

WYCOMBE HOUSING STRATEGY ACTION PLAN 2015/16 – 2016/17 with 2016/17 updates

Homelessness Issues - Please refer to the separate Wycombe Homelessness Strategy Action Plan for further details

Objective	Action required (<i>with 2016/17 updates</i>)	Lead	Partners	Resources	Target	Timescale	Progress
1. Ensure appropriate levels of new home building across the district	(a) In the short term: (i) achieve house building targets for the district as set out in the Core Strategy	CSR	Private Developers RPs	Additional resources have been identified to progress the reserve sites	Average 402.5 dwellings (2006 – 26) – adjusted for previous delivery	Yearly	
	(ii) Progress the pro-active planning of the reserve sites including preparation of development briefs to deliver additional housing development to contribute towards meeting the higher levels of objectively assessed housing need identified	PT			Development briefs for the reserve sites to be adopted	During 2015/16	
	(iii) Review employment sites to determine whether there is any scope for additional housing development, without undermining their economic role	CSR			Employment sites – subject to internal review, possible report to Cabinet	July 2015	

Objective	Action required (<i>with 2016/17 updates</i>)	Lead	Partners	Resources	Target	Timescale	Progress
	(b) In the longer term: (i) Review the housing target for the District and other appropriate strategic housing issues through preparation of the New Local Plan.	CS	Private developers RPs Engagement with a range of stakeholders and communities	Within existing resources	Progress the preparation of the New Local Plan, Princes Risborough Town Plan and Saunderton Village Plan in accordance with the timetable set out in the Local Development Scheme (March 2015)	Local Plan: Draft Plan – Oct 2016 Publication of Plan – Aug 2017 Examination – Jan 2018 Adoption – July 2018	
	(ii) Prepare the Princes Risborough Town Plan (an Area Action Plan) to bring forward major growth at Princes Risborough	RBr				Princes Risborough: Preferred Options consultation – Oct 2015 Draft plan – April 2016 Publication of Plan-Aug 2016 Examination – Jan 2017 Adoption – July 2017	

Objective	Action required (<i>with 2016/17 updates</i>)	Lead	Partners	Resources	Target	Timescale	Progress
	<p>(c) Secure quality new housing development through:</p> <ul style="list-style-type: none"> ▪ Planning negotiations ▪ Reviewing quality of new housing: <ul style="list-style-type: none"> - Quality Counts tour - RP scheme inspections, feedback from residents, discussion at WHF Development Subgroup • Preparation of new / updated policy guidance, including investigating issues of bedroom and dwelling sizes and lifetime homes 	CJS	<p>Private Developers RPs</p> <p>Engagement with a range of stakeholders and communities</p>	Within existing resources	<p>Obtain feedback:</p> <ul style="list-style-type: none"> ▪ via Quality Counts tour ▪ from RPs <p>Adoption of new Residential Design Guidance</p>	<p>2015/16</p> <p>2015/16</p> <p>Timetable currently being reviewed</p>	
	(d) (Undertake Joint Housing and Economic Development Needs Assessment (HEDNA) with Chiltern and Aylesbury Vale Districts	JO	<p>BD & KH RPs Developers Other local authorities</p>	Within existing budgets	<p>Share initial findings with stakeholders</p> <p>Draft report for public/ stakeholder comments</p> <p>Final report</p>	<p>June 2015</p> <p>Oct 2015</p> <p>March 2016</p>	

Objective	Action required (<i>with 2016/17 updates</i>)	Lead	Partners	Resources	Target	Timescale	Progress
	<p>(e) Progress work on identifying site opportunities for Gypsy and Traveller accommodation, including:</p> <p>i) Identifying site opportunities to meet shorter term needs for Gypsy and Traveller Accommodation including demonstrating a 5 year supply of pitches.</p> <p>ii) Identifying sufficient sites to meet longer term requirements through the Local Plan process</p>	JO	WDC Planning and Environment Teams, Bucks CC	Within existing resources	<p>To bring forward adequate provision during 2015/16</p> <p>Site identification issues through the new Local Plan</p>	<p>March 2016</p> <p>See timetable for Local Plan above</p>	
2. Maximise the provision of affordable housing within the overall district provision	(a) Continue work with RPs to maximise the provision of affordable / social housing	CSR & RB	RPs, Private Developers, HCA	Grant from the HCA, Resources generated by RPs via Affordable Rents etc.	Projection of 71 affordable homes to be delivered over the 2 years, including 29 in 2015/16	2015/16 and 2016/17 Monitor and report quarterly	
	(b) Consider the implications of the HEDNA and Government policy changes for planning guidance on affordable housing	CSR & RB	RP's, Private Developers	Within existing resources	Revised Planning Obligations SPD to update guidance. Timing dependent on progress of HEDNA.	March 2016	

Objective	Action required (<i>with 2016/17 updates</i>)	Lead	Partners	Resources	Target	Timescale	Progress
	(c) Review Affordable Housing policy requirements in new developments as part of New Local Plan including percentage requirements and site size threshold.	CSR	Private developers, RP's, Planning Inspectorate Engagement with range of stakeholders and communities	Within existing resources	Provision of affordable housing maximised	See New Local Plan timetable above	

Objective	Action required (<i>with 2016/17 updates</i>)	Lead	Partners	Resources	Target	Timescale	Progress
3. Enhance the quality of housing in the district	(a) Encourage RPs to maintain stock in the district at Decent Homes Standard or above	RB	RPs	Within existing resources	Decent Homes Standard to be met and maintained	Monitor annually – use of HCA regulation data	
	(b) Evaluate the performance of Red Kite Community Housing in delivery of the Transfer promises	BD	Red Kite Community Housing	Within existing resources	Monitor outcomes of Red Kite Community Housing in delivery of the Red Kite standard	Monitor and report regularly	
	(c) Continue to encourage private rented sector landlords to join the accreditation scheme <i>This Policy is now under review pending the outcome of the possible expansion of mandatory HMO licensing</i>	AS	Private sector landlords	Within agreed budgets	In 2015/16 to accredit / reaccredit 180 properties (reaccreditation is required every 3 years). Target for 2016/17 TBA	March 2016	
	(d) Continue with partners and support further bids to deliver area-based projects and explore opportunities for improving energy	AS	Government Agencies, LA partners, National Energy Foundation,	Two current funding streams; from DECC £80,000 and British Gas	Target to sign-up a further 25 properties by March 2016, installations to December 2016.	Monitor & report quarterly	

Objective	Action required (<i>with 2016/17 updates</i>)	Lead	Partners	Resources	Target	Timescale	Progress
	efficiency within the private sector <i>Continue to work with partners in the Bucks Affordable Warmth Network to explore further funding opportunities and to seek additional funds for BHBH</i>		Providers etc.	£20,000.			
	(e) Continue to implement mandatory HMO licensing <i>Licence all identified HMOs in accordance with national/ local policy and continue to pursue renewal of licences which have expired, within available resources</i>	AS	Private sector landlords	Within agreed budgets	To deal with HMOs as they are identified	Monitor & report quarterly	
	(f) Continue to promote and deliver Flexible Home Improvement Loan (FHIL) products <i>Explore opportunities to increase funding to the Flexi loan company to benefit Wycombe residents</i>	AS	Residential property owners	Funding allocated via FHIL – recycling from the initial Govt. allocation	To spend the recycled funding allocation - £54,000 up to the end of the half-year	Annual monitoring and report	

Objective	Action required (<i>with 2016/17 updates</i>)	Lead	Partners	Resources	Target	Timescale	Progress
4. Make the best use of existing housing stock	(a) Reduce number of long term voids in private rented sector <i>Continue to work with owners to bring empty properties back into use, within available resources</i>	AS	Property Owners	Flexible Home Improvement Loan (FHIL)	8 per year	2015/16 and 2016/17	
	(b) Work with Registered Providers to develop tenancy sustainability	RB & KH	RPs	Within existing resources	Ongoing monitoring; actions within the Tenancy Strategy	March 2016	
	(c) Review of requirements & provision of Temporary Accommodation	BD	Various stakeholder organisations	Costs to be assessed as part of the options appraisal	Develop projections for homelessness demand and evaluate options for TA	Initial report to be available by Dec 2015	
5. Support housing initiatives for households with health / wellbeing needs	(a) Improve access to affordable housing for households which include one or more persons with a disability <i>Continue to promote Healthy Homes on Prescription, expand and publicise in accordance within available funding</i>	BD	Clinical Commissioning Groups, Bucks Health Trust, BCC and RPs	Within existing resources – DFGs, Health funding, RPs	Explore the scope for use of joint resources	Review progress in March 2016	

Objective	Action required (with 2016/17 updates)	Lead	Partners	Resources	Target	Timescale	Progress
	(b) Undertake adaptations to properties <i>Continue to undertake adaptations to properties within increased budget of £850,000, within available staffing</i>	AS	Residential property owners	DFG from Renovation Grant – budget £850,000	60 major adaptations to homes	Annually	
	(c) Be proactive in improving the health and wellbeing of vulnerable residents <i>Explore opportunities to further fund Healthy Homes on Prescription to enable the roll out of the scheme. Continue to use the Housing Health Cost Calculator to support activity through savings to the NHS and social care</i>	AS	GP Practices , Bucks CC and Clinical Commissioning Groups	Within agreed WDC budgets	Targets of joint working and improvements to homes within available resources	Annual monitoring and report	
	(d) Work with Bucks County Council and Providers in the provision of specialist/ supported housing accommodation for vulnerable adults	IM & RB	Bucks CC Commissioning, RPs and other District Councils in Bucks	Within available funding	Proposals to be in accordance with the Bucks County Council Specialised Housing Market Position Statement 2015	Timescales to be agreed on a scheme by scheme basis	

* The Housing Health Cost Calculator is being used to identify savings to the NHS and social care as a result of Better Housing Better Health

GLOSSARY OF ABBREVIATIONS USED IN THE ACTION PLAN

Abbreviation	Full Reference
IM	Ian Manktelow - WDC
AS	Amy Starsmore - WDC
KH	Kath Hobman - WDC
RB	Rob Blaikie - WDC
BD	Brian Daly - WDC
CSR	Chris Schmidt-Reid – WDC
JO	Judith Orr – WDC
PT	Penelope Tollitt - WDC
CJS	Chris Steuart – WDC
RBr	Rosie Brake - WDC
RP	Registered Providers
BCC	Buckinghamshire County Council
DC	District Councils
WHF	Wycombe Housing Forum
SPD	Supplementary Planning Document
DFG	Disabled Facilities Grant
HCA	Homes and Communities Agency