

SUMMARY ACTION PLAN FOR HOUSING STRATEGY 2020-2024 – YEAR 1 ACTIONS & TARGETS

	Priorities	Outcomes	Actions/Targets for 2021 - 2022	Lead Service Area	Progress/To Note
Objective j : Address and Understand our Housing Needs					
i	Understand and address the housing, economic and social needs following the Covid-19 pandemic	Mitigate where possible the social and economic impacts and ensure future strategies and housing provision reflect lessons learned and changes in requirements following Covid	Monitor housing data each quarter including number of evictions and mortgage defaults	Place Commissioning	On-going – Housing Facts and figures published quarterly and reviewed by Council's Affordable housing Implementation Group (AHIG)
			Work corporately and with partners to address housing-related social and economic impacts and support tenants and shared owners impacted by the pandemic	Place Commissioning / Commercial Property / Loddon Homes	On-going work
			Review affordable housing design to address any changes in requirements or demand following Covid – eg outside space, working/schooling from home etc	Place Commissioning / Commercial Property / Loddon Homes	
			Review Borough Design Guide to reflect changing requirements and demands post-Covid, incorporating the Government's proposals around green infrastructure standards in new developments to support health and wellbeing	Place Commissioning / Planning Policy	
ii	Wokingham Borough Council to complete 1,000 additional homes over the strategy period (to include at least 50% affordable)	A range of high quality affordable housing across the borough to meet housing needs, including new and innovative tenures	Work towards overall target of 1,000 Council led homes, over a 4 year period with a 5% return on investment (the 'Housing 1-4-5' challenge). 2021/22 target to deliver 140 homes.	Place Commissioning Team / Commercial Property	As at Jan 21, there were 46 housing completions during 2020/21, 149 new homes on site, 657 being progressed and 549 at early stages of investigation.
			Work towards delivering the additional (c100) homes per annum (all tenures) not currently identified in the current draft Local Plan Update but required to bridge the shortfall against the total annual number prescribed by Government. The additional homes to be provided where possible on brownfield sites	Commercial Property	C100 per annum - final number to be confirmed
			Explore additional housing options for key workers and essential workers in the Borough on low incomes such as Rent to Buy and First Homes	Place Commissioning Team	Plan for delivery to be confirmed
iii	An additional 800 affordable homes to be delivered through the council's partnership with housing associations	A range of high quality affordable housing across the borough to meet housing needs, predominantly through social rented and shared ownership affordable tenures	Over 200 affordable housing completions expected during 2020/21 and over 200 affordable housing completions are expected during 2021/22 (more will be added to the development programme as the RPs go into contract on other sites)	Place Commissioning Team	465 completions in 2019/20, 365 in 2018/19 and 482 in 2017/18. Current 2020/21 completions under target mainly due to Covid and future years targets reduced as nearing end of several major strategic developments

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iv	Develop opportunities for community led housing schemes	Affordable housing provision through self-build schemes and community led housing initiatives	Outline planning permission for affordable self-build homes at Toutley East (by end of Q2 2021/22)	Place Commissioning Team/ Commercial Property	Stage 2 design of overall Toutley East proposals underway
			Explore opportunities for joint working with Community Council Berkshire on a rural housing enabler post	Place Commissioning Team	
			Deliver community led housing training and awareness raising events	Place Commissioning Team	
v	Develop a strong evidence base of need and develop new housing policies which will inform and complement the new Local Plan	Ensure planning and delivery of the right affordable homes and specialist accommodation delivered in the right places through clear robust evidence of affordable housing need and specialist housing need, updated affordable housing policies within the new local plan, a refreshed Affordable Housing Supplementary Planning Document (SPD) and a new Specialist Housing SPD	Affordable housing and specialist housing need evidence report produced	Place Commissioning / Planning Policy	A draft affordable housing policy has been produced which will be used in the Draft Local Plan consultation. Work has commenced
			Draft affordable housing policy produced for consultation as part of the draft local plan	Place Commissioning/ Planning Policy	
			Draft Affordable Housing SPD agreed prior to Council adoption	Place Commissioning/Planning Policy	
			Draft Specialist Housing SPD agreed prior to Council adoption	Place Commissioning/Planning Policy	
vi	Address the accommodation needs of our gypsy and traveller communities and boat dweller communities	Address unmet need and identify potentially suitable Gypsy, Roma and Traveller (GRT) sites	Explore opportunities to expand existing GRT provision across the Borough	Place Commissioning/ Commercial Property	Initial paper highlighting potential options for
			Improve the quality and safety of GRT site provision across the Borough	Place Commissioning/ Commercial Property	increasing GRT provision has been produced
		Address unmet need and identify potentially suitable mooring pitches for boat dwellers	Boat Dwellers needs assessment completed	Place Commissioning/Planning Policy	
vii	Implement a new Allocations Policy	Delivery of a new Allocations Policy to ensure best use of the affordable housing stock	New Allocations Policy agreed and implemented	Place Commissioning/ Operational Housing	Work on a new Allocations Policy has already commenced
viii	Work with Private Landlords to increase and improve accommodation in the private rental sector	Investigate potential for a new Landlord Forum	Options appraisal for new Landlord Forum completed	Place Commissioning/Operational Housing	Work on a new Landlords Forum has commenced
Objective ii : Supporting our vulnerable residents through a range of housing options					
i	Continue to improve access to information, advice and guidance on housing	Improved access to information, advice and guidance on housing for vulnerable groups such as care leavers and children on the edge of care, those with disabilities and mental health issues	Advice and guidance distributed through a variety of partners including our town and parish councils, Citizens Advice Wokingham, voluntary and charity sector partners Improved digital advice and guidance to residents through the Council's website and social media, through "Housing Online". User survey to be carried out to measure impact.	Operational Housing	

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ii	Develop more supported housing for vulnerable people based on need	Provision of supported housing will meet the needs of vulnerable groups	To continue with the programme of provision of council-owned accommodation for clients with mental health requirements and learning disabled (LD) requirements, delivering 11 units of LD specific accommodation during 2021/22. To secure accommodation for those at risk of homelessness utilising NSAP (Next Step Accommodation Programme), delivering 5 units of accommodation during 2021/22.	People & Place Commissioning/Operational Housing	Provision of Council-owned properties currently being refurbished to meet the needs of learning disabled clients. Additional properties being purchased at Hatch Farm Dairies in Winnersh will also meet the needs of mental health clients.
iii	Continue to provide a range of housing support services to help vulnerable people live independently	Reduce the numbers of people going into residential care	Ongoing housing support services, providing savings to the Council of X during 2021/22.	Operational Housing/People Commissioning	
iv	Develop policies around the development and use of housing for vulnerable residents	Housing pathways for all vulnerable groups identified and place	Learning Disabled accommodation strategy drafted Draft Extra Care Policy produced and agreed prior to adoption Move on accommodation for care leavers and vulnerable young people identified	People & Place Commissioning	
v	Delivery of a council owned care scheme	Delivery of council owned care scheme in order to produce savings for adult social care budgets	Outline planning permission for care home at Toutley East (by end of Q2 2021/22)	People Commissioning/Adult Social Care	Business case developed for care home on Toutley & Stage 2 design proposals on overall Toutley East Underway
vi	Delivery of additional supported housing for young people	Delivery of schemes at London Road and Seaford Court providing different levels of support/housing pathways for young people in need	London Road (7 units) scheme complete end Q2 2021/22 Seaford Court (c.10 units) on site and progressing to completion	People Commissioning / Place Commissioning / Property	London Road scheme expected to complete Summer 2021. Purchase of Seaford Court currently being progressed
vii	Supporting residents facing domestic abuse	Delivery of a strategic approach to supporting domestic abuse survivors	Complete a housing needs assessment of provision, identifying gaps and areas requiring strengthened support	Community Safety Team	Initial workshops have commenced to look at the requirements of the new Domestic Abuse Bill and required housing pathways for domestic abuse survivors
Objective iii: Improving the quality, sustainability and management of the Borough's housing stock					
i	Respond to the Government's Housing White Paper	Delivery of a robust action plan to address the aspirations set out in the Housing White Paper	Develop and start to deliver an action to meet the aspirations raised in the White Paper - to improve quality and safety of homes, improve the standard of service from landlords and increase the voice of tenants and residents	Operational Housing/ Place Commissioning	Initial work has commenced and being discussed the Tenant and Landlord Improvement Panel (TLIP)
ii	Make best use of existing homes and assets	Rationalisation of stock where necessary. Increase the number of homes owned by the Council and its Housing Companies.	Delivery of the HRA business plan to utilise capacity for additional borrowing and development of new Business Plan for Loddon Homes	Operational Housing /Loddon Homes	New HRA Business Plan agreed, Loddon Homes Business Plan in development

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iii	Improve the quality and management of homes owned by the Council and Housing Associations	A range of high quality affordable housing to meet housing needs	Maintain target of 100% Decent Homes Standard on homes owned by the Council, Loddon Homes and other partner housing associations	Operational Housing / Loddon Homes/ Place Commissioning	
iv	Engagement with tenants	Council continues to engage with and involve its tenants through the Tenant and Landlord Improvement Panel (TLIP)	Continued engagement through TLIP	Operational Housing / Loddon Homes / Place Commissioning	
		Improved customer satisfaction across all social housing providers	Overall customer satisfaction target x% (tbc) for HRA Housing, Loddon Homes and partner housing association		
v	Explore more innovative ways of housing delivery including modern methods of construction	Strong pipeline of housing delivery across the Borough utilising different methods of construction, with MMC options to be built into site appraisals	First Modern Methods of Construction scheme to be on site by end of 2021/22	Commercial Property / Place Commissioning	Site identified and pre-planning discussions underway
vi	Adoption of planning policies governing housing	Adoption of a new local plan and Affordable Housing SPD incorporating standards on lifetime homes, space and design	Draft Affordable Housing SPD ready for wider consultation	Place Commissioning / Planning Policy	Both subject to progress with Local Plan Update
			Review of the Council's design guide underway		
vii	Delivery of housing regeneration projects	Regeneration of old housing stock such as at Gorse Ride in Finchampstead	Delivery of 46 new homes as part of phase 1 of the Gorse Ride regeneration	Place Commissioning / Commercial Property / Loddon Homes	Phase 1 nearing completion & Phase 2 Planning agreed and initial contractor partner appointment underway
			Phase 2 (249 units) of the Gorse Ride regeneration to be onsite		
viii	Supporting Private Rented Sector (PRS) residents	Support of PRS residents and work with PRS landlords to prevent homelessness and increase standards and quality of private sector housing	Explore the possibility of setting up a Landlord Forum in the Borough	Operational Housing / Place Commissioning	Work on establishing a Landlord Forum has commenced
			Continue to provide a Rent in Advance/Deposit Loan scheme, with homes to be inspected before agreement		
ix	Reduce rough sleeping and homelessness and improve the temporary and emergency accommodation offer	Providing good quality local accommodation where possible to those with a local connection to Wokingham Borough	Replacement of existing temporary accommodation at Foxwood, Wokingham	Operational Housing	Continuation of the 'Everyone In' approach introduced during 2020
			Delivery of Grovelands additional temporary accommodation by end of Q4 2021/22		
			Targets: <ul style="list-style-type: none"> No rough sleepers No-one in temporary accommodation for longer than 12 weeks No care leavers to be housed in temporary accommodation No families in Bed & Breakfast 		
x	Maintaining a balance of tenure types	Maintain a balance of tenure types across existing homes and ensure that new provision meets demand	Implementation of the Affordable Housing planning policy ensuring a minimum of 35% provision of affordable housing across all new development	Place Commissioning / Planning	In line with current targets
xi	Improve energy efficiency, reduce carbon emissions and fuel poverty, working towards net zero carbon by 2030	Improve energy performance of the housing stock	Set up a programme of retrofitting our the Council's housing stock to net zero standards and work with partners to help achieve net zero standards	Place Commissioning / Planning Policy	Retrofit programme to be developed based on EPC ratings of the Council's housing stock and available budgets
		Major residential developments to achieve carbon neutrality and to be designed and built to achieve BREEAM excellent standard from 2022	Policy and SPD to be developed for inclusion in the new Local Plan		

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<u>Objective iv: Enriching people’s lives</u>					
i.	Develop a social value calculator	Enable the social housing value of any new housing scheme, project or investment to be calculated	Social Value Calculator developed and adopted	Place Commissioning	Initial training completed an model for assessment identified
ii.	Promote independence, health and wellbeing to all residents	Enable people to develop the skills required to secure of maintain their home with a strong emphasis on preventative activities	Identify and plan activities around preventative measures	Place Commissioning	
iii.	Provide all tenants with a stable home	Provide all tenants with a stable home will increase life chances	Ensure a joined up approach to understanding and tackling the root causes of housing crises	Place Commissioning/Operational Housing	
iv.	Expanding employment and training opportunities	Continue to expand employment and training opportunities for all residents	Run more business enterprise programmes to help residents establish new businesses	Place Commissioning	Linking in with wider Covid Recovery Plan skills and employment stream
v.	Partnership working	Working with partners to explore and implement opportunities for vulnerable residents	Identify specific activities and programmes working with our Registered Provider partners	Place Commissioning	
		Working with partners on specific activities which contribute to social and community inclusion	Agree a calculator for assessing social value on social and community activities		
vi.	Living Cost Affordability	Taking advantage of funding opportunities to deliver preventative projects to reduce living costs and improve affordability such as fuel poverty	Identify and apply for relevant funding programmes	Place Commissioning	

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