













## Sefton Housing Strategy 2016-2021 – Monitoring Report 2017/18



REF	ACTION /RECOMMENDATION	OUTCOME/SUCCESS MEASURES	TIMESCALE	CURRENT OUTCOME ASSESSMENT	COMMENTS
<b>DRIVING HOUSING QUALITY IN COMMUNITIES AND NEIGHBOURHOODS</b>					
<b>HQ1 (Part 1)</b>	Working closely with Private Sector Landlords to improve housing quality by attracting high quality landlords to invest in Sefton and reduce the number of 'non decent homes'.	i) Introduction of Selective Licensing Scheme within Bootle – an estimated 2,800 privately rented properties will be licenced within this scheme.	Approval of final scheme – September 2017  Start of scheme – March 2018		<p>Housing Selective and Additional HMO licensing scheme proposals approved by Sefton Cabinet 7<sup>th</sup> September 2017.</p> <p>Scheme designation comes into effect on 1 March 2018 and will last for a period of up to 5 years until 28<sup>th</sup> February 2023.</p> <p>A performance monitoring framework was agreed with Overview and Scrutiny working group (Regeneration and Skills)</p>
<b>HQ1 (Part 2)</b>		ii) Introduction of Additional Housing in Multiple Occupation (HMO) Licensing within Central Southport and Waterloo – an estimated 200 HMOS will be licenced within this scheme.	Approval of final scheme – September 2017  Start of scheme – March 2018		<p>Housing Selective and Additional HMO licensing scheme proposals approved by Sefton Cabinet 7<sup>th</sup> September 2017.</p> <p>Scheme designation comes into effect on 1 March 2018 and will last for a period of up to 5 years until 28<sup>th</sup> February 2023.</p> <p>A performance monitoring framework was agreed with Overview and Scrutiny working group (Regeneration and Skills)</p>


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HQ2 (Part 1)	Raise housing standards across all tenures and reduce the number of 'non-decent' homes with particular focus on those with the worst conditions.	i) Complete and implemented update of Sefton's Housing Enforcement Policy [ <a href="http://www.sefton.gov.uk/media/195825/housingenforcementpolicy.pdf">http://www.sefton.gov.uk/media/195825/housingenforcementpolicy.pdf</a> ]	June 2017		Housing Enforcement Policy currently being drafted (February 2018). Final Version to be approved by Cabinet Member Communities and Housing (Summer 2018).  Civil Penalties Policy prepared.
HQ2 (Part 2)		ii) Increased participation in the Private Landlord Accreditation scheme by 225 properties (25%) to 1125 units.	January 2018		Between January 2016 and January 2017 the number of Accredited properties increased by 176 properties. This number is likely to rise at an increased rate (and exceed 1125 total Accredited properties) in the run up to the introduction of the Housing Licensing schemes in Sefton (March 2018).
HQ2 (Part 3)		iii) Expression of interest submitted for Estate Regeneration programme for the Linacre Neighbourhood area to deliver regeneration through the improvement or redevelopment of existing social housing.	December 2016 (funding bid announced)		Funding from Department of Communities and Local Government approved June 2017 Halsall Lloyd appointed by One Vision Housing, to develop a Masterplan and investment framework for RPs. This framework will identify specific future estate regeneration projects with specific areas in Linacre and Litherland wards.

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<b>HQ3 (Part 1)</b>	Working in partnership with Sefton's Housing Associations to ensure that they provide the best quantity, type and quality of housing together with the most appropriate services	i) Development of Housing Association Investment Group and shared investment programme	April 2017		<p>Registered Provider Development &amp; Investment Group meet biannually to share future investment programmes within Borough.</p> <p>Over the last year there has been increased number of RP grant bids to the HCA, to support new-build developments. RPs have recently completed or are currently building 337 new affordable homes across 12 different sites in the borough. There are also a number of other schemes in the pipeline, including some that will be delivered through Planning Section 106 agreements.</p>
<b>HQ3 (Part 2)</b>		ii) HA Investment in repair and improvement of social housing stock, and asset management. Monitoring of Housing Association investment programmes and initiatives & Sefton investment report	January 2017 & annually to 2021		<p>An asset-led Masterplan and regeneration framework for the Linacre area is being developed by Halsall Lloyd Partnership behalf of Registered Providers operating in this area. The draft Masterplan will be published in late March/early April 2018.</p>


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HQ3 (Part 3)		iii) Develop a Charter with RP partners, to set minimum standards for their Neighbourhood Management services. <b>[Priority link to reference HQ1]</b>	September 2017		Draft Charter to be rewritten to strengthen Registered Provider obligations to levels required of Private Sector Landlord Licensing schemes. Draft to be circulated to appropriate Housing Associations for consultation.
HQ4 (Part 1)	Provide support and guidance to owner-occupiers to help them improve their housing standards, particularly the most vulnerable in the worst housing conditions.	i) Continuation of Sefton Home aids and adaptations scheme. Ensure <b>350</b> households per annum are assisted.	Ongoing to 2021 <a href="http://www.sefton.gov.uk/housing/adapting-your-home.aspx">http://www.sefton.gov.uk/housing/adapting-your-home.aspx</a>		353 Disabled Facilities Grant (DFG) household adaptations completed in 2016/17.
HQ4 (Part 2)		ii) Improved signposting of available housing improvement services – Promotion of services through new communications mediums.	Ongoing to 2021 <a href="http://www.sefton.gov.uk/housing/adapting-your-home.aspx">http://www.sefton.gov.uk/housing/adapting-your-home.aspx</a> and inclusion of available services in Sefton Directory <a href="http://www.seftondirectory.com/">http://www.seftondirectory.com/</a>		Services and help resources regarding housing improvements are signposted online, in the Sefton Directory. <a href="http://www.seftondirectory.com">www.seftondirectory.com</a>




REF	ACTION /RECOMMENDATION	OUTCOME/SUCCESS MEASURES	TIMESCALE	CURRENT OUTCOME ASSESSMENT	COMMENTS
<b>HQ5 (Part 1)</b>	Reduce the numbers of empty homes and neighbourhood empty homes 'hot spot' concentrations	i) Completed update monitoring and review of Sefton Empty Homes Strategy and action plan.	April 2018		Numbers of long term empty properties reduced slightly in recent years, but remain at fairly static high level. An update of the Empty Homes Strategy and Action Plan monitoring review will be undertaken and completed in 2018.
<b>HQ5 (Part 2)</b>		ii) Reduction in the proportion of total vacant homes to 4.0% or lower.	January 2018		Total vacant homes proportion October 2017 - <b>4.14%</b>

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<b>HQ6</b>	More effective use of the Council's Planning powers to help manage impact of HMOs where necessary	Development of area specific Article 4 Directions to limit the number of HMOs or conversion of properties to HMOs	June 2017		On 20th September 2017 the Council issued a 'non-immediate' Article 4 direction for HMOs in parts of Bootle, Litherland, Seaforth, Waterloo and Southport. There will be a 1 year period before this direction is implemented. The direction removes permitted development rights for the change of use from a use falling within Class C3 (dwelling house) to a use falling within Class C4 (Houses of Multiple Occupation).
<b>HQ7 (Part 1)</b>	Update Private Sector Stock Condition survey to assess change in private sector stock quality.	i) Completed study with updated information on private sector stock conditions.	February 2019		BRE commissioned (Jan 2018) to produce modelled data on a range of key private sector housing indicators and quality. Final report and database expected April/May 2018.



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HQ8	Providing advice and support to help reduce fuel poverty by making existing and new homes more sustainable and energy efficient and encourage the use of renewable technologies to achieve this.	Full implementation of Sefton's Affordable Warmth Team Action Plan 2016-17 <a href="https://www.sefton.gov.uk/environmental-protection/energy-and-environment/energy-efficiency-at-home/heca-plan.aspx">https://www.sefton.gov.uk/environmental-protection/energy-and-environment/energy-efficiency-at-home/heca-plan.aspx</a>	April 2017		Affordable Warmth Action Plan implemented (2017). Help, guidance and support for residents facing Fuel Poverty available from Sefton's Affordable Warmth Service or through the external charity Energy Projects Plus. <a href="https://www.sefton.gov.uk/environmental-protection/energy-and-environment/energy-efficiency-at-home/fuel-poverty.aspx">https://www.sefton.gov.uk/environmental-protection/energy-and-environment/energy-efficiency-at-home/fuel-poverty.aspx</a>




**MEETING PEOPLE'S HOUSING NEEDS**




HN1 (Part 1)	Securing the development of appropriate housing and attracting housing investment in the Borough	During the period 2012 – 2030 provision will be made for the development of a minimum of 11,520 new homes in Sefton.  i) 500 (net) new dwellings per annum	2012 – 2017		<b>Year</b>	<b>Net Additional Dwellings</b>
					2012/13	412
					2013/14	317
					2014/15	476
					2015/16	-157
					2016/17	607
					<b>Total 5 Year Average</b>	331



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HN1 (Part 2)		ii) 694 (net) new dwellings per annum	2018 – 2030		The projected net additional housing development over the next 5 years is in excess of <b>860</b> dwellings per annum. This is due to i) the commencement of development on a number of large scale strategic sites across the Borough and ii) the allocation of appropriate housing sites through the Local Plan.
HN2 (Part 1)	Attracting a variety of high quality developers into Sefton to deliver high quality developments	i) Private sector & HA sector investment delivering MIX of types and tenures of new housing. Increasing net house building additions to 640 per annum.	By April 2021		Baseline tenure mix and quantum of new-build housing will be reported through the Local Plan – Authority Monitoring Report (AMR) <a href="https://www.sefton.gov.uk/amr">https://www.sefton.gov.uk/amr</a> Policy HC2  [2017 AMR will be published April 2018]
HN2 (Part 2)		ii) Setting up a regular Council/Private developer forum to engage with suitable housing developers.	April 2017		Housing developer forum set up and run by Sefton's Strategic Planning team. This group incorporating a range of housing developers meets biannually to discuss a range of housing and planning matters and promotes engagement and co-operation.









REF	ACTION /RECOMMENDATION	OUTCOME/SUCCESS MEASURES	TIMESCALE	CURRENT OUTCOME ASSESSMENT	COMMENTS								
HN2 (Part 3)		iii) Monitor housing completions to ensure that new homes are delivered in a variety of Council Tax bands.	Annually to 2021		<table border="1" data-bbox="1675 236 2130 448"> <thead> <tr> <th>Council Tax Band</th> <th>Additional Dwellings</th> </tr> </thead> <tbody> <tr> <td>A-B</td> <td>183</td> </tr> <tr> <td>C-D</td> <td>200</td> </tr> <tr> <td>E-H</td> <td>59</td> </tr> </tbody> </table> <p>The additional dwellings on the Council Tax Base form identifies that there were a number of additional dwellings completed in the Borough between April 2016 and 2017. These residential properties were delivered in a variety of Council Tax Bands. As expected, the numbers of additional dwellings are lower for the higher banded properties (E-H). A future comparison between this monitoring period and the next is required to analyse the data more accurately.</p>	Council Tax Band	Additional Dwellings	A-B	183	C-D	200	E-H	59
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A-B	183												
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E-H	59												
HN3 (Part 1)		iii) Housing Associations Voluntary Right to Buy scheme – Housing & Planning Act	April 2017		The Autumn Budget 2017 stated that the Right to Buy pilot for Housing Association Tenants will be implemented in the Midlands in July 2018. Further implementation of this scheme will be assessed after completion of this pilot.								




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<b>HN4 (Part 1)</b>	Housing Associations to identify appropriate locations and develop a greater quantum and range of Affordable Housing.	i) Successful identification of appropriate Affordable Housing Sites & HA Bids submitted to HCA	October 2016		Affordable housing bids submitted by Housing Associations and assessed for suitability by Sefton Council. These approved bids submitted to HCA for approval. – Completed October 2016.
<b>HN4 (Part 2)</b>		ii) Delivery of the Home and Community Agency's (HCA) Shared Ownership and Affordable Homes Programme (total number of homes yet to be identified).	2016 – 2021		<b>150</b> Affordable Homes (in 6 schemes) identified for development funding, through the Shared Ownership and Affordable Homes Programme 2016-21. Delivery of these schemes plus the identification of further Affordable Housing funding will be monitored in future reports.
<b>HN5 (Part 1)</b>	Ensuring Planning policies help deliver Affordable Housing either on development sites or in exceptional circumstances through financial contributions to deliver on alternative sites	i) Boosting Affordable housing supply and delivery through s106 commitments. For new developments of 15 dwellings or more. 30% of the total scheme (measured by bedspaces) will be provided as affordable housing [Link to Local Plan Policy HC1]	March 2017		Baseline Affordable Housing supply will be reported through the Local Plan – Authority Monitoring Report (AMR) <a href="https://www.sefton.gov.uk/amr">https://www.sefton.gov.uk/amr</a> Policy HC1  [2017 AMR will be published April 2018]



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HN5 (Part 2)		ii) Development of a s106 Commuted sum payment policy & procedure. (This commuted sum will be in lieu of affordable housing on site and will only be used in exceptional circumstances and will only be agreed by the Council if the applicant can provide a robust justification why affordable housing can not be provided onsite.)	June 2017		The Affordable and Special Needs Housing Supplementary Planning Document will be implemented in <b>Autumn 2018</b> . This document will set out the circumstances and requirements if commuted sums would be accepted, and also the conditions attached to these s106 requirements.
HN6 (Part 1)	Assessing the potential of alternative home building methods through Custom and Self-Build schemes <b>[Priority link to reference CA1 and CA2]</b>	i) Identification of site(s) suitable for Self-Custom Build schemes. Identification of 2 'pilot' schemes in the north and south of Sefton. Provision of fully serviced plots for market sale to applicants on Sefton Self Build register [See Priority reference CA1]	April 2017		Cabinet Member – Communities and Housing agreed identified pilot sites. Boyer Avenue, Maghull and Larchfield Road, Thornton (May 2017). Planning Permission with all matters reserved granted in January 2018.
HN6 (Part 2)		ii) Completion of site preparation/ provision of serviced plots for a Self-Build and Custom Build pilot scheme (12- 20 new homes)	April 2019		Site preparation and provision of serviced plots will commence after reserved Planning Application matters are determined.

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<b>HN7 (Part 1)</b>	Ensuring that intelligence and evidence on housing needs within the Borough is appropriate and up to date	i) Completion of a refreshed Strategic Housing Market Assessment study (SHMA)	June 2017		Sefton's current SHMA was published in 2014. Governmental guidance suggests that these studies should be updated at least once every 5 years. An update to current National Planning Policy Guidance on Affordable Housing definitions is due in Spring/Summer 2018. Therefore it is prudent to update the SHMA later in 2018 once these definitions emerge.
<b>HN7 (Part 2)</b>		ii) Completion of a refreshed Strategic Housing Land Availability study (SHLAA)	June 2017		The refreshed SHLAA will be published in April 2018. This annual update assesses the total amount of land within the Borough available for housing. Alongside this, the SHLAA identifies land available for development in the short-term (0-5 years). A further study on the total land capacity for housing will be undertaken in late 2018.




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<b>HN8 (Part 1)</b>	Identifying and assessing additional funding and finance opportunities to help secure development, particularly unlocking brownfield sites with viability constraints	i) HCA Home Building Fund (prospectus expected summer 2016)	September 2016		<p>A number of successful bids for housing funding submitted on behalf of Sefton:</p> <p>Accelerated Construction on TT Cables site (Bootle) and former St John Stone site (Ainsdale).</p>
<b>HN8 (Part 2)</b>		ii) LCR Regional Growth funding to identify housing pipeline & assist delivery of strategic sites.	April 2017 1		Housing Infrastructure Fund – LCR/CA bid submitted for forward funding element. Outcome of this will be confirmed in Spring 2018.
<b>HN8 (Part 3)</b>		iii) Housing and Planning Combined Authority funding for strategic sites.	April 2017		Housing Infrastructure Fund – LCR/CA bid submitted for forward funding element. Outcome of this will be confirmed in Spring 2018.




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<b>ENABLING PEOPLE TO LIVE INDEPENDENTLY</b>					
<b>IN1 (Part 1)</b>	Improving integrated working with health and social care partners to identify the appropriate housing and housing investment required for the most vulnerable.	i) Ensuring that any new or updated strategies and priorities regarding the Care Act and Sefton's Health and Wellbeing Strategy fully take into account independent living requirements.	April 2018		Sefton will be refreshing the current Health and Wellbeing Strategy (2013-2018), with evidence contained in the updated Joint Strategic Needs Assessment (JSNA). This strategy will be developed in 2018 to take into account independent living requirements.
<b>IN1 (Part 2)</b>		ii) New models of housing & care developments fully implemented	April 2018		The outcomes/success measures of this action will be assessed and reported alongside the development of the updated Health and Wellbeing Strategy in 2018.
<b>IN1 (Part 3)</b>		iii) Working with landlords and support service agencies to provide a range of supported living accommodation for our most vulnerable	June 2018		The outcomes/success measures of this action will be assessed and reported alongside the development of the updated Health and Wellbeing Strategy in 2018.




REF	ACTION /RECOMMENDATION	OUTCOME/SUCCESS MEASURES	TIMESCALE	CURRENT OUTCOME ASSESSMENT	COMMENTS
IN2	Providing new housing for older populations and the most vulnerable groups in appropriate and accessible locations for local services and facilities.	i) Development and implementation of Affordable, special needs and older people's housing Supplementary Planning Document (SPD)	October 2017		Affordable, special needs and older people's housing SPD due for adoption (Summer 2018). Public consultation currently underway (February – April 2018).
		ii) Identified pipeline of sites and developments, shared with Sefton Partnership for Older Citizens (SPOC) to ensure that Older Persons housing needs and views are incorporated into strategic housing decision making.	April 2017		Older Persons Schemes identified through the Planning Application process shared with SPOC. Feedback encouraged through SPOC forum meetings attended by Strategic Housing Officer.
		iii) Identify any existing housing which may be suitable for use/conversion for vulnerable groups.	October 2017		150 properties assessed for suitability/conversion for the most vulnerable groups in Sefton 2016/17.




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<b>IN3 (Part 1)</b>	Effectively utilising Planning Policies to ensure that a proportion of all new development is suitable for older and the most vulnerable households	i) 20% of new housing in developments of 50 homes or more to Building Regulation Requirement M4 (2). This requirement ensures new housing incorporates features that make it adaptable to a wide range of occupants, including older people. The emerging Affordable, Special Needs and Older People's Housing SPD will provide further guidance on policy HC2 part 2.	March 2017		<p>Monitoring of this requirement will be reported through the Local Plan – Authority Monitoring Report (AMR)</p> <p><a href="https://www.sefton.gov.uk/amr">https://www.sefton.gov.uk/amr</a> Policy HC2 Part 2</p> <p>[2017 AMR will be published April 2018]</p>
<b>IN3 (Part 2)</b>		ii) Where housing for older people or people with special needs is provided as part of a larger scheme, this should, where appropriate, be located within the scheme in the most accessible location for local services and facilities.	March 2017		<p>Monitoring of this requirement will be reported through the Local Plan – Authority Monitoring Report (AMR)</p> <p><a href="https://www.sefton.gov.uk/amr">https://www.sefton.gov.uk/amr</a> Policy HC2 Part 2</p> <p>[2017 AMR will be published April 2018]</p>









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IN4 (Part 1)	Helping to reduce health inequalities through improved housing conditions	i) Sefton Home aids and adaptations service, to deliver 350 major adaptations and 500 minor adaptations per year <a href="http://www.sefton.gov.uk/housing/adapting-your-home.aspx">http://www.sefton.gov.uk/housing/adapting-your-home.aspx</a>	Annually to 2021		353 Disabled Facilities Grant (DFG) household adaptations completed in 2016/17. Minor home improvement works team (providing housing equipment such as grab rails, banister rails, shower sets and sensory equipment) estimate between 450 -500 adaptations or assistance cases completed in 2016/17.
IN4 (Part 2)		ii) Improved signposting of available housing improvement services to provide suitable housing advice and support for vulnerable households to help enable them to live longer independently <a href="http://www.sefton.gov.uk/housing/adapting-your-home.aspx">http://www.sefton.gov.uk/housing/adapting-your-home.aspx</a> and inclusion of available services in Sefton Directory <a href="http://www.seftondirectory.com/">http://www.seftondirectory.com/</a>	Annually to 2021		Services and help resources regarding housing improvements are signposted online, in the Sefton Directory. <a href="http://www.seftondirectory.com">www.seftondirectory.com</a>
<b>TAKLING BARRIERS TO OBTAINING SUITABLE HOUSING FOR THE MOST VULNERABLE AND ENSURING EQUAL ACCESS TO HOUSING SERVICES</b>					
BA1	Tackling all forms of Homelessness	Full implementation of Sefton's Homeless Strategy Action Plan  <a href="https://www.sefton.gov.uk/media/1129/homelessness-strategy-2013.pdf">https://www.sefton.gov.uk/media/1129/homelessness-strategy-2013.pdf</a>	April 2018		Sefton's Homeless Strategy & Action plan due for review (Summer 2018). This will ensure that the Council's Homeless duties under the Homeless Reduction Act 2017 will be fully met.




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<b>BA2 (Part 1)</b>	Providing more effective housing related support and advice services	i) Homeless commissioned services review	Completed April 2016 - Performance monitored annually.		Homeless commissioned services contract will run until 2020, with an option to extend until 2022. The subsequent commissioned services review will take into account the Homelessness Strategy and Action Plan (Summer 2018)
<b>BA2 (Part 2)</b>		ii) Improving development/signposting of support and advice services information resources. Sefton Homelessness web page review and update	April 2017		Information on Homelessness Services and support on Sefton's web pages to be reviewed in Spring/Summer 2018. This will be undertaken after the implementation of the Homeless Reduction Act and the move towards locality-based services within Sefton.
<b>BA2 (Part 3)</b>		iii) Completing review to make (non-electronic) printed information more easily available to more diverse and vulnerable people.	April 2017		A review to ensure that homeless advice and services will be more widely available and accessible to be undertaken in Spring/Summer 2018. This will be undertaken after the implementation of the Homeless Reduction Act and the move towards locality-based services within Sefton.




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<b>BA3 (Part 1)</b>	Meeting the housing needs of more diverse and the most vulnerable communities	i) Implementation of North West Asylum Dispersal Programme [30 homes identified for pilot dispersal programme]	April 2017		Over 140 properties assessed for suitability through the Home Office's North West Asylum Dispersal Programme. 30 homes now tenanted or in the process of being improved prior to asylum seeker tenants moving in (January 2018).
<b>BA3 (Part 2)</b>		ii) Implementation of the Syrian Vulnerable People Resettlement scheme [100 refugees accommodated]	2016- 2021		The first group of Syrian families resettled in the Borough in January 2017.
<b>BA4</b>	Review existing Choice Based Letting scheme (CBL) [Property Pool Plus] (PPP) with partners to assess where improvements can/should be made to help customers access affordable housing	i) Implemented review of the Choice Based Letting system and upgraded processes for customers.	July 2017		Property Pool Plus (PPP)– web system upgraded and implemented to provide a more user-friendly service for users (October 2017). A further review of the PPP system to be conducted in 2018/19.

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BA5	Ensuring that the use flexible tenancies as set out in the Localism Act 2011 are delivered by Housing Associations in a consistent and appropriate manner.	i) Updating Sefton’s existing Tenancy Strategy with a Liverpool City Region Tenancy Strategy, to ensure that a consistent, sub-regional approach regarding the use of flexible tenancies is implemented by Housing Associations.	December 2016		Liverpool City Region Tenancy Strategy update approved by Cabinet (October 2016) <a href="http://modgov.sefton.gov.uk/moderngov/ieDecisionDetails.aspx?ID=10120">http://modgov.sefton.gov.uk/moderngov/ieDecisionDetails.aspx?ID=10120</a> . Annual update in draft (February 2018) to be approved by Cabinet Member Communities and Housing (April 2018)
BA6 (Part 1)	Assessing the impacts of housing welfare reform and developing responses alongside partners to address these	<p>i) Mitigating the impact of LHA on the housing market in particular providers of homeless and supported living accommodation – proactive management of the market.</p> <p><b>[Note: All of the BA6 outcome/success measures link directly to Sefton Council's Welfare Reform and Anti-Poverty Action Plan. This plan has been comprehensively updated and revised (October 2017) ] These revisions will be reflected in the updated Housing Strategy – Delivery Framework (2018/19)</b></p>	April 2017		The Government issues a consultation on new supported housing funding. Sefton responded to consultation (late 2017) and await final proposal outcome.
BA6 (Part 2)		ii) Mitigation against any welfare reform changes that may increase the risk of homelessness or cost of living.	April 2017		There is no current evidence to suggest that welfare reforms have increased the risk of homelessness. Impacts will continue to be monitored with the full introduction of Universal Credit in Sefton (October 2017).

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BA6 (Part 3)		iii) Understand what impact, if any, that welfare reform will have on the private Rented Sector and tenants.	April 2017		Briefing note/report provided to Welfare Reform Members Reference group.
BA6 (Part 4)		iv) Mitigating the impact of welfare reform changes for those living in supported, exempt and specified accommodation	April 2017		There is no current evidence to suggest that welfare reforms have had a detrimental effect for those living in supported, exempt or specified accommodation. Impacts will continue to be monitored with the full introduction of Universal Credit in Sefton (October 2017).
BA6 (Part 5)		v) Joining-up housing assessment, Council Tax reduction assessment and other assessments where possible and where (and if) possible develop a singular approach all can use and reduce the time and cost of individual assessments.	April 2017		To be considered as part of the locality-based service delivery and multi-disciplinary approach (April 2018)
<b>EFFECTIVELY UTILISING COUNCIL ASSETS TO SUPPORT HOUSING</b>					

REF	ACTION /RECOMMENDATION	OUTCOME/SUCCESS MEASURES	TIMESCALE	CURRENT OUTCOME ASSESSMENT	COMMENTS
CA1 (Part 1)	Study to Assess the Potential for Self-Build and Custom Build Homes in Sefton & development of a register of demand for Self-Build and Custom Build Homes. <b>[Priority link to reference HN6 and CA2]</b>	i) Publication of Self-Build and Custom Build demand study	September 2015		Completed September 2015 - <a href="https://www.sefton.gov.uk/housing/custom-build-self-build.aspx">https://www.sefton.gov.uk/housing/custom-build-self-build.aspx</a>
CA1 (Part 2)		ii) Development of online register for potential Self-Build and Custom Builders in Sefton	September 2015		Completed September 2015 - <a href="https://forms.sefton.gov.uk/sefton/buildregister/">https://forms.sefton.gov.uk/sefton/buildregister/</a>
CA2 (Part 1)	Assessment of Sefton's Self-Build and Custom Build demand and development of Pilot schemes <b>[Priority link to reference HN6 and CA1]</b>	i) Identification of site(s) suitable for Self-Custom Build schemes. Identification of at least 2 'pilot' schemes in the north and south of Sefton. Provision of fully serviced plots for market sale to applicants on Sefton Self Build register <b>[See Priority reference CA1]</b>	April 2017		Cabinet Member – Communities and Housing agreed identified pilot sites. Boyer Avenue, Maghull and Larchfield Road, Thornton (May 2017).

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CA2 (Part 2)		ii) Grant sufficient planning permissions to meet demand as evidenced in the register for potential Self-Build and Custom Builders [See Priority reference CA1]	October 2019		<p>DC/2017/0289 Land to the rear of 13-17 Larchfield Road, Thornton – Planning Permission Approved (January 2018)</p> <p>DC/2017/0290 Land to the rear of Boyer Avenue, Maghull – Planning Permission Approved (January 2018)</p>
CA2 (Part 3)		iii) Completion of site preparation/ provision of serviced plots for a Self-Build and Custom Build pilot scheme (12- 20 new homes)	April 2019		Site preparation and provision of serviced plots will commence after reserved Planning Application matters are determined.
CA3	Reviewing and prioritising land and assets the Council owns/manages to help deliver housing and regeneration priorities	i) Review and update of Sefton’s Asset Disposal Policy	April 2017		Updated Sefton Property Asset Disposal Policy drafted in December 2016. Final strategy yet to be approved by Cabinet.

REF	ACTION /RECOMMENDATION	OUTCOME/SUCCESS MEASURES	TIMESCALE	CURRENT OUTCOME ASSESSMENT	COMMENTS
CA4	Developing land and asset delivery plans to analyse the best use of Council and other public sector owned land to achieve the most appropriate housing schemes	i) Completion of One Public Estate project (phase 3) - Analysing and rationalising public estate land and property, to release the value of public sector assets.	April 2017		Further revenue funding to deliver land and projects available through the One Public Estate (phase 6) bid round. Sefton has bid for a number of projects through this funding scheme, and outcomes to this funding will be announced by Government in early 2018.
CA5 (Part 1)	i) Development of a Council investment vehicle - Sefton DevCo to deliver new homes across a variety of tenures, making best use of council owned assets.	i) Preferred investment vehicle option approved by Cabinet.	June 2017		Cabinet approved in October 2017 the implementation & creation of Sefton's housing development company.  A delivery plan and timescales for activities have been agreed to ensure the successful establishment of the development company.
CA5 (Part 2)	ii) Ensuring these new homes are built as effectively and efficiently as possible.	ii) From April 2018 provision of 40 – 60 new homes per annum to be completed by Sefton DevCo.	April 2018		A number of council-owned pilot sites have been identified and assessed to ensure that new homes are high quality and appropriate for people's needs. Development on these sites will commence on these sites once the Planning Application process has been completed