increase the number of council owned social homes in the city. Longer term, our priorities will be increasing the Council's capacity to repay debt over the life of the thirty year business plan and addressing currently unaffordable activity such as the refurbishment of communal areas and environmental improvements.

Larger family social accommodation is in short supply and as a local authority we cannot meet the demand. There are several thousand tenants in social housing in the city currently living in properties that are larger than they need. This makes it more difficult for people in housing need to access suitable homes and there will increasingly be a financial burden for the under-occupiers.

We will continue to routinely review the levels of occupation of council homes as part of our Allocations Policy and help to relocate people who wish to move to a smaller home. We will also work with other landlords with stock in the city to promote mutual exchanges and increase the opportunities for people to resolve their own housing need.

The Allocations Policy will also respond to the predicted increase in demand for property adaptations by holding substantially adapted properties open for

longer. This will enable a better match between these properties and the needs of applicants wishing to move home, as well as achieving savings in future adaptation investment.

2.9.2 Private renting

The private rented sector is growing and we expect that by the end of the life of this strategy the city will have a similar number of private rented homes as there are social rented homes. Therefore it is essential that we make plans to meet this growth.

The expectations we have for existing and future private landlords are high and our ambition is that the Council will become one of the most innovative local authorities for managing this sector.

We are fortunate that we have groups of professional and responsible landlords in Sheffield who are keen to work with us on joint ventures. They will become ambassadors for the standard of landlord we expect in Sheffield, and they will help us to develop a campaign to promote awareness of this sector and the high standards tenants should expect if they rent a private home.

A growing number of people are becoming landlords and we will continue to provide high quality advice and information to help educate them in their obligations and our

expectations of them.

We will advise and assist landlords who have failed to meet the required standards but are committed to improvement to meet them. We will also seek to cease activity by 'rogue' landlords that continually fail to meet their legal obligations and endanger their tenants. In areas of the city with high concentrations of poor rented housing we will develop a register of landlords and privately rented homes to help us target our legal powers of enforcement on those bad landlords and bad housing conditions that have the most detrimental impact on tenants.

Meeting the needs of Sheffield's large community of economic migrants provides another challenge, and we will work with partner agencies to make sure that housing standards are maintained and that landlords and tenants understand their obligations.

We know there will be an increasing number of vulnerable households being rehoused into the private rented sector and we are committed to ensuring their homes are safe and affordable. We will work with our health partners to help ensure that poor conditions which pose a risk to the health and wellbeing of private tenants are addressed.

2.9.3 Carbon emissions

In future years we want to reduce carbon emissions in the city and recognise that a fundamental shift in emission levels will require different thinking. The Council has an ambition for Sheffield to be the UK's first decentralised energy city. This will require Sheffield to produce as much energy as it uses. However, for this to be achievable we will need to reduce the amount of energy that we use.

Currently 30% of Sheffield's carbon emissions come from domestic use. Over the life of this strategy, we intend to improve the thermal efficiency of homes in the city to help people reduce the amount of fuel they use to heat their home.

A priority for us will be to explore and set out the Council's engagement with the new energy and carbon saving programmes either within Sheffield's boundary or as part of a wider regional approach with other local authorities and partner organisations.

And, as part of our plans to increase the amount of energy generated locally we will explore the potential to extend our award winning district heating scheme to more homes and businesses in the city.

We will:

- Create a city that is a Great Place to Live with desirable neighbourhoods
- Undertake work to make housing development more economically viable
- Enable more people to buy homes on the open market
- Improve the range and quality of homes available to meet the changing needs of our residents
- Explore new funding delivery models to increase housing supply
- Work with partners to deliver more affordable housing
- Improve the range and options of supported accommodation available in the city
- Reduce the number of homes that are empty for longer than 6 months
- Develop a sustainable approach to maintaining council stock
- Help social tenants move to more suitable accommodation that meets their needs
- Improve the condition and safety of private rented stock
- Reduce carbon emissions from domestic use

Chapter 3 Sustainable Communities



Sheffield Housing Strategy 2013—2023

Chapter 3 Sustainable Communities



3.1 Equal Life Chances

We believe everybody in Sheffield should live in welcoming, inclusive and safe

communities and have a good standard of housing that enables them to stay safe and warm. We know however, that some communities within Sheffield's diverse population will need extra support to achieve this and to actively participate in the life of the city.

As our population of older and vulnerable people continues to grow due to residents living longer, sometimes with complex health conditions, demand for this support will increase. Our population is also likely to become increasingly ethnically and culturally diverse as our existing BME population grows and migrants from the EU, refugees and foreign students continue to make Sheffield their home. Major changes to the benefit system are also likely to have a detrimental impact on some of our least well off residents. Going forward we will need to ensure that Sheffield's housing and support services are able to meet the diverse demands of our residents and that residents are able to access the services that they require now and in the future. This will mean working closely with our partners to develop and commission flexible services which make the most impact from limited resources.

3.1.1 Understanding housing needs

To ensure that we target our limited resources effectively we will need to be as well informed as possible about the needs of our diverse population. We will therefore work with residents and our partners to undertake comprehensive assessments of the housing needs of Sheffield's communities and use these to inform future housing policies, schemes and services. We will look at the particular barriers and challenges that can hinder some groups in accessing appropriate housing and support, and we will work with our partners to develop a Housing Equalities and Inclusion Action Plan to address these.

3.1.2 Supporting households

As a landlord we provide housing services to a large number of people. In the future we will move towards providing these services as part of a comprehensive response with our partners to meet the complex and particular needs of households that make frequent and extensive use of public services. This will involve working with our partners to intervene at an earlier stage to provide

housing, health and social care support to address the broad range of problems that can sometimes lead to families getting into difficulties.

Over the lifetime of this strategy it is expected that major changes made to the benefits system will continue to have a big impact on some residents, particularly on tenants in the rented sectors. We will therefore explore the most effective solutions for helping tenants avoid getting into rent arrears and other financial difficulties. This will include working in partnership with private landlords, social housing providers and the voluntary sector to provide advice and support to tenants.

Evidence shows that children's life chances are enhanced by living with foster carers, rather than in children's homes. Therefore we will give priority to Council-approved foster carers to help them move to a social rented home which is appropriate for their needs. We will also help foster carers to extend their properties or move to larger properties where necessary, so that they can continue to provide a stable home for some of the city's most vulnerable children.

Being forced to move home frequently can prevent people from feeling part of their local community and often has a detrimental effect on the educational

attainment of children. In order to help to provide the secure and stable homes that families and individuals need to thrive we will provide lifetime tenancies for council tenants and encourage Sheffield's other social housing providers to offer similar tenancies.

3.1.3 Allocating social housing

We think it is important that social housing is available to support people who are vulnerable and who may not be able to resolve their own housing need through the open market. However, we also believe that social housing should support people to live in mixed and balanced communities.

Social housing is a scarce resource and we have far more people wanting it than we can provide for. Our Allocations Policy will help us meet our legal and statutory duties and describes the criteria by which we will prioritise the allocation of council homes. It will ensure that the majority of our homes are advertised as being available for people who have an urgent need to find a new home. However, we recognise that some people won't be eligible for a home on this basis, though they may still wish to move home because of their changing circumstances or housing aspirations. The Allocations Policy therefore will ensure that we continue to allocate some of our homes to

people who have registered with us but who don't have an urgent housing need.

Over the coming years we will continue to monitor the impacts of our Allocations Policy and undertake regular policy reviews in response to changes in the housing market and Sheffield's population.

3.2 Community Engagement

We want to make sure that Sheffield's residents are able to have their say on housing matters and to give them more control over the decisions that affect them.

In the short term we intend to build on our existing council tenant consultation and governance framework by giving tenant representatives their say on decision making. We will also look to build on the successful approaches used within our wider strategic approach to community involvement to develop other ways for engaging and involving customers in the development and delivery of housing services.

We will also review the effectiveness of our existing forums for involving the most vulnerable and disadvantaged groups in developing housing and support services, and ensure our engagement methods for these groups are effective.



3.3 Health and Wellbeing

Housing can have a major impact on people's health, and improving the quality and range of the city's housing stock will help us to reduce the detrimental impact that poor housing has on the wellbeing of local people. Providing improved access to good quality housing and support services will therefore be a priority for us and we will work closely with our partners to achieve this goal.

3.3.1 Preventing ill health

Our approach to ensuring that housing supports better health and wellbeing outcomes will focus on tackling the main reasons why people become ill or suffer health inequalities in the first place. We will also support people to help themselves and provide the information people need to make informed choices.

Having raised standards in Sheffield's social housing sector, our priority will be to tackle poor quality in the private sector, especially the private rented sector where the highest levels of Category 1 Housing Hazards occur. We will work with our partners in Health to help people with long term health conditions and explore the feasibility of undertaking a jointly funded 'invest to save' project to increase the number of interventions dealing with Category 1 Housing Hazards. We will also work with them to identify sustainable models for funding adaptations that will allow residents in both private and social sector housing to continue living comfortably and safely in their own homes for as long as possible.

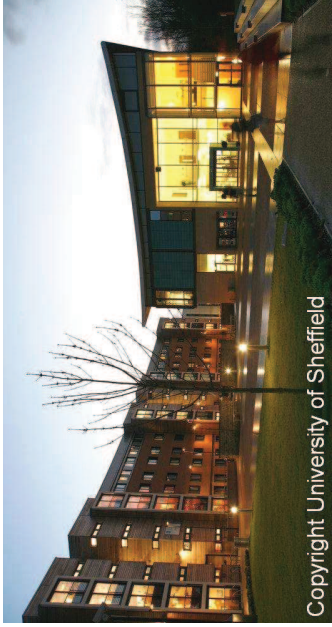
Helping people to keep themselves warm enough to stay healthy and feel comfortable without overstretching their budget on fuel costs is another priority for this strategy. Fuel poverty is the result of different risk factors interacting in the household, such as heating needs, the price of the heating fuel used, income levels, and the energy efficiency of a property. We will therefore work with partners to identify ways of helping people out of fuel poverty and reduce the risk of cold related illnesses and excess seasonal deaths.

Alongside the importance of having good quality decent homes that are comfortable and warm, it is important that people feel safe and secure in their home and neighbourhood. Tackling anti-social behaviour (ASB) is a corporate priority and we intend to work with our partners to improve the way in which we respond to problems in our communities.

We want to ensure that repeat vulnerable victims of ASB receive a joined-up and consistent approach to their problem, regardless of where they live in the city. We will identify the areas and individuals that are most at risk of experiencing ASB and develop more coordinated tactical plans for tenants and homeowners to reduce ASB from occurring in the future. An early priority will be to work with partners in mental health and drug and alcohol misuse services to improve sustained support to victims and offenders.

3.4 Helping young people to live independently

Securing independent housing away from the family home is an important step for any young person. However, the current housing market and policy changes have impacted on young people's ability to get a home of their own and we know they are finding it harder than others to access and



afford suitable housing. We therefore want to support young people so they can secure the resources they need to move into appropriate accommodation in a planned way.

3.4.1 Accessing home ownership

Home ownership is still unaffordable for many young people, and the large deposit now needed to secure a mortgage is a significant challenge for first time buyers. Restricted mortgage access is expected to continue for the foreseeable future, with little prospect in the short term of mortgage finance becoming more readily available to those without large deposits or those with lower incomes. Many young people are now living at home for longer, until they have saved enough for a deposit, or rely on financial help from their parents. The impact of this is an increase in unmet demand and potentially more overcrowding. We are therefore taking steps to develop the right type of

mortgage deposit support for Sheffield. Our approach will support new housing delivery in our regeneration areas and help those that may be in a position to obtain a mortgage but are unable to save the required deposit.

3.4.2 Living in the private rented sector

The housing market has changed and although home ownership is the long term housing goal for many, more people now live in private rented homes than in previous years and young people are living in the private rented sector for longer.

Young people, particularly students, have told us they like living in shared private rented accommodation as it enables them to live in areas they would not otherwise be able to afford, and allows them to share the cost of the rent and bills. The demand for this type of accommodation is also likely to continue growing, particularly from young people receiving housing benefit. We will therefore explore the potential to increase the number of good private landlords who manage safe shared accommodation to enable us to re-house people who are only eligible for housing benefit at a shared accommodation rate.

We will also work with both of the city universities to raise the quality of housing and the standards of management in all

student homes in the city. This will include defining our strategic approach to accommodation for students, including our expectations for new and existing purpose built student accommodation, shared accommodation and houses in multiple occupation (HMOs) in the city.

We also plan to explore how our teams working in this sector can provide more help with supporting and sustaining tenancies, and managing anti-social behaviour.

3.4.3 Sustaining tenancies

As well as helping young people to access the right kinds of housing, we also want to support the most vulnerable young people to sustain independent living. As a landlord we know that young people are more likely to fail their tenancy in the first two years or become homeless because they do not always have the appropriate resources and life skills to manage and maintain their home. We will therefore develop our understanding of the main reasons why young tenants are failing to sustain their council tenancies and develop specific solutions to address these. This will include working with our partners to offer advice about managing money and running a home.

3.5 Helping vulnerable and older

people to live independently

Providing suitable housing and age-friendly neighbourhoods is essential for creating a city where people maintain the highest possible level of activity, independence and quality of life throughout their lives.

Our planning policies will help to ensure that new housing developments are built where a range of local services and community facilities are available within a reasonable walking distance and ensure that people have opportunities for outdoor sport and recreation close to their homes. We will supplement these with a range of support to help people maintain or move into independent living.

3.5.1 Preventing loss of independence

Our emphasis will be on early intervention to prevent loss of independence, minimise escalating needs and reduce the long term cost to public health, social care and support services. This will include providing housing services and support as close to home as possible, and working with our partners to provide wider and more innovative opportunities for support at an earlier stage.

We will work with our partners to understand the greatest risks threatening

residents' capacity to continue living safely and comfortably in their own homes. We will look to integrate services and create an effective structure for providing the right support for sustaining independent living. As part of this approach we will explore the potential to provide practical support, such as help to make trips outside of the home or with maintaining gardens and homes.

We recognise that carers in Sheffield make an enormous contribution to independent living by providing care and support to many of the city's most vulnerable residents. We will explore how we can better meet the housing needs of all carers, and ensure that carers who need council housing and provide high levels of care and support to their families and friends are given appropriate priority through our Allocations Policy.

3.5.2 Helping people to help themselves

Our approach will focus on helping people to help themselves. This will include exploring ways to make it easier for residents to find appropriate homes that better meet their needs. We will work with estate and letting agents in the private sector to promote the importance of identifying, recording and promoting wheelchair accessible homes.

To help make it easier for people to move

to more manageable properties we will also explore the potential for developing similar support for owner occupiers to that which is already being offered to council and some other social housing tenants, funded by a fees from the service users.

3.5.3 Providing flexible support

We understand that many of our most vulnerable residents require higher levels of support to live comfortably and with the level of independence they desire. To help people access and leave services in a more planned way we will develop a supported accommodation pathway, which will also allow resources to be used more effectively and reduce the reliance on temporary accommodation. We will also remodel services for some vulnerable groups to help meet their needs better and support more people into independence.

Although the current Extra Care Housing provides a high standard of design, security and privacy it is also expensive to deliver and potentially unaffordable for some people. We will therefore develop a range of options that will provide a sustainable choice of accommodation solutions for vulnerable people. In order to deliver this we will map existing accommodation and services across the city, and work with our partners to ensure that public accommodation and services will complement those being developed



and delivered by the private sector. We will use this information to inform future housing development and the development of long-term care and support commissioning plans.

To help people live with a greater degree of independence we will explore options for developing more tailored services for older and vulnerable people, including extending the role of floating support and home care. This will include exploring the potential for expanding services delivered as part of purpose-built supported accommodation to provide support services to people living in the wider community.

[3.5.4 Help people with learning disabilities](#)

Good progress has been made to support people with learning disabilities to access choice based lettings, private sector

housing and in developing a range of specialist supported schemes, however more work is needed. We will therefore update our accommodation strategy for people with learning disabilities. This strategy will include the following three outcomes: increasing the number of people who have their own home; increasing the quality of housing and support for people with learning disabilities; and ensuring that housing and support is affordable.

In the short term, another key priority will be to ensure that all people with learning disabilities who have previously been placed outside of Sheffield can be supported in affordable housing within the city by the middle of 2014.

[3.5.5 Adaptations and home improvements](#)

As our population grows demand for adaptations and assistive technology is expected to increase, and we will need to identify a long term, sustainable solution to fund this. We will therefore look at different options for funding the delivery of the Disabled Facilities Grant (DFG) programme, including the potential for pooling health, social care and housing budgets to provide more adaptations in the future. The Sheffield House Condition Survey indicates at least £170 million of

investment is required to deal with non decency in the private sector. We believe that we can't and shouldn't fund all this work. However, we need to develop a sustainable way of helping the most vulnerable homeowners in the city.

Therefore our approach will be to provide comprehensive re-housing advice that covers renting a home as well as advice on sale and repurchase. We will also explore the potential to develop practical support for owner occupiers who wish to move to a more suitable home.

We will also provide small loans to financially vulnerable home owners who are unable to access a loan from a conventional high street lender to enable them to make improvements to their existing home, which will allow them to remain independent for longer.

[3.5.6 Preventing homelessness](#)

In Sheffield we work hard to reduce the number of people who become homeless. However, we know that the current economic climate is making it harder for people to keep up with housing costs. Due to the problems people are facing in sustaining their homes in the future we expect to see an increase in demand for services to help homeless people.

We will continue to provide advice and

assistance to help prevent homelessness, and where this is not possible we shall assist customers into accessible, affordable housing. We want to be able to offer people who find themselves homeless or at risk of losing their home a better choice of accommodation and we want to reduce the number of homeless households living in temporary accommodation. We shall therefore work with landlords of private rented homes to provide a greater supply of good quality, safe and well managed homes for people who are homeless.

We will also develop flexible tailored tenancy support to reduce the risk factors that lead to tenancy failure, and to respond to the changing needs of the tenant throughout their tenancy.

We will also work with our partners to provide a range of supported accommodation options for homeless young people who are unable to return home. This will provide a safe environment where they can gain the necessary life skills to sustain and enjoy their own home in the future. The development of an effective Supported Accommodation Pathway will also help vulnerable people of all ages to access and leave supported accommodation in a more planned way, and help to reduce homelessness.

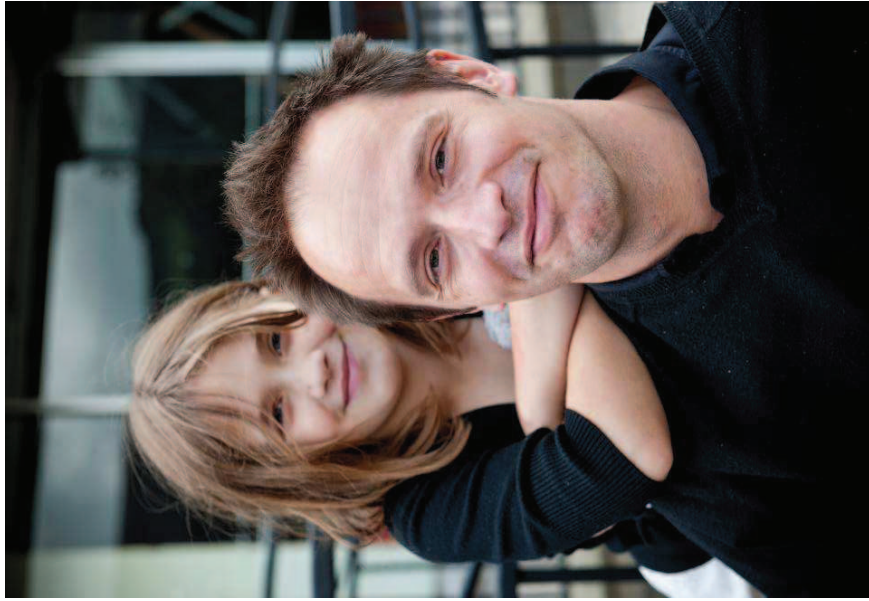
We will:

- Assess the housing needs of households living across Sheffield
- Address the barriers that hinder some groups and communities from accessing suitable housing
- Provide early targeted support for households and families facing multiple problems
- Ensure that social housing is allocated fairly and provides homes to households most in need
- Give people a greater say in developing and delivering housing services
- Reduce the impact that poor housing has on health and wellbeing
- Support young people to access housing and live independently
- Provide more choice and options to help vulnerable and older people live independently in their homes
- Ensure all people with learning disabilities previously placed outside of Sheffield are supported in affordable housing within the city
- Reduce homelessness through early intervention

Chapter 4: Delivery



Chapter 4 Delivery



Chapter 4: Delivering the strategy

In this Housing Strategy we have described our ambitions for housing in the city over the next 10 years, including the issues we expect to tackle first and the

issues we expect to address over the long term. We have also set out our expectations for others working with us to deliver our goals, and where appropriate we have made steps to describe our policy approach to housing delivery and to investment in housing and housing services across the city.

Alongside this strategy we will produce a series of 3-year action plans which will take us closer to achieving our long term goals for housing in the city. These action plans will reflect the current policy and investment landscape in which we are operating and respond to the levels of investment and resources available.

We will build upon a strong history of partnership working, and the direct contribution of our partners will maximise the resources available to enable the delivery of this strategy and action plan.

The extent of our ambition for housing will require changes at a national and local level. This might be in relation to devolved power and local governance arrangements or the levers required to exert influence on the aspects of this housing strategy which are outside of our control, for example the constraints on

mortgage lending and wider economic conditions.

We recognise that the longer term housing needs and economic aspirations of the Council can only be effectively met through a new Local Plan. Our aim will be to increase the supply and choice of sites so that a 5-year supply of ready to develop sites can be maintained throughout the period covered by the new Local Plan. However, to help with housing delivery in Sheffield, future housing requirements and the distribution of housing growth needs to be addressed at a City Region level and new governance arrangements will be required to enable this to happen.

We are also aware that the scale of the challenge facing us relating to the quality of existing private sector homes in the city is beyond the resources that we currently have available to us. We retain an ambition to improve the quality of the stock in the city and will continue to find ways of helping the most vulnerable home owners to improve their homes. We are also keen to explore with Government the potential to develop a City Deal for Housing, which will allow us to target sufficient resources towards those people who are living in poor housing conditions

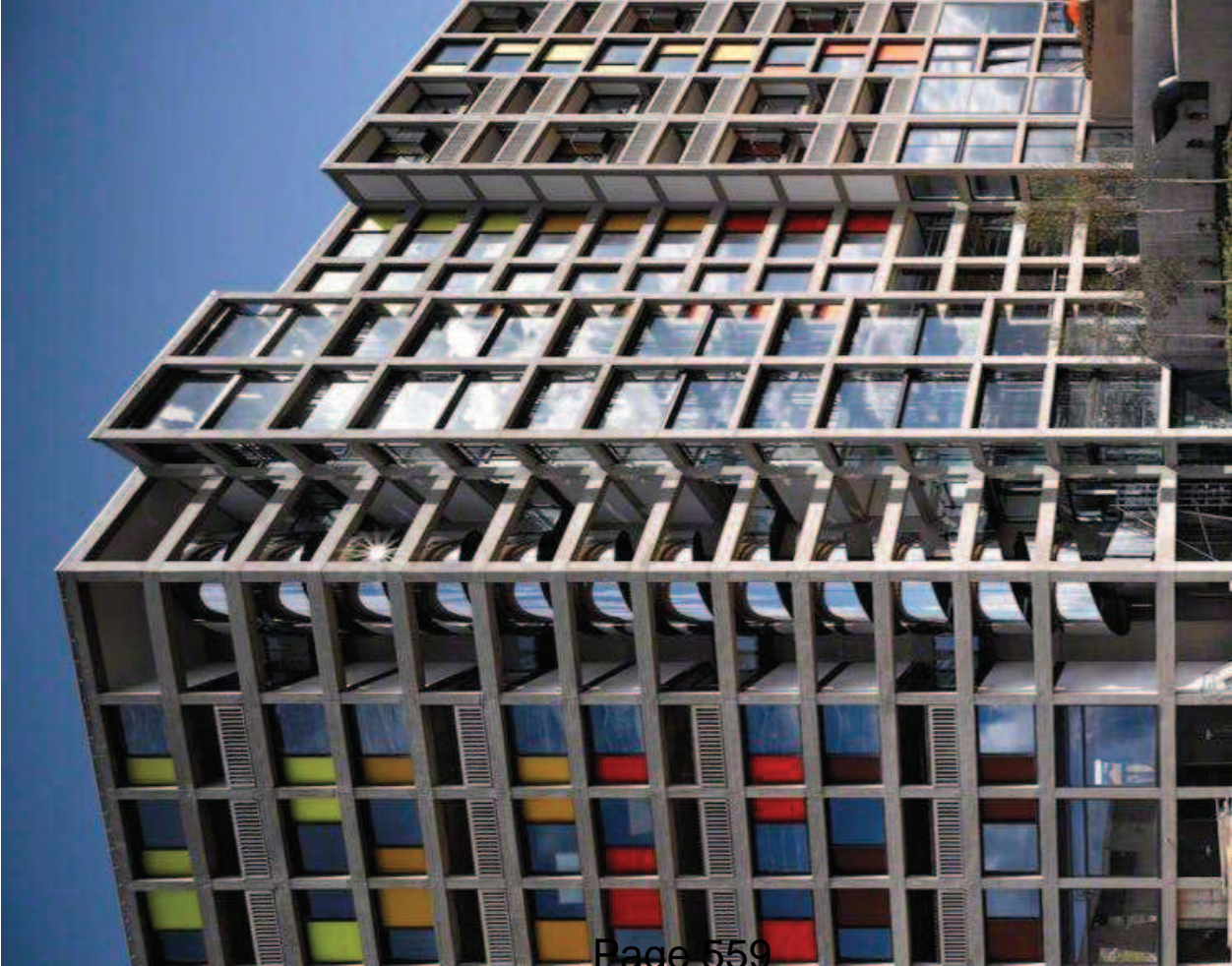
and as a result are likely to suffer ill health or loss of independence and increasingly impact on the public purse as the cost of their care grows.

Therefore alongside the activity that we are directly responsible for and the work done with or by other organisations, we intend to continue to talk to Government and others about how to reduce the barriers to delivery and create the right powers and environment which will help us achieve our long term goals.

The Housing Strategy Action Plan will inform the future shape of the annual Capital Investment Programme as well as housing activity contained within the Council's annual budget setting process.

Performance on progress made against the delivery of the Housing Strategy Action Plan will be regularly reviewed by the Great Place to Live Board and the Housing Investment Board.

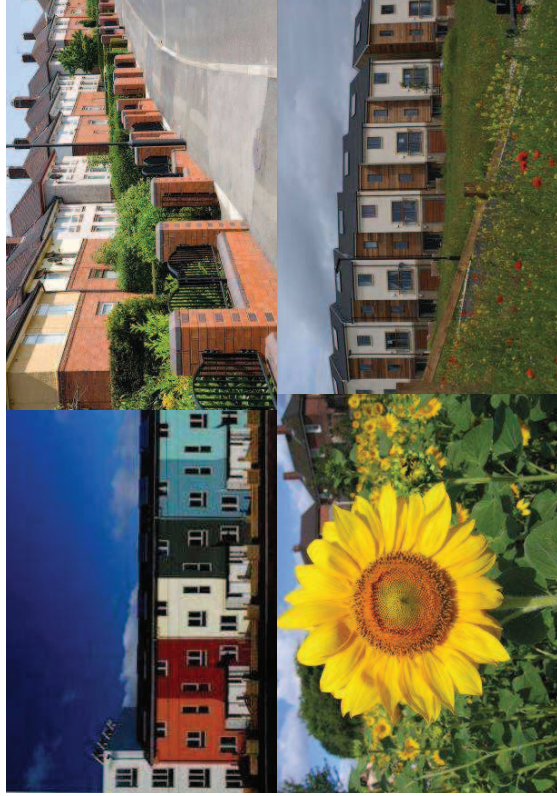
We will also review the performance indicators which were established to sit alongside this housing strategy and action plan to help us to measure both the impact of our influence and the impact of our direct activity. A progress update of the Action Plan and Performance Indicators will be published on the Council's website in April each year.



If you would like this document in another language or format, please contact the Housing Strategy and Policy team: Telephone - 0114 2735148, Email - housingstrategy@sheffield.gov.uk, write to - PO Box 1918, Sheffield. S1 2XX.

Sheffield City Council

Housing Strategy 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 enable 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.

1.5 Equalities Legislation

The Equality Act 2010 provides the overarching legislation which sets out public sector duties on equalities issues. It requires the Council to eliminate discrimination, harassment and victimisation; advance equality of opportunity; and foster good relations. Having due regard to the need to advance equality of opportunity involves removing or minimising disadvantages suffered by persons; taking steps to meet the needs of persons that are different from others; and encouraging people to participate in public life or other activity in which participation is disproportionately low. Our Housing Equalities Group will help us to achieve these requirements, supported by the Housing Equalities and Inclusion Action Plan which the group will help us to develop and monitor.

The Group will also be involved in helping the Council to meet the housing requirements of people with autism in line with the Autism Act 2009 and Fulfilling and Rewarding Lives (the national strategy for adults with autism in England 2010). The Winterbourne View Review Concordat: Programme of Action (2012) has also outlined a programme for change in the treatment of people with learning disabilities or autism, and the Council will be responding to this

through its accommodation strategy for people with learning disabilities and its new plan 'A Good Place to Live'.

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 Consultation with residents

As part of the process to develop Sheffield's new housing strategy, a period of extensive consultation was undertaken with over 500 residents and a number of stakeholders and partners.

The purpose of this consultation was to identify the housing issues facing Sheffield's residents and to establish the key housing priorities for the future. The following five priorities were selected as being the most important:

- Provide more affordable homes to rent and buy
- Improve the quality of Sheffield's neighbourhoods
- Increase support to help people remain independent in their own home
- Give people a greater say in decisions on housing
- Help young people to obtain and run a home

Analysis of the wider consultation findings highlighted other issues which are also a priority for our residents, partners and stakeholders. These were:

- Improving the quality of the Private Rented Sector
- Empty homes
- Anti-social behaviour
- Energy efficiency and fuel poverty
- Improving the range and quality of homes

These priorities have played a key role in shaping the development of the housing strategy.

3.4 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. It 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 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 greater responsibility 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.

3.5 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	Deadline	Key Partners
GP1	Enable housing development	Review Local Investment Plan and integrate into the emerging Infrastructure Delivery Plan for Sheffield	September 2013	
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	
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	
GP4		Develop the briefs to define the new housing which is required on the Council owned sites at the former Bannerdale and King Egberts school sites in the south west of the city.	September 2013	
GP5		Prepare and deliver to market, 24 hectares of Council owned housing sites, ready for development, by the end of 2016	March 2016	
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	

GP7		Increase our understanding of the private rented market and its capacity to accommodate homeless and vulnerable households.	September 2013	
GP8		Explore the appetite and ability of local people to take up custom build opportunities as part of community led construction.	September 2013	
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	Local Traders
GP10		Adopt and implement the Local Plan, including the City Policies and Sites document, and the Core Strategy's housing policies.	March 2016	
GP11		Commence review of the Local Plan, including reviews of the Green Belt and employment land.	March 2016	
GP12	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	Private land owners
GP13		Commence work on site on 500 new homes in the city centre by December 2015	March 2016	
GP14		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	Urban Splash and Great Places Housing Group
GP15		Complete the acquisition, rehusing 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	HCA and HOME Group
GP16		Deliver 305 new high quality mixed tenure two,	September	Keepmoat Homes

		three and four bed homes through the Sheffield Housing Company in the neighbourhoods of Parson Cross, Shirecliffe and Norfolk Park, including 25 for affordable rent.	2015	Limited and Great Places Housing Group
GP17		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	Keepmoat Homes Limited and Great Places Housing Group
GP18		Build or acquire 75 homes to increase the provision of council-owned homes in the city (45 by 2015).	March 2016	HCA
GP19	Improve the mix and range of homes	Through the national Affordable Homes Programme, deliver 471 affordable rent homes (up to 80% of market rent) using the £9.3m Homes and Communities Agency (HCA) grant	March 2015	HCA, Arches, Chevin Great Places, HOME Group, Guinness Northern Counties, People for Places, Sanctuary and SYHA
GP20		Develop a new mental health supported accommodation scheme (Part of the Affordable Homes Programme)	March 2015	Guinness Northern Counties
GP21		Deliver new domestic abuse provision (Part of the Affordable Homes Programme)	March 2015	Sanctuary Housing Association
GP22		Explore the opportunities to enable the Council to use its resources to support access to affordable mortgage finance or develop affordable equity stake models, to support specific council regeneration schemes	March 2016	HCA, Registered Providers
GP23		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	HCA, Registered Providers
GP24		Develop a housing scheme for people with learning disabilities to target particular gaps in provision. (Part of the Affordable Homes Programme)	March 2015	SCC, Registered Providers, Local NHS Organisations, Private Sector Housing.

GP25	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	
GP26		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	
GP27		Increase support provision to single people with complex needs	September 2013	
GP28		Remodel the provision of young people's supported accommodation	March 2015	South Yorkshire Housing Association
GP29	Make best use of existing stock	Develop a long term Asset Management Strategy to maintain and improve the quality of council homes	March 2014	
GP30		Bring 35 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. Acquire 31 long term empty properties and let them as affordable homes.	September 2015	
GP31		Award approximately 1080 re-housing priorities to people wishing to downsize	March 2013 - March 2016	
GP32		Develop a pro-active matching service to assist social tenants in being able to mutual exchange their properties regardless of landlord	September 2015	
GP33		Undertake a comprehensive review of all council age designating properties, including consultation with those affected.	September 2014	

Sustainable Communities

Ref	What we will do	How we will do it	Deadline	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.	September 2014	
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	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	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	
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	
SC6		Develop and launch an on-line information system to support tenants and landlords on tenancy rights and obligations.	September 2014	
SC7	Provide more choice and options to help vulnerable and older people live independently in their homes	Develop a three year Housing Equalities and Inclusion Action Plan to address the housing needs of different groups living in the city.	September 2013	Housing Equalities Group
SC8		Develop proposals to revise the governance and tenant engagement structure.	September 2013	“Opportunity to have my say” project group
SC9		Work with partners to introduce and embed the distinct ways of working being adopted for the	March 2015	Health Trusts, Jobcentre Plus,

		Building Successful Families programme to help families with multiple and complex needs to access and sustain appropriate housing.		Police, Probation Service, Registered Providers, Third Sector, Youth Offending Service, Sheffield Credit Union
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	
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)	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	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	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	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	
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	
SC17		Develop a strategic citywide approach for providing	September	Public Health Unit,

		affordable warmth support and information and support to households most at risk from fuel poverty and cold-related illness.	2013	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	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	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	Office of Disability Issues, Barnsley 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	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 community.	September 2015	SCC, NHS Sheffield, Vol. Sec, Ind. Sector
SC23		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	September 2014	Registered Providers, Housing Solutions team, GP Practices

SC24	approach citywide if shown to be viable. Ensure the housing contribution is integral to all of the Right First Time work programmes.	September 2014	Local NHS organisations
SC25	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.	March 2015	
SC26	Work with partners to develop and implement new ways of working to prevent people from becoming homeless	March 2016	Debt Support Unit, other advice, organisations Credit Union, tenancy support providers, Shelter homeless prevention, landlords - private and social, supported accommodation providers, service users
SC27	Develop and implement the Supported Accommodation Pathway	March 2016	Supported accommodation providers, South Yorkshire Probation Trust, Referring organisations, service users
SC28	Work with local partners to ensure all people with learning disabilities currently placed in hospital can be supported in affordable housing within Sheffield	July 2014	NHS Clinical Commissioning Group and other

		(and not outside the city) by the middle of 2014, in line with the requirements of the Winterbourne View Concordat		Local NHS Providers, Police, Registered Providers, private sector housing, social care support providers, Learning Disabilities Partnership Board
SC29		Develop and promote options which support people with learning disabilities to remain living within the family home for longer	March 2014	SCC, Local NHS Organisations, Learning Disabilities Partnership Board

Sheffield City Council Equality Impact Assessment



[Guidance for completing this form is available on the intranet](#)

Help is also available by selecting the grey area and pressing the F1 key

Name of policy/project/decision: Housing Strategy 2013-23

Status of policy/project/decision: New

Name of person(s) writing EIA: Dan Green

Date: 19 Dec 2012

Service: Housing Enterprise and Regeneration

Portfolio: Place

What are the brief aims of the policy/project/decision? The 10 year housing strategy and its first three year action plan set out the Council's approach to housing in all tenures and in all areas of the city. The action plan will be refreshed every three years to make it responsive to the local and national housing landscape, but will be guided by the overarching themes and priorities of the strategy.

Are there any potential Council staffing implications, include workforce diversity? No

Under the [Public Sector Equality Duty](#), we have to pay due regard to: "Eliminate discrimination, harassment and victimisation, advance equality of opportunity and foster good relations." [More information is available on the council website](#)

Areas of possible impact	Impact	Impact level	Explanation and evidence (Details of data, reports, feedback or consultations. This should be proportionate to the impact.)
Age	Positive	High	<p>The Housing Strategy will have a positive outcome on people of all ages as one of its key themes will be helping young and older people to live independently where they are able and want to do so. Increasing support to help people to live independently was identified as one of the key priorities for residents through the consultation we undertook.</p> <p>Providing low level housing support services has also been shown to have a positive impact on a range of areas such as the cohesion of communities, social care, criminal behaviour and health issues and produces overall savings for public budgets (Cap Gemini, 2009).</p> <p>Sheffield's residents are living longer and the number of people aged 75 and over is expected to increase by 20% (approximately 53,000 people) over the course of the strategy. The strategy will prioritise the delivery of a range of flexible, tailored support that can be sustainably financed as the demand for supported accommodation and services grows in the coming years.</p> <p>The strategy will prioritise the provision of a range of support to young people to access and sustain independent living. The number of homeless</p>

Areas of possible impact	Impact	Impact level	Explanation and evidence (Details of data, reports, feedback or consultations. This should be proportionate to the impact.)
			presentations made to and accepted by the council has increased over the last two years, with almost half of all acceptances in 2011/12 being from people aged between 16 and 24.
Disability	Positive	High	<p>The Housing Strategy will have a positive impact on disabled people as one of its key themes will be helping disabled and other vulnerable people to live with as much independence as is wanted and appropriate.</p> <p>It is expected that the demand for adaptations to properties will grow as Sheffield's population increases over the lifetime of the strategy. The strategy will therefore prioritise finding a sustainable solution to funding Disabled Facilities Grants. The strategy will also outline how our planning policies which will help to deliver accessible housing and neighbourhoods.</p> <p>A sub Housing Equalities and Inclusion Action Plan will also be developed to sit below the Housing Strategy, which will identify and implement actions to improve access to housing and address particular barriers and challenges that can hinder some groups in accessing suitable housing and support. The Housing Equalities and Inclusion Action Plan will be developed alongside the Housing Equalities Group, which was established to review and monitor housing delivery, strategy and policy. Membership is drawn from Sheffield residents and representatives of existing groups in the voluntary and community sector (VCS), which includes 21 disabled people.</p>
Pregnancy/maternity	Neutral	Low	N/A
Race	Positive	Medium	<p>The Housing Strategy will have a positive impact on people of all races. It recognises that Sheffield's population is becoming increasingly ethnically and culturally diverse, with the 2011 Census identifying that 19% of the population are from a BME community. The Housing Strategy intends to ensure that Sheffield's housing and support services are able to meet the diverse demands of our residents and that residents are able to access the services that they require now and in the future. The specific housing needs of BME households will be assessed as part of the Strategic Housing Market Assessment and through consultation with the Housing Equalities Group, which includes 10 BME members. The Housing Equalities and Inclusion Action Plan will also identify and implement actions to improve access to housing and address particular barriers and challenges that some BME people may experience.</p>
Religion/belief	Neutral	Low	<p>Religion and belief issues will be considered in the development of the Housing Equalities and Inclusion Action Plan in consultation with the Housing Equalities Group.</p>

Areas of possible impact	Impact	Impact level	Explanation and evidence (Details of data, reports, feedback or consultations. This should be proportionate to the impact.)
Sex	Positive	Medium	The Housing Strategy will have a positive impact on vulnerable women and children who have been a victim of domestic abuse by monitoring the delivery of new self-contained emergency accommodation through the Housing Strategy Action Plan. Other specific gender issues will be considered in the development of the Housing Equalities and Inclusion Action Plan, in consultation with the Housing Equalities Group.
Sexual orientation	Positive	Low	The needs of LGBT people were explored as part of the Housing Strategy consultation, this included a specific LGBT housing survey. The findings from this survey and consultation with the Housing Equalities Group, which includes 4 LGBT members, will be considered in the development of the Housing Equalities and Inclusion Action Plan. Actions will then be developed to address any challenges and barriers that this group may experience into housing.
Transgender	Positive	Low	See above
Carers	Positive	Medium	The Housing Strategy will have a positive impact on carers in Sheffield. It recognises the enormous contribution they make to independent living, by providing care and support to many of the city's most vulnerable residents. Through the strategy the Council will explore how we can better meet the housing needs of all carers, and ensure that carers who need council housing and provide high levels of care and support to their families and friends are given appropriate priority through our Allocations Policy. Council approved foster carers will also be given priority to move to a social rented home which is appropriate for their needs, and will also be assisted to extend their properties or move to larger properties where necessary.
Voluntary, community & faith sector	Positive	Medium	Voluntary, community and faith sector organisations were consulted as part of the Housing Strategy and their feedback helped us to establish the ten priorities. Representatives from voluntary, community and faith organisations are members of the Housing Equalities Group who will help to develop the Housing Equalities and Inclusion Action Plan.
Financial inclusion, poverty, social justice:	Positive	High	The Housing Strategy will have a positive impact on financial inclusion. The Housing Strategy stresses the important role housing plays in supporting the economy, as around 3% of the country's GDP generated from construction. One of the strategy's aims is therefore to take steps to increase levels of house building and ensure that Sheffield continues to improve its residential offer. By helping to ensure that high quality new homes are built and provided in the right places, the strategy will help to encourage labour mobility and facilitate future local economic growth. The Housing Strategy is also committed to supporting

Areas of possible impact	Impact	Impact level	Explanation and evidence (Details of data, reports, feedback or consultations. This should be proportionate to the impact.)
			<p>people on low and middle incomes and an early priority for the strategy will be to work with partners to increase the supply and range of affordable homes for people living in the city. The strategy will also support households who are being affected by welfare reform changes. Broadly speaking, Sheffield will see around £180 million less benefits money coming into the city's economy every year, which will have an impact on the affordability of housing in the city.</p> <p>For instance, around 600 single private renters under the age of 35 will see their Housing Benefit reduce by £35 a week and another 23,000 working age social tenants will migrate to Universal Credit and have their housing support paid directly to them for the first time. The strategy therefore aims to explore the most effective solutions for helping tenants avoid getting into rent arrears and other financial difficulties. This will include working in partnership with private landlords, social housing providers and the voluntary sector to provide advice and support to tenants.</p>
Cohesion:	Positive	Medium	<p>Improving community cohesion and dealing with anti-social behaviour (ASB) were key issues that came out of the Housing Strategy consultation. The Housing Strategy therefore recognises the importance of working with our partners to tackle ASB. This will involve identifying the areas and individuals that are most at risk of experiencing ASB and developing more coordinated tactical plans for tenants and homeowners to reduce ASB from occurring in the future.</p>
Other/additional:	Positive	-Select-	

Overall summary of possible impact (to be used on EMT, cabinet reports etc):

The Housing Strategy outlines our belief that everybody in Sheffield should live in welcoming, inclusive and safe communities and have a good standard of housing that enables them to stay safe and warm. It also acknowledges that some communities within Sheffield's diverse population will need extra support to achieve this and to actively participate in the life of the city. The Housing Strategy therefore sets out our broad approach to meet this ambition whilst reflecting the current policy and investment landscape in which we are operating, and the levels of investment and resources available. Alongside this strategy, there will be series of three-year action plans which will set out the actions we intend to take in order to achieve the strategy's long term goals.

In addition to the three-year action plans, we will develop a Housing Equalities and Inclusion Action Plan, which will address the specific needs of the different equalities groups living in Sheffield. This plan will look at the particular barriers and challenges that can hinder some groups in accessing appropriate housing and support. It will also ensure that Sheffield's housing and support services are able to meet the diverse demands of our residents and that residents are able to access the services that they require now and in the future.

If you have identified significant change, med or high negative outcomes or for example the impact is on specialist provision relating to the groups above, or there is cumulative impact you **must** complete the action plan.

Review date: 19/12/13 **Q Tier Ref** / **Reference number:** /

Entered on Qtier: No **Action plan needed:** See below

Approved (Lead Manager): Dan Green **Date:** 19/12/12

Approved (EIA Lead person for Portfolio): Ian Oldershaw **Date:** 19/12/12

Does the proposal/ decision impact on or relate to specialist provision: No

Risk rating: Low

Action plan

Area of impact	Action and mitigation	Lead, timescale and how it will be monitored/reviewed
All groups	Develop the Housing Equalities and Inclusion Action Plan	Housing Strategy and Policy Team, April - September 2013. The plan will be developed with housing teams across Place and Community, and with partners, such as the Housing Equalities Group. It will be reviewed on a six monthly basis.
-Select-		
-Select-		
-Select-		
-Select-		
-Select-		
-Select-		
-Select-		
-Select-		
-Select-		
-Select-		
-Select-		
-Select-		

Approved (Lead Manager): **Date:**

Approved (EIA Lead Officer for Portfolio): **Date:**

Housing Strategy 2011-21 Consultation Findings Overview

1 Introduction

As part of the process to develop Sheffield's new housing strategy, a period of extensive consultation was undertaken with residents, stakeholders and partners. The purpose of this consultation was to identify the housing issues facing Sheffield's residents and to establish the key housing priorities for the future. The findings will form the basis of Sheffield's new housing strategy and will help to determine the council's direction in relation to housing provision and services over the next ten years.

The consultation highlighted a wide range of issues and concerns; some of these were strategic and policy focussed, some about how the council delivers its services, and some were about access to housing and how the city's residents are affected by the area and house in which they live.

Because of the wide range of issues raised, this briefing paper summarises those issues which were either highlighted repeatedly as being important for the city and its residents, or which research and national policy have raised as an important issue. Other issues, while not set out within this report, will be considered more generally within the strategy and within the work of the council. For example, the allocations and lettings policy was raised by a number of residents and partners. While the comments are not covered within this paper, they will be fed into the review of the allocations and lettings policy, which is currently taking place.

If you would like more information of the findings from the Housing Strategy 2011-21 consultation, please contact the Housing Strategy and Policy Team on (housingstrategy@sheffield.gov.uk or 0114 273 5148), or visit www.sheffield.gov.uk/housingstrategy.

2 The Consultation Process

The consultation was split into three distinct parts, which evolved as the process moved forward. A separate paper sets out these stages and provides an overview of how we consulted and who we consulted with. If you would like to see a copy of this paper, please contact the city's Housing Strategy and Policy team on the details above.

3 Findings

The following sections provide a summary of the themes arising from talking to people about housing provision and services.

From the findings of the desktop study and phase one of the consultation process, 14 issues emerged as possible priorities for the city's next housing strategy. Throughout this section, reference is made to these priorities, which are highlighted in bold. To help us to assess the importance of these issues, the second phase surveys asked respondents to select the five which they felt were most important to them, their neighbourhood or the city as a whole. The following five were selected as being most important:

1. Provide more affordable homes to rent and buy
2. Improve the quality of Sheffield's neighbourhoods
3. Increase support to help people remain independent in their own home
4. Give people a greater say in decisions on housing
5. Help young people to obtain and run a home

Analysis of the wider consultation findings highlighted other issues which are also a priority for our residents, partners and stakeholders. These are:

6. Improving the quality of the Private Rented Sector
7. Empty homes
8. Anti-social behaviour
9. Energy efficiency and fuel poverty
10. Improving the range and quality of homes

These priorities are discussed in the sections below and again in section 4.0 of this briefing paper.

3.1 Housing Affordability

The Home Truths survey found that housing affordability in Sheffield has not improved, despite the economic downturn and falling house prices. We therefore knew that affordable housing delivery was an ongoing priority for the city, however the consultation findings from both phases emphasised the importance of this issue. Issues relating to affordability were raised extensively by partners, internal staff, and members of the public, who selected '**provide more affordable homes to rent and buy**' as their top priority for the city.

Although issues relating to affordability were raised throughout the consultation, they were particularly evident from the results of the young persons' survey.

The findings from this survey show that affordability is a key factor in the housing choices and options of young people. For example, there is evidence that many young people are delaying independence to remain in their family home, as this is considered the only viable option. A lot of young people are also opting to rent for longer with friends as this allows them to access housing that they would not otherwise be able to afford. **‘Helping young people to obtain and run a home’** also emerged as one of the top five priorities, showing a broad recognition across all groups that young people are particularly disadvantaged in relation to rising house prices and rents.

The importance of the private rented sector for meeting the affordability gap was also highlighted during the consultation. In many cases, the sector was the only available option for young people, with home ownership being out of reach and the shortage of social housing meaning that it is not a realistic tenure choice for a lot of young people. This demonstrates a need to continue supporting young people into housing, for example by providing housing advice and ensuring that suitable homeownership and other products are available and promoted.

3.2 Economy and Enterprise

The first phase of consultation emphasised the importance of housing in supporting a successful economy. The findings suggested that the area and house that people live in affects their opportunities, in terms of education, access to work, and setting up or expanding a business. This particularly came out through conversations with the Directors’ Group and the Sheffield Homes’ Managers meeting. To develop our understanding of this issue, the second phase of consultation asked respondents whether their home or their neighbourhood had impacted on their job or business opportunities, or their education. Whilst most people felt that where they lived was not a barrier to accessing work or training, around a quarter of respondents stated that where they live has negatively affected their opportunities. The responses received suggest that a lack of suitable business premises, poor public transport and a lack of local jobs are some of the key factors which can affect people’s opportunities. Suggestions were made by the Directors’ Group as to how these issues could be tackled. These included continuing to make the link between housing and the Thriving Districts and Local Centres project, and ensuring business growth areas have effective transport links in place including accessible public transport that will directly link the business growth areas to neighbourhoods across the city.

The link between the choice of where to live and employment opportunities was emphasised further in the findings from the young persons’ survey. Although the number of respondents was low, it was clearly evident that employment opportunities and accessibility to work was a key driver in young people choosing to move away from Sheffield. This is an important consideration as the retention of graduates will be important for the delivery of many of the ambitions within the Sheffield City Strategy. The Sheffield Homes Governors Meeting also raised the importance of supporting their tenants to move out of Sheffield for work reasons and vice versa.

These findings support the need to **'improve the quality of Sheffield's neighbourhoods'**, which was selected by the survey respondents as a top five priority for the city.

3.3 Independent Living

Independent living is about giving disabled and vulnerable people the same level of choice, control and freedom in their daily lives as any other person. This can include helping older and disabled people with tasks around the home that they are unable to do themselves, and supporting young people to develop the life skills that they need to run and maintain a home.

Delivery of services that support independent living is a key area of work for the council and its partners, and the first phase of consultation told us that these services need continued prioritisation. However, funding streams such as Supporting People are reducing, and it is therefore important that we have a good understanding of the support that local residents need.

The phase two survey therefore asked residents about their support needs. Although the results are not statistically representative, they confirm the need to prioritise services to support people to live independently. For example, one in ten people said that they need support to feel safe in their home and of those currently receiving support, only around 20% received this from a professional, with much of the support being given by family, friends and neighbours. There was also some evidence of people requiring support, but not currently receiving any, either formal or informal. These survey results confirm the need to **'increase support to help people remain independent in their own home'**, which was selected by residents as one of the top five housing priorities for the city.

A number of suggestions were made as to how the council could improve the services it provides to people to help them to live independently. For example, Registered Providers¹ at the Strategic Landlords Forum suggested that the council should look at different models of support services, building on the Right to Control pilot² and the research undertaken on Whole Household Services³. This could be used to guide delivery and provide better joined up working between the council and its partners.

Prevention measures are another important element of helping people to remain independent. For example, fitting a handrail can prevent a trip or fall, and dealing with issues of cold and damp, which can aggravate existing health problems, can reduce the need for medical attention and hospitalisation.

¹ Registered Providers is the new name for Housing Associations and Registered Social Landlord.

² This pilot will allow disabled people to choose what support packages they have.

³ The Whole Household project aims is to join up the approach to identifying and responding to the needs of tenants prior to signing up for a tenancy, with other partners (health, police, job centres etc), in order to improve sustainment of tenancies.

National research⁴ and findings from the Private Sector Stock Condition Survey tell us that prevention such as this, and wider investment in our housing, can greatly reduce costs to the public sector, including local authorities and health providers. The Directors' Group therefore flagged this area as priority.

In addition to helping people to remain independent in their home, the council also plays a role in helping young people to move into successful independent living. Research shows that young people moving out of care, people with disabilities, those from rural areas, and gay and lesbian young people often face particular challenges in moving to independent housing. It is therefore necessary to provide services that help young people to make the transition into independent living, particularly where this support is not available from family. This support may take the form of 'life skills' or pre-tenancy support training, housing advice, or supported housing provision. There must also be a good supply of housing that is accessible and suitable to young people and the range of their needs. As mentioned previously, '**Helping young people to obtain and run a home**' emerged as one of the top five priorities for the city.

3.4 Older People

With an ageing population both nationally and locally, housing for older people is high on the policy agenda and is a priority for housing providers and funders alike. It was therefore unsurprising that increasing housing provision, such as Extra Care Homes, and associated support services for older people were raised as issues throughout the consultation process. The use of the Lifetime Homes Standard⁵ was also raised as an important route to delivering new homes which could cater for older people with limited support needs. Lifetime Homes are designed to be easily adapted to meet the changing needs of their occupiers.

Another strong message drawn from the consultation was the need to engage better with older people. For example, a key conclusion of the Home Truths survey, and an issue also flagged up by colleagues across the council, was the need to promote the housing and support options available to older people so that they can make informed housing choices. Similarly, findings from the consultation with internal partners and the voluntary and community sector showed that there is a need to encourage older people to be involved in decision making. It was suggested that this could be done by using existing forums, such as Expert Elders and Community Assemblies.

⁴ For example, see findings from the Marmot Review, which was published in 2010.

⁵ Lifetime Homes are ordinary homes incorporating 16 Design Criteria. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. Lifetime Homes are all about flexibility and adaptability; from raising small children to coping with illness or dealing with reduced mobility in later life.

3.5 Decision Making

The Localism Bill, launched by the government in December 2010 and currently progressing through parliament, will allow local people to vote in referendums on some planning and housing issues in their neighbourhood. Through the Right to Challenge, the bill will also open up opportunities for voluntary and community sector and private organisations to deliver local services. Although there is a lack of detail on how these provisions will work in practice, it was decided that the consultation should try to assess what local people think about these proposed legislative changes.

We therefore asked survey respondents whether they would vote in local referendums on housing and planning issues in their area. The results from this question showed that there is a strong desire from local people to have their say on decisions relating to housing, with 8 out of 10 people saying that they would vote if given the opportunity. While high, this figure does need to be considered against turnout numbers for local elections, which are generally much lower than this. However, in support of the desire to be involved, **'give people a greater say in decisions on housing'** was one of the top five priorities selected by the survey respondents for the future housing strategy.

While this element of the Localism Bill appears to have support from Sheffield's residents, **'creating opportunities for community groups and other organisations to deliver council services'** was the least popular priority of those presented to the respondents.

3.6 Private Rented Sector

Through its Localism Bill, the government is putting greater emphasis on the role of the private rented sector (PRS) in meeting housing need. This, along with the difficulties in accessing home ownership and increasing rent levels, will put increasing pressure on this sector and those trying to access it. In Sheffield, some of the city's poorest quality housing is privately rented and the Home Truth's survey found that there is growing demand for private rented housing in the city. It was therefore important that we developed our understanding of this sector.

The phase two surveys asked specifically about issues relating to the PRS, and respondents living in the sector were asked about their satisfaction with their landlord or letting agent and the condition of their property. While most of the respondents were satisfied with their landlord or letting agent, approximately 1 in 4 people were not satisfied, with satisfaction levels being lower for young people. Satisfaction with the condition of the property was less good, with around 1 in 3 people stating that they were not satisfied. These figures, whilst only indicative, emphasise ongoing problems with the sector, with consultation showing particular issues around repairs and maintenance, the service received from landlords and agents, and issues relating to the security of tenure.

The consultation did however show some positive views of the private rented sector. People liked the flexibility it provided and that it allowed them to live in areas which would otherwise be unaffordable, supporting national research findings⁶ which show that the sector is seen as a tenure of choice for many people, who like the flexibility and options it provides.

Interestingly, despite the known issues with this sector and the comments received during the consultation, the public showed low support for **'improving the quality and management of private rented homes'** in terms of it being a priority for the city. However, this possibly reflects the size of the sector, with it making up only 12% of the total stock within the city, meaning that its quality has a direct impact on fewer of our residents.

3.7 Empty Homes

There are currently around 3000 long term empty properties in the private sector in Sheffield. Empty properties are known to blight areas and contribute to issues of anti-social behaviour, and they are also seen to be a waste of valuable housing stock. The government has recently released its Empty Homes Toolkit and it is offering financial incentives to councils who bring empty homes back into use.

With the issue of empty homes being raised by elected members, partners and residents in phase one, the second phase of the consultation aimed to establish the extent to which empty homes impact on Sheffield's residents and neighbourhoods. Nearly one in five respondents said that they consider empty homes to be a problem in their area, however there was no evidence of one area being more affected than another. Key concerns were issues of anti-social behaviour, under utilisation of stock, and the affect that empty properties had on an area's reputation, both in terms of house prices and inward investment.

There were also clear links between empty homes and general health and wellbeing, with associated issues of anti-social behaviour and vandalism having an adverse affect on people's lives. These issues contributed to the survey respondents considering **'reducing the number of empty homes in Sheffield'** a middle ranking priority for the city.

3.8 Anti-Social Behaviour

Anti-social behaviour (ASB) did not emerge as a key theme during the first phase of consultation and was therefore not flagged up as an emerging future priority. However, the second phase of consultation with residents told us a different story, with the findings showing that anti-social behaviour is an important issue for the city's residents.

⁶ For example, see Joseph Rowntree Foundation.

Local people told us that anti-social behaviour, crime and harassment had an affect on their health, with several people telling us that they had suffered stress or depression as a direct result of ASB from noisy and disruptive neighbours and intimidation from youths. ASB also contributed to people feeling unsafe in their home. Notably, while not all respondents answered the question, 1 in 16 people stated that they had been forced to move because they had been a victim of crime or harassment.

Over three quarters of all survey respondents think the council and its partners can do more to help victims of crime and harassment feel safe in their home and neighbourhood. The majority of people said they wanted to see improvements in the support offered to victims, through the provision of a more personalised service, including home visits, a dedicated officer for each case, improved signposting to other support services and regular case updates for the victim. They also wanted the reporting process for ASB to be made simpler. A number of respondents of the LGBT survey also felt that the council should work directly with their community to raise awareness on LGBT issues and help tackle homophobic views.

People also stressed the importance of improving neighbourhood security through the presence of more police and neighbourhood wardens in the local area, better street lighting and home security assistance and advice. Several people also wanted the police and other agencies to deal promptly with complaints of harassment and ASB. Alongside this, a number of people wanted to see offenders prosecuted more effectively, mediation between the offender and victim, and tougher measures, such as evictions.

3.9 Energy Efficiency

With energy bills rising sharply and a need to reduce carbon emissions, energy efficiency in the home is becoming increasingly important. It was therefore unsurprising that this was a key theme during the first phase of consultation, with a range of suggestions being made as to how the council can help to deliver improvements to the efficiency of Sheffield's housing stock. These include focussing funding on improving the energy efficiency of the private rented sector, in return for carbon reduction commitments from private landlords. This reflects the concern over the general condition of this tenure in the city, with damp and cold having an adverse affect on people's health.

During the first phase of the consultation, people also told us that they wanted to make their homes more energy efficient to help reduce their energy bills. The second phase of the consultation therefore aimed to explore how important energy efficiency is to Sheffield's residents, and the barriers that stop people from making their home more efficient. Over half of people said that the efficiency of a property was an important consideration when choosing a new home and 2 out of 3 people said that they would like to make their home more efficient in the next three years.

Cost was the main factor deterring people from making efficiency improvements to their home. However the design of the property was also highlighted as an issue, particularly for people who live in a property built before 1929. This supports the findings from the first phase of consultation and the 2009 House Condition Survey which found that older properties, particularly those built before 1919, were more likely to be non decent⁷. These findings demonstrate the need to provide more assistance to households living in older properties and for the council to continue with schemes, which support those in the private sector to make improvements to their home.

3.10 Improve the Quality and Range of Homes

Residents told us that it is important to have a range of housing on offer that gives them a real choice and allows local people to stay in the areas they have a connection to. A varied housing offer helps mixed communities to thrive, and having the correct range and quality of homes allows places to fulfil their potential in terms of supporting economic development and growth.

Some particular housing needs were highlighted during the consultation and desktop study. For example, the need for more family housing was one of the key messages that emerged from the Home Truths research. We also know that there is a need to provide a mix of properties for older people, as highlighted by consultation with the Sheffield 50+ Group. This includes ensuring that smaller properties are available, as Home Truths told us that some older people are looking to downsize to smaller two bed properties, which would free up larger, family accommodation. Older and disabled residents also told us that building more well-designed homes which can be easily adapted to meet their changing needs is important (as discussed in sections 3.3 and 3.4).

Improving the quality of homes, particularly those in the private rented sector, was also raised as an important issue throughout the consultation process (see section 3.6). Having homes that are well designed and well maintained has a positive impact on people's health and quality of life, but also affects the attractiveness of an area's housing offer in terms of bringing in inward investment. Improving the quality of new and existing homes is therefore important and can go hand in hand with reducing carbon emissions and tackling fuel poverty. This could involve using design standards for new homes and providing support and advice to homeowners to improve the condition of their property.

⁷ A decent home should be warm, weatherproof and have modern reasonable facilities.

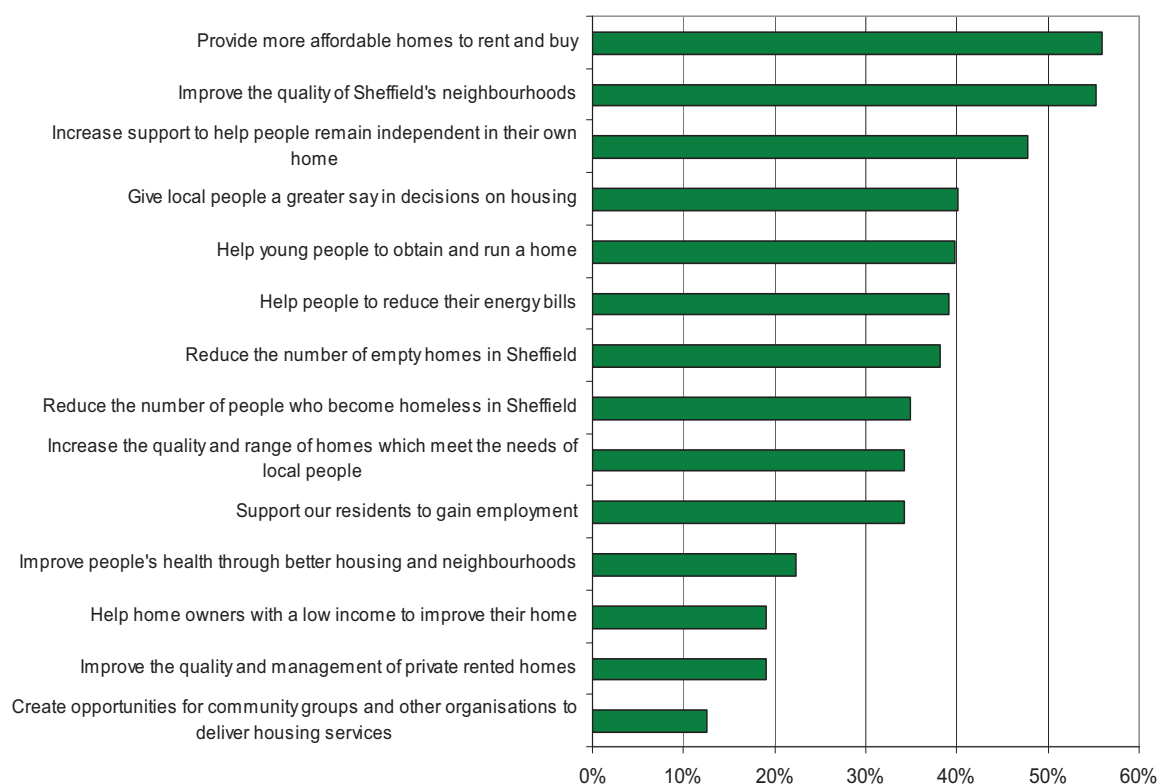
4 Emerging Priorities

The responses from the second phase of consultation identified the following five top priorities for the future housing strategy.

1. Provide more affordable homes to rent and buy
2. Improve the quality of Sheffield's neighbourhoods
3. Increase support to help people remain independent in their own home
4. Give people a greater say in decisions on housing
5. Help young people to obtain and run a home

These were drawn from a list of 14 which were taken from the findings of the first phase of consultation. The graph below shows how respondents ranked the 14 priorities presented to them in phase two.

Figure 2: Priority Response Rate



To reflect public opinion, the top five priorities identified by the public survey will be incorporated into the housing strategy as key priorities. However, the priorities that were identified from the survey reflect only the public element of our consultation and do not include the views of partners, stakeholders and

colleagues. This means that further priorities have also been selected for inclusion in the strategy, with these being taken directly from our consultation findings.

For example, we were told that anti-social behaviour is a key area for us to focus on; however this was not listed as one of the options for prioritisation and is therefore not present on the graph. We were also told that the private rented sector and empty homes are going to require focussed and targeted work; however these issues were ranked poorly by our respondents, despite the responses from all groups presenting a strong case for their prioritisation. Similarly, **'help people to reduce their energy bills'** fell just outside of the top five priorities but continuing to support people to make their homes more energy efficient to help offset rising fuel bills will contribute to city wide emission targets.

Therefore, from pulling together what we have been told by the public, elected members, partners and colleagues, we have identified the following priorities for the Housing Strategy 2011-2021.

1. Provide more affordable homes to rent and buy
2. Improve the quality of Sheffield's neighbourhoods.
3. Increase support to help people remain independent in their own home, including provision for older people.
4. Give people a greater say in decisions on housing and provide opportunities to empower our communities to help them thrive.
5. Help young people to obtain and run a home
6. Promote cohesive communities, including reducing anti-social behaviour and improving our response to it.
7. Improve the condition of the private rented sector and the standard of service provided to tenants living in the sector.
8. Reduce the carbon footprint of the city's housing stock.
9. Make best use of our existing stock, including reducing the number of empty homes in the city and the impact that these have on our communities.
10. Improve the quality and range of homes in the city.



SHEFFIELD CITY COUNCIL

Individual Cabinet Member Report

Report of: Simon Green, Executive Director of Place

Cabinet Portfolio: Councillor Harry Harpham, Cabinet Member for Housing and Regeneration

Date: 11 November 2011

Subject: Framing the Strategic Housing Review

Author of Report: Georgina Parkin, 2736915

Summary:

Due to the wide ranging implications of the national investment and policy changes, a review of housing in Sheffield is to be undertaken. This review will explore the Council's approach to new and existing housing across all tenures in Sheffield.

However in addition to changing legislation, the housing market in the UK is still reeling from extraordinary national financial fragility and housing market trend information that will be needed for the strategic housing review is no longer as robust as it used to be. In these circumstances, developing clear ideas about how best to help people meet their housing need is difficult to say the least. Therefore, as part of early work to develop a new housing strategy for Sheffield a period of extensive consultation was undertaken with residents, stakeholders and partners. The purpose of this consultation was to identify the housing issues facing Sheffield's residents and to establish their key housing priorities for the future.

The issues and priorities highlighted from the housing strategy consultation will be invaluable to informing the Strategic Housing Review, and in turn the recommendations arising from the review will be used to inform the new housing strategy and action plan. Therefore, this report recommends that the two processes are aligned. Furthermore, the report outlines the results from the housing strategy consultation and proposes that the priorities emerging from this consultation help to shape the Strategic Housing Review and the emerging housing strategy.

Reasons for Recommendations:

It is important that the Council acknowledge and respond to the feedback received as part of the housing strategy consultation process.

The Strategic Housing Review will help to determine the Council's direction in relation to housing provision and services for the next ten years. The housing

consultation findings provide a useful insight into the priorities of the public and our partners. The priorities therefore provide a useful reference when structuring this Strategic Housing Review, while at the same time allow us to further explore issues and opportunities relating the priorities currently identified by Sheffield's communities

Recommendations:

- a) That the development of the new housing strategy and the Strategic Housing Review process be aligned
- b) That the housing strategy consultation findings which are set out in section 4.6.1 of this report are approved
- c) That the 10 top priorities arising from the housing strategy consultation and listed in 4.6.1 of this report, influence the topics discussed in the strategic housing review workshops

Background Papers:

Appendix 1, Housing Strategy consultation findings, Appendix 2, EIA

Category of Report: OPEN

Statutory and Council Policy Checklist

Financial Implications
YES/NO Cleared by:
Legal Implications
YES/NO Cleared by:
Equality of Opportunity Implications
YES Cleared by: Ian Oldershaw
Tackling Health Inequalities Implications
YES/NO
Human rights Implications
YES/NO:
Environmental and Sustainability implications
YES/NO
Economic impact
YES/NO
Community safety implications
YES/NO
Human resources implications
YES/NO
Property implications
YES/NO
Area(s) affected
Relevant Cabinet Portfolio Leader
Relevant Scrutiny Committee if decision called in
Is the item a matter which is reserved for approval by the City Council?
YES/NO
Press release
YES/NO

Framing the Strategic Housing Review

1.0 Summary

- 1.1 Due to the wide ranging implications of the national investment and policy changes, a review of housing in Sheffield is to be undertaken. This review will explore the Council's approach to new and existing housing across all tenures in Sheffield.
- 1.2 However in addition to changing legislation, the housing market in the UK is still reeling from exceptional national financial fragility and housing market trend information that will be needed for the strategic housing review is no longer as robust as it use to be. In these circumstances, developing clear ideas about how best to help people meet their housing need is difficult to say the least. Therefore, as part of early work to develop a new housing strategy for Sheffield a period of extensive consultation was undertaken with residents, stakeholders and partners. The purpose of this consultation was to identify the housing issues facing Sheffield's residents and to establish their key housing priorities for the future.
- 1.3 The issues and priorities highlighted from the housing strategy consultation will be invaluable to informing the Strategic Housing Review, and in turn the recommendations arising from the review will be invaluable for informing the new housing strategy and action plan. Therefore, this report recommends that the two processes are aligned. Furthermore, the report outlines the results from the housing strategy consultation and proposes that the priorities emerging from this consultation help to shape the Strategic Housing Review.

2.0 WHAT DOES THIS MEAN FOR SHEFFIELD PEOPLE

- 2.1 'Future Shape' is how the Council is describing the work it is doing to define the organisation it wants to be in 2015. This work is driven by a determination to focus on delivering improved outcomes in Sheffield within a challenging landscape of reducing resources, rising expectations, and changing political policies and priorities. A key ambition of the Council is about **supporting and protecting our communities**. In working towards this ambition, we will ensure that we are making best use of our resources to better meet the needs of Sheffield and its people.
- 2.2 The Strategic Housing Review will explore the Council's strategic approach to housing issues. The feedback gathered from Sheffield's communities will enable the Council to better understand the housing issues that residents identified as being most important them.
- 2.3 The outcome of the review will be to establish clear recommendations to address the key housing issues in the short and long term, and ensure that available resources are being used to bring about maximum benefit to Sheffield's residents

3.0 OUTCOME AND SUSTAINABILITY

3.1 The outcomes from this report will be an aligned approach to the strategic housing review and the development of the new housing strategy and action plan. The review will be based on public perception about the city's housing priorities and the findings of the review will be used to set the Council's long term strategic approach for all housing investment across the city.

4.0 THE STRATEGIC HOUSING REVIEW

4.1 Due to the wide ranging implications of the national investment and policy changes, a review of housing in Sheffield is to be undertaken. This review will explore the Council's approach to new and existing housing across all tenures in Sheffield.

4.2 The review will need to draw on available information to help explore the issues and determine future direction of housing policy and investment. However the housing market has been significantly affected by the UK recession and is struggling to recover in the fragile and world wide economic situation. The effect being that people are experiencing real uncertainty about their future housing options; unrealised demand for housing is growing and the housing market is stagnating.

4.3 In these circumstances, developing clear ideas about how best to help people meet their housing need is difficult to say the least. Therefore, as part of early work to develop a new housing strategy for Sheffield a period of extensive consultation was undertaken with residents, stakeholders and partners. The purpose of this consultation was to identify the housing issues facing Sheffield's residents and to establish their key housing priorities for the future.

4.4 The issues and priorities highlighted from the housing strategy consultation will be invaluable to informing the Strategic Housing Review, and in turn the recommendations arising from the review will be used to develop the new housing strategy and action plan.

4.5 The Consultation Process

4.5.1 As part of the process to develop Sheffield's new housing strategy, a period of extensive consultation was undertaken with residents, stakeholders and partners. The purpose of this consultation was to identify the housing issues facing Sheffield's residents and to establish the key housing priorities for the future.

4.5.2 The consultation highlighted a wide range of issues and concerns; some of these were strategic and policy focussed, some about how the council delivers its services, and some were about access to housing and how the city's residents are affected by the area and house in which they live.

4.5.3 The consultation ran between March 2010 and May 2011. Equality and accessibility considerations were taken into account throughout the consultation and some groups that were under represented in the consultation feedback were given additional opportunity to get involved. This is explained in more detail below.

4.5.4 The consultation was split into three distinct parts, which evolved as the process moved forward. A separate paper, appendix 1, sets out these stages and provides an overview of how we consulted and who we consulted with. In summary the stages included:

4.5.4.1 Desk Top Review re-examined the findings from the 2009 Home Truths¹ survey, which was carried out to understand the how the recession was affecting peoples ability to meet their own housing aspirations. The study involved talking to 412 residents, and a number of letting agents and private landlords. In addition to this, we assessed the housing targets that had been achieved since the publication of the last housing strategy and action plan. The combined findings allowed us to identify initial housing issues and set the baseline for the consultation.

4.5.4.2 Following on from the desktop review, a first phase of consultation was undertaken from March to December 2010. This phase commenced with discussions with colleagues across the council and Sheffield Homes to establish what they considered the issues to be. The information gathered then informed our 'direction' for consulting with external stakeholders and residents. Two surveys were developed; one for residents and one for people working in the voluntary and community sector. The surveys were published online, and also completed at events, such as the one held on Fargate in September 2010. An event was also held to engage directly with partners from the voluntary and community sector. We also attended a Sheffield Homes Governors Conference and a community engagement meeting to gather views of tenants and residents living in housing owned by the council. From the analysis of the findings from phase one, a number of themed housing related issues started to emerge. In the main, these reflected the conclusions drawn from the initial desktop review; however it was felt that we needed to better understand what was driving these issues. This also provided the opportunity to better understand the emerging government policies within the Localism Bill.

4.5.4.3 The approach adopted during the second phase of consultation was determined by the city's Community Assemblies (CA), which were asked to prescribe how best to engage with the residents in their area. This included: using the CA mailing lists to distribute the survey; attending events and meetings; and undertaking consultation directly with the public at venues across the city. Also analysis of who we had consulted with during phase one showed that the housing experiences of some groups were missing from our findings. Specifically, a low number of younger people had completed the survey and there continued to be a gap in our understanding of the housing needs and issues facing the Lesbian, Gay, Bisexual and Transgender (LGBT) community. It was therefore decided that the second phase of consultation should increase the number of responses from young people and the LGBT community, and three separate surveys were therefore undertaken.

4.6 Consultation Findings

4.6.1 From the findings of the desktop study and phase one of the consultation process, 14 issues emerged as possible priorities for the city's next housing strategy. To help us to assess the importance of these issues, the second

¹ The Home Truths survey aimed to find out what impact the recession had had on Sheffield's housing market and its residents. The research was undertaken by CRESR on behalf of the council.

phase surveys asked respondents to select the five which they felt were most important to them, their neighbourhood or the city as a whole. Furthermore the second phase of consultation explored housing issues which were newly arising, for example arising from government consultation and legislation and asked whether there were issues which were important to people but which had not been highlighted during the phase 1 consultation. We looked at all phases of the consultation findings to highlight the other housing issues which are also important to our residents, partners and stakeholders. The 10 most important issues highlighted from the consultation are shown below.

- a) Provide more affordable homes to rent and buy
- b) Improve the quality of Sheffield's neighbourhoods.
- c) Increase support to help people remain independent in their own home, including provision for older people.
- d) Give people a greater say in decisions on housing and provide opportunities to empower our communities to help them thrive.
- e) Help young people to obtain and run a home
- f) Promote cohesive communities, including reducing anti-social behaviour and improving our response to it.
- g) Improve the condition of the private rented sector and the standard of service provided to tenants living in the sector.
- h) Reduce the carbon footprint of the city's housing stock.
- i) Make best use of our existing stock, including reducing the number of empty homes in the city and the impact that these have on our communities.
- j) Improve the quality and range of homes in the city.

4.6.2 The 10 housing priorities span a range of housing issues and particularly mention helping the younger and the older members of our communities. The priorities also include wider neighbourhood concerns such as anti-social behaviour and the quality of our homes and neighbourhoods.

4.6.3 Using the priorities to shape the strategic housing review will guide our work in response to people's key concerns and will allow us to explore the implications across the housing tenures. For example when considering affordable housing issues the review will need to explore affordability of intermediate housing, open market properties and social housing. The review should take into account the types of affordable homes that are required by tenure, size, and location and consider the ease of access to existing products, take up rates and solutions to providing affordable homes in locations across the city to promote mixed communities.

5.0 FINANCIAL IMPLICATIONS

5.1 There are no immediate financial implications relating to the recommendations contained within this report. The cost of the strategic housing review will be met from within existing housing budgets.

5.2 Any future financial implications for the Council and partners will be identified when the Strategic Review is concluded and the detailed priorities set out in

the new Housing Strategy have been finalised. The Housing Strategy and accompanying action plan will be the subject of a further Cabinet report.

6.0 EQUALITY IMPLICATIONS

- 6.1 Prior to the housing strategy consultation a full EIA was completed to ensure that equality and accessibility considerations were taken into account throughout the consultation. This EIA is still valid.

7.0 LEGAL IMPLICATIONS

- 7.1 There are no legal implications arising from this report. Any legal implications arising from the Housing Strategy and Action Plan when finalised will be reported to cabinet at the time

8.0 ALTERNATIVE OPTIONS CONSIDERED

- 8.1 Option 1 - Not acknowledging the earlier housing strategy consultation and consulting again on housing issues as part of the strategic housing review. The new consultation that we have done is robust and housing market information is supported by views from our partners and from the public. Therefore we have discounted further consultation because it wouldn't be an efficient use of council resources and would undermine public confidence in the council's consultation processes.
- 8.2 Option 2 - Shape the review based on communities of interest such as older people, BME communities and low paid workers etcetera. This approach assumes that people from particular groups share the same housing experience and issues and it will not necessarily pick up cross cutting issues, such as improving the quality of Sheffield's homes and neighbourhoods and helping people to live independently at home. Shaping the review by tenure or group will result in duplication as each themed work stream explores common issues. There is also more potential for scope creep as we try to develop policy direction. For this reasons this option was also discounted.

9.0 REASONS FOR RECOMMENDATIONS

- 9.1 It is important that the Council acknowledge and respond to the feedback received as part of the housing strategy consultation process.
- 9.2 The Strategic Housing Review will help to determine the Council's direction in relation to housing provision and services over the next ten years. The housing consultation findings provide a useful insight into the priorities of the public and our partners. The priorities therefore provide a useful reference when structuring this Strategic Housing Review, while at the same time allow us to further explore issues and opportunities relating the priorities currently identified by Sheffield's communities

10.0 RECOMMENDATIONS

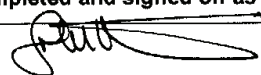
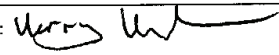
- 10.1 That the development of the new housing strategy and the Strategic Housing Review process be aligned
- 10.2 That the housing strategy consultation findings which are set out in section 4.6.1 of this report are approved

10.3 That the 10 top priorities arising from the housing strategy consultation and listed in 4.6.1 of this report, influence the topics discussed in the strategic housing review workshops

Georgina Parkin
Housing Strategy and Policy Manager
11 November 2011

SHEFFIELD CITY COUNCIL
Decision by an Individual Cabinet Member

1	Report Author (the Senior Responsible Officer (SRO) - Head of Service or Director):	Derek Martin, Director of Housing Enterprise and Regeneration	
2	Subject Matter:	Framing the Strategic Review	
3	Decision Maker (Name of Cabinet Member):	Councillor Harry Harpham	
4	Cabinet Portfolio:	Cabinet Member for Homes and Regeneration	
5	Decision to be Taken:	<p>That the development of the new housing strategy and the Strategic Housing Review process be aligned</p> <p>That the housing strategy consultation findings which are set out in section 4.6.1 of this report are approved</p> <p>That the 10 top priorities arising from the housing strategy consultation and listed in 4.6.1 of this report, influence the topics discussed in the strategic housing review workshops</p>	
6	Reason for the Decision (to show that relevant issues have been taken into account and irrelevant issues have been disregarded):	See Attached Report	
7	Category of Report:	OPEN	
If closed, approved by: <i>In making this exemption, I have considered the presumption in favour of disclosure of information contained in the Freedom of Information Act, but consider that the public interest in maintaining the exemption outweighs the public interest in disclosing this information. The reasons for this are attached to this report.</i> <i>Note: the decision not to disclose the information below should be taken by the member of EMT who approved submission at 14, below.</i>		Name: Position:	
8	Is this a Key Decision? (tick ✓ one box) A key decision is defined as part () of the Constitution. All key decisions <u>must</u> be included on the Forward Plan.	Yes (if ticked, complete 9 & 10)	
		No (if ticked, proceed to 11)	✓
9	Date added to Forward Plan. The Forward Plan is maintained by Democratic Services and overseen by EMT. It is a statutory document which is published on the 15 th of every month and sets out the important decisions to be made in the following 4 months of the year		
10	Date the Report and Background Papers were sent to Democratic Services for publication in accordance with Access to Information Rules. All proposed Individual Member key decisions <u>must</u> be publicised on the Council's website, 5 clear working days before the decision is made.		
11	Does the matter cut across any other Cabinet Portfolios? (tick ✓ one box)	Yes (if ticked go to 12)	
		No (if ticked go to 13)	✓
12	Which Other Portfolios are affected?		
13	Relevant departments consulted and	Finance	<input type="checkbox"/>

comments incorporated/additional forms completed/EIA completed Tick ✓ as required	Legal	<input checked="" type="checkbox"/>
	Commercial	<input type="checkbox"/>
	HR	<input checked="" type="checkbox"/>
	Equalities	<input checked="" type="checkbox"/>
	P&FM	<input type="checkbox"/>
	Other (Please specify)	<input type="checkbox"/>
14	The appropriate SRO certifies that all necessary approval has been obtained in respect of Financial, Legal, HR, Commercial, Property and Equalities implications and that this Report has been approved for submission to the Cabinet Member by a member of Executive Management Team; in addition, any additional forms have been completed and signed off as required at 13.	
	Signed:  Print Name: D.H. MARTIN	Position: Date:
	EMT member who approved submission:	
15	Confirmation of Cabinet Member Decision <i>This is an individual Cabinet Member decision, made in accordance with the Leader's Scheme of Delegation of Executive Functions.</i> I confirm my decision as set out above. If relevant, I have completed the section 17 below titled 'Declaration of Personal Interests'.	
	Cabinet Member's Signature:  Print Name: HARRY WALSHAM	Cabinet Portfolio: HOMES AND REGENERATION Date and Time: 15 NOVEMBER 2011
16	Confirmation of Agreement by other Cabinet Members whose Portfolios are affected by the Decision I/We confirm my/our consent to the decision, as set out above, being made. Add as many lines below, as necessary.	
	Cabinet Member's Signature: Print Name:	Cabinet Portfolio: Date and Time:
	Cabinet Member's Signature: Print Name:	Cabinet Portfolio: Date and Time:
17	Declaration of Personal Interests <i>The Cabinet Member making this decision must insert details here of all Cabinet Members (if any) consulted by him/her, including details of any conflicts of interest declared by consultees, and any dispensations granted by the Standards Committee to any conflicts of interest so declared:</i>	
	Cabinet Member:	Declaration: None/Stated here
	Cabinet Member:	Declaration: None/Stated here
	Notes:	
	Background Papers:	
When all the necessary signatures have been obtained, this document should be delivered IMMEDIATELY to Democratic Services, Modern Governance, Room G13, Town Hall for publication.		