

The Housing Strategy Action Plan for Carlisle 2010 – 2014



Updated March 2010

Theme 1: Supporting Vulnerable People

| Project | Time Scale | Progress to Date | Outcome | Resources |
|--|---|--|--|--|
| <p><u>1.1 Community Training & Resource Centre</u></p> <p>Develop new build centre at John Street, providing training facilities for homeless people and the local community.</p> | <p>June 2011</p> <p>June 2010</p> <p>Oct 2009</p> <p>April 2008</p> | <p>Anticipated completion date of scheme</p> <p>Start on site</p> <p>Submission of planning application</p> <p>Successful 'Places of Change' bid to CLG.</p> | <p>Reduction of repeat homelessness cases</p> <p>Scheme will provide learning opportunities and healthy lifestyle initiatives for residents of our temporary accommodation as well as the local community.</p> | <p>£1.89m CLG 'Places of Change' funding</p> <p>Multi-agency funding for HALO Co-ordinator post.</p> <p>Scheme to be self-financing when up and running</p> <p>Existing Staffing Resources through relocating staff.</p> |
| <p><u>1.2 Replacement Family Hostel</u></p> <p>Current facility no longer fit for purpose</p> | <p>March 2010</p> <p>Oct 2009</p> | <p>Report to Executive with preferred site for decision.</p> <p>Reports to JMT & Exec outlining potential sites, based on report from Property Services, looking at sites on the market (as per "site finder" – Hyde Harrington) and looking at Carlisle CC's own land holdings.</p> | <p>Provide modern en-suite accommodation for homeless families, as well as communal facilities, including play area for children, and office facility.</p> | <p>Estimated cost £1.8 million Internal Housing Capital Programme/ Regional Housing Board grant.</p> <p>Existing staff resource.</p> |

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| <p>1.3 <u>Gypsy & Traveller Site</u></p> <p>Providing 15 new pitches at Ghyll Bank (Harker).</p> | <p>April 2010</p> <p>Mar 2010</p> <p>Jan 2009</p> <p>April 2008</p> | <p>Residents to move on site.</p> <p>Completion of 6 month build period.</p> <p>Confirmation of funding from CLG.</p> <p>Completed report from Salford University identifying significant need for this type of provision across Cumbria.</p> | <p>Provide secure accommodation with good communal facilities for the travelling community. This will include facilities for children and young people to access education and participate in other activities.</p> | <p>£1.96m from CLG.</p> <p>£50k Supporting People funding through work with Traveller Project.</p> <p>Existing staffing resources.</p> |
| <p>1.4 <u>Choice Based Lettings</u></p> <p>Develop a district wide approach to allocations and lettings.</p> <p>This is a Government led initiative, all Local Authorities and Housing Associations nationally should have a scheme in place by 2010.</p> | <p>Sep 2010 (Gov't target)/Dec 2010 new target</p> <p>Mar 2010</p> <p>March 2009</p> <p>December 2008</p> | <p>Scheme goes live (partnership between all District Councils except Allerdale + most of the larger RSLs).</p> <p>Project timescale extended.</p> <p>Project Manager appointed.</p> <p>Confirmation of successful funding bid to CLG.</p> | <p>Cross-district Choice Based Lettings scheme.</p> <p>Reduce number and time spent in temporary accommodation.</p> <p>Improved access and choice to Housing throughout the district.</p> | <p>£100k CLG funding.</p> <p>Match funded by partners on a pro rata basis (based on stock levels of each partner/ in LA area) – Carlisle contribution £17k.</p> <p>Existing staffing resources.</p> |

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| <p><u>1.5 Homelessness Strategy</u></p> <p>Create new Homelessness Strategy.</p> | <p>Feb 2010</p> <p>Oct 2008</p> | <p>Priority target on temporary accommodation being halved achieved.</p> <p>Strategy completed and published.</p> | <p>New Homelessness Strategy.</p> <p>Measure progress of development of services and integrate into homeless strategy action plan.</p> | <p>Existing staff resources.</p> |
| <p><u>1.6 Extra Care Scheme</u></p> <p>New build extra care scheme in partnership with County Council and Eden Housing Association.</p> | <p>Completion – Feb 2011</p> <p>Sep 2007</p> <p>April 2008</p> | <p>Target of housing provider partner (started on site Aug 2009).</p> <p>Eden Housing Association selected as housing partner by City & County Councils.</p> <p>Bid to Dept of health for funding made.</p> | <p>Provision of 60 units to meet the need for people aged 55+ and also some younger disabled residents along the lines of the mixed community model. Extra Care housing is an alternative to residential care where people retain their independence as far as possible.</p> | <p>Allocation of land plus potential funding from Department of Health (DoH), HCA and Supporting People, as well as environmental grants. (see 3.2 c) for further detail).</p> |

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| <p>1.7 <u>Foyer</u></p> <p>Redevelopment of YMCA into Foyer for young people incorporating housing, training, education and recreational activities.</p> | <p>Mar 2010</p> <p>2009</p> <p>2008</p> <p>2007</p> | <p>Report to Executive regarding scheme proposals to take forward.</p> <p>YMCA capital bid put on hold.</p> <p>Planning application turned down April 08 and further application due June 08.</p> <p>Agreed in principle by Executive July 2007 and capital agreed.</p> | <p>Reduce homelessness and potential homelessness through enabling young people to live independently, access training, education and employment. Better partnership working practices</p> <p>Supporting People funding secured 17 new accommodation units</p> | <p>Grant contribution from £400k for phase 2 projects – from Regional Housing Board Grant.</p> <p>Housing Corp funding to be secured.</p> |
| <p>1.8 <u>Mortgage Rescue Scheme</u></p> <p>Mortgage rescue (“Buyback”) scheme in partnership with CHA.</p> | <p>Mar 09</p> <p>June 09</p> | <p>Scheme in place as one tool to help prevent homelessness.</p> <p>Agreement reached with CAB on referral procedure.</p> | <p>Despite high profile & Government making £285m available with the aim of assisting 6000 households - delays with programme nationally, due to convoluted multi-agency process. In Carlisle only one person has been right through MRS system as at Sep 2009.</p> <p>Reduce mortgage repossessions –</p> | <p>Government funded campaign</p> <p>Existing Staff resources.</p> |

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| | April 09 | Agreement reached with Riverside Carlisle (“Zone Agent”) for joint protocol on reducing repossessions. Riverside appointed as the MRS agents by Govt. | simultaneously preventing homelessness | |
| | Jan 09 | Carlisle CC signed up as fastrack authority to govt scheme. | | |

Theme 2: Decent Homes including Empty Properties

| Project | Time Scale | Progress to Date | Outcome | Resources |
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| <u>2.1 Grants Programme</u> a) Statutory Disabled Facilities Grants (DFGs) – required operational programme. | Statutory grants must be processed within 6 months of receipt of full application. There is a time delay in works being carried out & grant expenditure due to a shortage of interested. | 100% compliance with statutory time scales. | Works completed and adaptations provided for residents where needed in private sector housing. | 2009/10 budget - £1,964,000 – (Approved grant not spent by year end to be put into reserves). Paid - £970,000 Approved grant commitment - £557,000. Number of DFGs (year of Feb for 09/10) |

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| <p>b) Figures within the overall totals at a) - Disabled adaptations to Riverside Carlisle homes – programme agreed under Housing Strategy.</p> | <p>contractors in the area</p> <p>As above</p> | <p>100% compliance with statutory time scales.</p> | <p>Works completed and adaptations provided for residents where needed in properties owned by CHA.</p> | <p>completed – 213 approved – 235 C/F from 2008/09 - 82</p> <p>Approved grants will involve the commitment of future budget, as there is a time delay between works being carried out and grant expenditure.</p> <p>2009/10 budget - £300,000 (annual budget of £300,000 until 31/3/10). Current budget also includes grant commitment towards carry forwards from the previous financial year.</p> <p>Paid - £582,000 Approved grant commitment - £461,000.</p> <p>Approved grants will involve the commitment of future budget, as there is a time delay between works being carried out and grant expenditure.</p> <p>No. of grants (end Feb 09/10): Completed – 116 Approved – 118</p> |
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| <p>2.2 Home Improvements</p> <p>a) Renovation Grants – operational programme</p> <p>b) Minor Works Grants – operational programme</p> | <p>These are discretionary grants & are processed within 6 months of the application</p> <p>There may be a time delay in grant approval, works being carried out, and grant expenditure.</p> | <p>100% of applications are processed within set time scales</p> <p>As above</p> | <p>Renovation works completed for residents where needed in privately owned housing</p> <p>Minor works completed for residents where needed in privately owned housing.</p> | <p>Due to the ever increasing call on DFGs, we do not now provide Renovation Grants. We still have 1 outstanding approved grants, which should be completed in the current financial year.</p> <p>Spend - £1,100</p> <p>No. of grants (end Feb 09/10) Completed – 5 Approved – 5</p> <p>Revised current budget - £20,000 (this is an annual budget that also includes grant commitment carry forwards from the previous financial year).</p> <p>Paid - £6,188 Approved grant - £6,250</p> |

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| <p>2.3 <u>Empty Property Scheme</u></p> <p>a) To enable empty properties to be brought back into use by Housing Associations and enable empty properties to be brought back into use through grant provision. Property owners to be contacted & targeted to bring empty properties back into use.</p> | <p>Jan 2010</p> | <p>Number of empty property letters sent – 359 Number of grant inspections 19 Number of properties brought back into use via advice & guidance – 73 Number of properties subject to further action – 14 Number of properties empty for 6 months plus in May 09 – 945 and in Dec 09 - 812</p> <p>Empty Property Officer now in place since May 09 and above statistics show progress made with new post.</p> | <p>Empty properties brought back into use as per target.</p> | <p>Annual budget of £100,000 funds empty property grants.</p> <p>Working with RSLs on a nomination scheme for management of properties.</p> |

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| <p><u>2.4 Group Repair Programme</u></p> <p>a) Pilot – a pilot phase is to be carried out in Denton Holme – see Action Plan 3 (Flood Projects)</p> <p>b) Main Programme - a phased programme of group repair to private properties in Denton Holme</p> | <p>2008/9</p> <p>Completion – target Nov 2007</p> <p>Work started on site – Sep/Oct 2007</p> <p>2008/9</p> <p>Target for completion July 08.</p> | <p>Completed.</p> <p>Preliminary work on scheme completed.</p> <p>Most roofs, chimneys, flashings etc. completely replaced.</p> <p>Completed.</p> <p>2 phases identified with work on site in phase 1 starting July 07.</p> | <p>Assess the level of work and resources required to carry out the main Group Repair Programme.</p> <p>Completion of group repair schemes in Denton Holme.</p> | <p>£17,000 attached to pilot programme (no funding spent to date).</p> <p>£175,000 from the Decent Homes projects under the flooding projects attached to this pilot. £60k already spent on Westmorland Street.</p> <p>Work to Westmorland Street Completed. Currently working on Garfield Street.</p> <p>Work completed but snagging to be finalised. Also, still awaiting final payment from owner.</p> |
| <p><u>2.5 Decent Homes Scheme</u></p> <p>Carrying out work to privately owned properties throughout the district, initially</p> | | <p>Work on the scheme commenced June 2006 through the Cumbria Energy Advice Centre (EEAC), with</p> | <p>Bring properties up to DH standard. Info. on the following to be produced & monitored annually:</p> | <p>Annual budget - £nil DFG budget has meant the cessation of DH work.</p> |

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| <p>(2.5 cont.) those occupied by the most vulnerable people, to improve them to the Decent Homes (DH) standard set by the Government.</p> | <p>Government target is 70% of privately owned homes reaching Decent Homes standards by 2010.</p> | <p>the 2010 target was achieved in 2007</p> | | <p>This budget will no longer be allocated to Decent Homes. Target met for 2010 – 70% of homes occupied by vulnerable people now decent.</p> <p>All available funding allocated to DFGs.</p> |

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| <p>2.6 HECA</p> <p>The Energy Efficiency Advice Centre ceased work on 1st April 2009, and was superseded by the Energy Saving Trust Advice Centre (ESTAC). They provide information and advice on Transport, Energy Efficiency and Renewable Energy, but do not cover fuel poverty work.</p> | <p>It is proposed to bid for funding for a Fuel Poverty Officer to take this work forward. It is hoped to have this Officer in post by May 2010.</p> | <p>Post JD agreed and recruitment process to be undertaken. A Fuel Poverty Action Plan is being prepared, showing how we propose to tackle the issue.</p> | <ul style="list-style-type: none"> • Funding being applied for • Fuel Poverty Officer post to be filled | <p>Funding to be applied for from various sources.</p> |

Theme 3: Affordability and Balancing the Housing Market

| Project | Time Scale | Progress to Date | Outcome | Resources |
|--|-------------------------------|--|--|------------------------|
| 3.1 <u>Section 106 Agreements</u> Standardise S106 across Cumbria (target in Housing Strategy for Cumbria) | Joint meeting held March 2009 | S106 workshop included at 3 rd Annual Joint Meeting of Developers, RSLs, Housing Officers, Planners and Consultants (Council solicitors also invited) | Intended to improve and speed up negotiations on S106 sites. | Cumbria Housing Group. |
| | May 2009 | Summary of suggestions/ recommendations produced following on from meeting. | Suggestions provided but still no key outcomes. | Cumbria Housing Group. |
| | Jan 2010 | Suggested template headings looked at through Cumbria Housing Group. | | |

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| 3.2 Affordable Development Sites | | | | |
| a) Rural affordable housing | March 08 | Agreement from Council to release 2 rural sites for affordable housing. | See b) below. | Existing staffing resources. |
| | Ongoing | Identify rural exception sites. | Deliver affordable housing in rural areas to meet identified need. | |
| b) Identify suitable sites owned by Carlisle City Council for potential affordable housing development | March 08 | Agreement from Council to dispose of 3 sites at less than best consideration: | 1) Low Meadow - Two Castles HA successful and start on site. | Bids to Homes and Communities Agency for grant funding. |
| | Feb 2010 | 1) Low Meadow (29 homes) | 2) Gelt Rise – Two Castles currently working up scheme. Planning application due to be submitted | Land provided by City Council at less than best consideration due to Well-being benefit. |
| | April 2010 | 2) Gelt Rise, Brampton (approx. 15 homes) 3) Lonning Foot, Rockcliffe. | 3) Rockcliffe – very small site – in the end would only have accommodated 1 property & development costs didn't 'stack up'. | Valuations (Property Services): • Low Meadow - £700k • Brampton - £820k Possible revenue (assumes estimate approx £12k per plot)* • Low Meadow - £360k • Brampton - £216k |
| | | Continue to promote rural exception sites | Partnership agreement in place to allow scheme to progress. | |

* These figures are based on an assumed £12k per plot based on estimates provided by RSLs of what they could pay for a 2/3 bedroom house. Optimum site numbers were drawn up by an architect.

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| <p>c) Increase the supply of Extra Care of Extra Care housing for the elderly (in line with Housing Strategy Target</p> <p>Extra Care Housing Scheme:</p> <p>Will meet a need identified in Carlisle’s Housing Strategy 2005-10 for additional Extra Care spaces for people aged 55+, as well as providing accommodation for some younger physically disabled people. Extra Care housing promotes independent living but with a 24/7 onsite care team.</p> <p>Developing further Extra Care schemes is also a priority of the Cumbria Housing</p> | <p>Sep 07</p> <p>Nov 07</p> <p>Jan 08</p> <p>April 08</p> <p>July 08</p> | <p>Carlisle City Council and Cumbria County Council select Eden Housing Association as preferred partner to develop scheme and provide housing services (care provider to be selected later).</p> <p>Carlisle City Council agrees to transfer site at Low Meadow, Belle Vue to Eden Housing for a nominal fee.</p> <p>Cumbria County Council confirms revenue funding for project.</p> <p>Outline planning permission secured</p> <p>Successful bid submitted to Department of Health (DoH) for funding to deliver scheme</p> | <p>Secure site for development of scheme.</p> <p>Care provision secured.</p> <p>Increases chance of securing DH funding as more security over scheme “deliverability”.</p> <p>Mixed tenure housing scheme delivered to meet the housing needs of elderly and physically disabled people. Mixed community model to promoted independent living and help people with a range of support needs, including use of Telecare</p> <p>This would contribute towards meeting the need for the</p> | <p>Work provided within Existing staffing resources.</p> <p>Value of site - £330k (Property Services valuation)</p> <p>County Council funding - £400k p.a.</p> <p>Cost of application paid by Eden. Support for application provided by Housing Services.</p> <p>Bid to DH for £4.74 million (of overall scheme cost of over £9 million)</p> <p>Supporting People funding agreed - £50k p.a.</p> |
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| <p>Strategy 2006/11.</p> <p>Provisional construction timetable for Extra Care scheme (assuming external grant funding secured in DH bidding round)</p> <p>d) RSL partnerships:</p> <p>Bids approved under HCA's (Homes and Communities Agency) National Affordable Housing Programme 2008-11:</p> | <p>Nov 07 - July 09</p> <p>Aug 2009</p> <p>Oct 2010</p> <p>Feb 2011</p> <p>1) June 2009</p> <p>2) 2010/ 11</p> | <p>Pre-construction preparation (inc. pricing, finalising design, and work by mechanical & electrical and structural engineers).</p> <p>Scheme started on site</p> <p>completion of core building</p> <p>Completion of bungalows (& houses with 'disability suite').</p> <p>Eden – refurbish 2 properties at the Square, Dalston for rent.</p> <p>Eden – 10 properties in Carlisle – buy to rent</p> | <p>additional 144 units of Extra Care housing identified as being required during the lifetime of the Housing Strategy 2005-10 (p.42) – original source: Cumbria County Council Social Services, Very Sheltered Housing Strategic Development Plan 2002-2014</p> <p>Contribute to need for rural affordable housing (identified in HMA for Carlisle Rural West)</p> <p>Meet some element of need for rented family housing identified in the HMA for urban Carlisle.</p> | <p>Cost of Consultant - £11600 (divided 3 ways with County Council & Eden HA)</p> <ul style="list-style-type: none"> • Land supplied by Carlisle City Council • Care funding provided by Cumbria County Council • Grant funding from Department of Health • Funding put in by Eden Housing Association • Supporting People funding <p>HCA grant</p> <p>HCA grant</p> |
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| Bids to Housing Corp through Continual Market Engagement (CME): | 1) | Successful bid – summer 2009. Completion due – 2010/11 | Riverside Carlisle – Barras Close, Morton – 43 new build properties | Meet identified shortage of social rented family homes & 2-bed bungalows in Morton Park. | HCA grant |
| | 2) | Bid to HCA Sep 09. completion due 2010/11 | Two Castles HA (Low Meadow) – 29 new build family homes for rent on site tendered by City Council for below market value. | Alleviate shortage of affordable family housing for rent in Carlisle. | HCA grant |
| | 3) | Dec 2008 | Two Castles HA – 22 family homes (16 x 3-bed & 6 x 4-bed) transferred from Lovell, with support of City Council. | Meet identified need for larger family homes for rent. 50% homeless nominations accepted. | HCA grant - £770k. City Council agreed to transfer although loss of some funds through ‘overage’ agreement with Lovell. |

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| <p data-bbox="125 304 427 376">3.3 <u>Housing Capital Programme</u></p> <p data-bbox="125 416 398 488">Affordable housing fund</p> | <p data-bbox="483 416 734 488">From 2010/11 up until 2015</p> | <p data-bbox="786 416 1171 523">Funding secured to deliver affordable housing through Capital Programme.</p> | <p data-bbox="1238 416 1668 635">Deliver a programme of match funded schemes, enabling the development of affordable housing on specific schemes with RSLs and other partners</p> | <p data-bbox="1691 416 2096 635">The Housing Capital Programme will have £900k p.a. available until 2015 – of which £200k p.a. is for the development of affordable housing.</p> |

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| <p><u>3.4 Strategic Housing Market Assessments</u></p> <p>Analysis of 20 identified Housing Markets across Cumbria, including 3 in Carlisle District.</p> | <p>SHMAs cover period to 2011</p> <p>Consultation ended Sep 2009</p> | <p>Research through Cumbria Housing Group partnership into need for affordable as well as market housing across our 3 Housing Market Areas:</p> <ul style="list-style-type: none"> • Carlisle City • Rural Carlisle East • Rural Carlisle West <p>Providing intelligence on required mix of affordable housing – e.g. tenure, property size.</p> <p>SHMAs also identify links between housing and the economy – reference to Economic Strategy and process involved working closely with Cumbria Vision.</p> | <p>Research will contribute to the LDF and RSS process.</p> | <p>Carlisle SHMAs completed by our own staff (some districts did use consultants).</p> |

Glossary

BVI – Best Value Indicator

CASS – Cumbria Action for Social Support

CHG – Cumbria Housing Group

CLG – (Department) for Communities and Local Government (formerly DCLG)

CLS – Community Legal Service

CME – Regular Market Engagement (in relation to HCA bids)

DFG – Disabled Facilities Group

DH – Decent Homes standard

DoH – Department of Health

ESTAC – Energy Saving Trust Advice Centre

GONW – Government Office North West

HA – Housing Association (also sometimes called a Registered Social Landlord)

HCA – Homes and Communities Agency (formally Housing Corporation)

HCOP – Healthy Communities and Older People

HECA – Home Energy Conservation Act

HMA – Housing Market Area

HomeBuy – the Government’s flagship shared equity scheme

HMO – House in Multiple Occupation

ICE – Improving Cumbria’s Energy

LCHO – Low cost home ownership scheme (administered by Carlisle City Council’s Housing Services)

LDNPA – Lake District National Park Authority

MRS – Mortgage Rescue Scheme

NAHP – National Affordable Housing Programme

NWHF – North West Housing Federation

PPS3 – Planning Policy Statement 3 (Housing)

PRO – Private Sector Renewal Policy (Regulation Reform Order)

PROP – Prolific and Priority Offenders

SAP – Standard Assessment Procedure

SEC – Sustainable Energy Centre

SHMA – Strategic Housing Market Assessment

SP – Supporting People

S106 (Section 106 Agreement) – part of the *Town & Country Planning Act, 1990*, covering planning obligations – including affordable housing contributions.

Zone agent – a local housing association with the responsibility for managing the *HomeBuy* scheme and Mortgage Rescue (in Cumbria this is now Riverside).