









Appendix 1: Sefton Housing Strategy 2016-2021 – Monitoring Report 2018/19



REF	ACTION /RECOMMENDATION	OUTCOME/SUCCESS MEASURES	TIMESCALE [Current Status]	CURRENT OUTCOME ASSESSMENT	COMMENTS
Theme 1 - DRIVING HOUSING QUALITY IN COMMUNITIES AND NEIGHBOURHOODS					
HQ1 (Part 1)	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.	<p>Approval of final scheme – September 2017 [Completed]</p> <p>Start of scheme – March 2018 [Completed]</p> <p>Monitoring the impact of the scheme – ongoing over the 5-year life of the scheme</p>		<p>Selective and Additional HMO licensing schemes became operational on 1st March 2018.</p> <p>These schemes will remain in place for at least 5 years (until February 2023).</p> <p>As at 18/3/19 we have 2,471 full or partially completed Licence applications (77% of the number we anticipated needed a licence).</p> <p>A performance monitoring framework was agreed with Overview and Scrutiny working group (Regeneration and Skills) in 2018. The first monitoring report is due to be submitted in July 2019.</p>


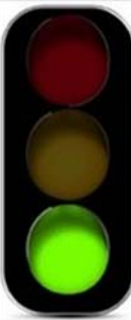
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HQ1 (Part 2)		ii) Introduction of Additional Housing in Multiple Occupation (HMO) Licensing within Central Southport and Waterloo – an estimated 200 HMOS will be licenced within this scheme.	Approval of final scheme – September 2017 [Completed] Start of scheme – March 2018 [Completed] Monitoring the impact of the scheme – ongoing over the 5-year life of the scheme		Selective and Additional HMO licensing schemes became operational on 1 st March 2018. These schemes will remain in place for at least 5 years (until February 2023). A performance monitoring framework was agreed with Overview and Scrutiny working group (Regeneration and Skills) in 2018. The first monitoring report is due to be submitted in July 2019.
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.	Complete and implement update of Sefton's Housing Enforcement Policy https://www.sefton.gov.uk/media/1465796/housing-standards-enforcement-policy-final-september-2018.pdf	Summer 2018 [Completed]		Sefton's Civil Penalties Policy was approved in February 2018. The new Housing Enforcement Policy was approved in July 2018. A national Database of Rogue landlords and Banning Orders was introduced in April 2018.



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HQ2 (Part 2)		ii) Increased participation in the Private Landlord Accreditation scheme by 225 properties (25%) to 1125 units.	March 2019 [Completed]		<p>The total number of Accredited Properties in the Borough is now 1126. (March 2019)</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Properties Accredited</th> </tr> </thead> <tbody> <tr> <td>2016</td> <td>92</td> </tr> <tr> <td>2017</td> <td>84</td> </tr> <tr> <td>2018</td> <td>173</td> </tr> <tr> <td>Total Properties Accredited since start of scheme</td> <td>1126</td> </tr> </tbody> </table>	Year	Properties Accredited	2016	92	2017	84	2018	173	Total Properties Accredited since start of scheme	1126
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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 [Completed]		Funding from Department of Communities and Local Government approved in June 2017. Halsall Lloyd appointed by One Vision Housing, to develop a Masterplan and investment framework for RPs.										


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HQ3 (Part 1)	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 new-build investment programme	April 2017 [Process ongoing]		<p>Registered Provider Development & Investment Group meet bi-annually to share future new-build investment programmes within Borough.</p> <p>Over the last year (18/19) 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 525 additional affordable homes across 14 different sites in the Borough. There are also a number of Local Plan allocations that will ensure the delivery of Affordable Homes through Section 106 legal agreements.</p>

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HQ3 (Part 2)		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 [Process ongoing]		<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.</p> <p>The draft Masterplan is awaiting completion. Once completed it will be used by Housing Associations to lead their regeneration and stock investment activities in these locations.</p> <p>Development of further regeneration activities will be agreed between the Council and RPs. (Spring/Summer 2019)</p>
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 350 households per annum are assisted.	Ongoing to 2021 http://www.sefton.gov.uk/housing/adapting-your-home.aspx [Process ongoing]		A total of 250 Disabled Facilities Grant (DFG) household adaptations completed in 2018/19. This does not compare favourably with the previous year, where 353 adaptations were completed.


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HQ4 (Part 2)		ii) Improved signposting of available housing improvement services – Promotion of services through new communications mediums.	Ongoing to 2021 http://www.sefton.gov.uk/housing/adapting-your-home.aspx and inclusion of available services in Sefton Directory http://www.seftondirectory.com/ [Completed]		Services and help resources regarding housing improvements are signposted online, in the Sefton Directory. www.seftondirectory.com
HQ5 (Part 1)	Reduce the numbers of empty homes and neighbourhood empty homes 'hot spot' concentrations	i) Completed update monitoring and carry out a review of Sefton Empty Homes Plan.	March 2019 [Completed]		Numbers of long term empty properties reduced slightly in recent years but remain at a consistently high proportion. With effect from 1 April 2019, if a property is unoccupied and substantially unfurnished for more than 24 months, then an additional 100% charge will be imposed. This means that 200% Council Tax will become payable on the empty property. see: https://www.sefton.gov.uk/29876 Sefton's Empty Homes plan has been reviewed by Overview and Scrutiny Committee and a revised Plan published, March 2019.



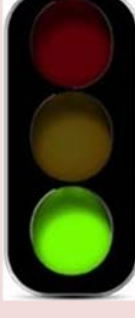
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HQ5 (Part 2)		ii) Reduction in the proportion of total vacant homes to 4.0% or lower.	January 2018 [Monitoring ongoing]		Total vacant homes proportion October 2018 - 4.19% this is a very slight increase on the 2017 figure (4.14%) and still slightly above the 4% target.
HQ6	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	September 2018 [Completed]		On 20th September 2018 the Council confirmed an Article 4 direction for HMOs in parts of Bootle, Litherland, Seaforth, Waterloo and Southport. This 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).


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HQ7 (Part 1)	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.	April 2018 [Completed]		<p>BRE commissioned (Jan 2018) to produce modelled data on a range of key private sector housing indicators and quality.</p> <p>Final report and database completed April 2018. Stock condition information used as an evidential monitoring baseline for housing licensing schemes.</p>
(Part 2)		ii) Completed joint Liverpool City Region study with updated information on private sector stock conditions.	Spring 2020 [Process ongoing]		<p>No current proposals for joint LCR study. Individual districts within LCR have commissioned BRE to complete stock conditions modelling. Sefton commissioned work jointly with Wirral Council. This will at least provide a common methodology for making comparisons across the LCR.</p> <p>Proposals to create a LCR-wide housing evidence base to support the development of a LCR CA Housing Strategy may provide future opportunities to create an integrated City Region stock conditions study.</p>



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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 https://www.sefton.gov.uk/environmental-protection/energy-and-environment/energy-efficiency-at-home/heca-plan.aspx	April 2017 [Completed]		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. https://www.sefton.gov.uk/environmental-protection/energy-and-environment/energy-efficiency-at-home/fuel-poverty.aspx



Theme 2- 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) Annual average of 500 (net) new dwellings per annum	2013 – 2018 [Monitoring ongoing]		Year	Net Additional Dwellings
					2013/14	315
					2014/15	465
					2015/16	-147
					2016/17	621
					2017/18	429
					Total 5 Year Average	337



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HN1 (Part 2)		ii) 694 (net) new dwellings per annum	2018 – 2030 [Monitoring ongoing]		The projected net additional housing development over the next 5 years is approximately 814 dwellings per annum. This is due to continuing development on a number of large scale strategic sites across the Borough and the allocation of appropriate housing sites through the Local Plan. 429 net new homes provided in 2017/18 after Local Plan was adopted.
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 [Annual monitoring ongoing]		Baseline tenure mix and quantum of new-build housing is reported through the Local Plan – Authority Monitoring Report (AMR) https://www.sefton.gov.uk/amr See Policy HC2
HN2 (Part 2)		ii) Setting up a regular Council/Private developer forum to engage with suitable housing developers.	April 2017 [Process ongoing]		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.


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HN2 (Part 3)		iii) Monitor housing completions to ensure that new homes are delivered in a variety of Council Tax bands.	Annually to 2021 [Annual monitoring ongoing]		<table border="1" data-bbox="1688 236 2130 488"> <thead> <tr> <th data-bbox="1688 236 1883 360">Council Tax Band</th> <th data-bbox="1883 236 2130 360">Net Additional Dwellings 2016 - 2018</th> </tr> </thead> <tbody> <tr> <td data-bbox="1688 360 1883 403">A-B</td> <td data-bbox="1883 360 2130 403">176</td> </tr> <tr> <td data-bbox="1688 403 1883 446">C-D</td> <td data-bbox="1883 403 2130 446">309</td> </tr> <tr> <td data-bbox="1688 446 1883 488">E-H</td> <td data-bbox="1883 446 2130 488">101</td> </tr> </tbody> </table> <p data-bbox="1688 533 2145 959">The additional dwellings on the Council Tax Base form identifies the total change in residential properties after gains, losses and any re-bandings are considered. These figures will be monitored in the future as part of the Local Plan monitoring. This will help ensure an appropriate mix of new housing is provided to meet the needs of the local population.</p>	Council Tax Band	Net Additional Dwellings 2016 - 2018	A-B	176	C-D	309	E-H	101
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HN3(Part 1)	Housing Associations to identify appropriate locations and develop a greater quantum and range of Affordable Housing.	i) Successful identification of appropriate Affordable Housing Sites & Housing Association bids submitted to Homes England for funding agreements	2016 – 2021 [Process ongoing]		Affordable housing bids submitted by Housing Associations and assessed for suitability by Sefton Council. These approved bids submitted to Homes England for approval. Over the last year (18/19) 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 525 additional affordable homes across 14 different sites in the Borough.
HN3 (Part 2)		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 [Monitoring ongoing]		193 Affordable Homes (in 8 schemes) identified for development funding, through the Shared Ownership and Affordable Homes Programme 2016-21.



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HN4 (Part 1)	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]	Annually to 2030 [Annual monitoring ongoing]		Baseline Affordable Housing supply will be reported through the Local Plan – Authority Monitoring Report (AMR) https://www.sefton.gov.uk/amr Policy HC1
HN4(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 2019 [Process ongoing]		s106 draft policy on commuted sums currently being developed. Policy expected to be consulted upon - Spring 2019 and implemented Summer 2019.


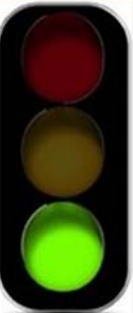
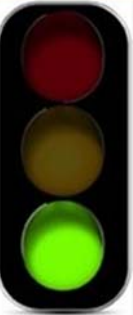
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HN5 (Part 1)	Assessing the potential of alternative home building methods through Custom and Self-Build schemes [Priority link to reference CA1 and CA2]	i) Identification of site(s) suitable for Self-Custom Build schemes. Identification of 2 'pilot' 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 [Completed]		<p>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.</p> <p>Further sites potentially identified once Asset Review has concluded in March 2019.</p> <p>An additional Asset Disposal policy will be developed (Spring/Summer 2019) to decide the preferred method of selling these sites/plots to the most appropriate persons on the Self/Custom build register.</p>




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HN5 (Part 2)		ii) Completion of site preparation/ provision of serviced plots for a Self-Build and Custom Build pilot scheme (12- 20 new homes)	June 2019 [Process ongoing]		<p>Site preparation and provision of serviced plots will commence after reserved Planning Application matters are determined.</p> <p>Policy to determine how Self-Build sites are released to those persons registering an interest through the Self-Build Register to be developed and consulted upon in Summer 2019.</p>
HN6 (Part 1)	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 2019 [Process ongoing]		<p>Sefton's current SHMA was published in 2014. Governmental guidance suggests that these studies should be updated at least once every 5 years.</p> <p>Sefton has commissioned JG Consulting to refresh SHMAA study. This will take into account updated demographic and housing requirements, alongside policy changes within the National Planning Policy Framework. The final study will be consulted upon and published by Summer 2019.</p>



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HN6 (Part 2)		ii) Completion of a refreshed Strategic Housing Land Availability study (SHLAA)	Annually to 2030 [Annual monitoring ongoing]		<p>SHLAA studies are refreshed annually. These regular updates assess 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). Sefton currently has a 4.5 year supply of housing sites.</p> <p>A further study on the total land capacity for housing within the existing urban area will be undertaken in 2019.</p>



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HN7 (Part 1)	Identifying and assessing additional funding and finance opportunities to help secure development, particularly unlocking brownfield sites with viability constraints	i) Homes England – Accelerated Construction Programme ii)Homes England – Land Assembly and Small Sites Programmes	June 2019 [Process ongoing]		<p>A number of successful bids for housing funding submitted on behalf of Sefton:</p> <p>Accelerated Construction funding secured on former St John Stone site (Ainsdale). People’s Site (Bootle) submission for Accelerated Construction is currently being considered by Homes England (funding decision expected Spring 2019).</p> <p>Further expressions of interest will be made to Homes England in 2019, to secure funding under the Land Assembly and Small Sites programmes, once details of the funds announced.</p>
Theme 3 - TAKLING BARRIERS TO OBTAINING SUITABLE HOUSING FOR THE MOST VULNERABLE AND ENSURING EQUAL ACCESS TO HOUSING SERVICES					
BA1	Tackling all forms of Homelessness	Full implementation of Sefton’s Homelessness Strategy Action Plan 2019	2018 - 2023 [Process ongoing]		Sefton’s Homelessness & Rough Sleeper Strategy & Action plan was approved in February 2019. This will help to ensure that the Council is fully compliant with the Homeless Reduction Act (2017). Implementation of the action plan will be monitored on an annual basis.



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BA2 (Part 1)	Providing more effective housing related support and advice services	i) Homeless commissioned services review	Completed April 2016 - [Annual monitoring ongoing]		<p>Homeless commissioned services contract will run until 2020, with an option to extend until 2022. The subsequent commissioned services review will consider the new Homelessness Strategy and Action Plan (February 2019). Recommissioning of services will be considered as part of the Councils EIP1 (Acute wrap-around) service review.</p>
BA2 (Part 2)		ii) Improving development/signposting of support and advice services information resources. Sefton Homelessness web page review and update	June 2018 [Completed]		<p>Information on Homelessness Services and support on Sefton's web pages reviewed in September 2018.</p> <p>Webpages and service information updated to reflect a number of changes stemming from the implementation of the Homeless Reduction Act (April 2018) and the introduction of Locality-based services within Sefton.</p> <p>The assessment of existing service information and its accessibility for service users is ongoing.</p>


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BA2 (Part 3)		iii) Completing review to make (non-electronic) printed information more easily available to more diverse and vulnerable people.	April 2019 [Process ongoing]		Due to the move towards Locality-based services within Sefton, a review on the non-electronic (printed) information has not been undertaken in 2018. This review should be undertaken as soon as practicable to ensure that appropriate information and advice on housing related matters is as accessible to the most vulnerable service users.
BA3 (Part 1)	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 and a further 30 homes was agreed in April 2018]	April 2017 [Completed]		Over 230 properties assessed for suitability through the Home Office's North West Asylum Dispersal Programme. Suitable and safe homes have been identified to assist the Home Office with the North West Asylum Dispersal Programme.
BA3 (Part 2)		ii) Implementation of the Syrian Vulnerable People Resettlement scheme [100 refugees accommodated]	2016- 2021 [Process ongoing]		The first group of Syrian families resettled in the Borough in January 2017. Families continuing to be safely housed through the resettlement scheme in 2018 and 2019.

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BA4	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 [Upgrade of IT Support system Completed] December 2019 [Policy Review to be completed]		Property Pool Plus (PPP)– web system upgraded and implemented to provide a more user-friendly service for users (October 2017). PPP Policy review to be undertaken during 2019.
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 [Completed] [Annual monitoring ongoing]		Liverpool City Region Tenancy Strategy update approved by Cabinet (October 2016) http://modgov.sefton.gov.uk/moderngov/ieDecisionDetails.aspx?ID=10120 . Existing strategy updated in April 2018. Annual monitoring of strategy to be undertaken (next update -April 2019)
Theme 4 - EFFECTIVELY UTILISING COUNCIL ASSETS TO SUPPORT HOUSING					
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. [Priority link to reference HN6 and CA2]	i) Publication of Self-Build and Custom Build demand study	September 2015 [Completed]		Completed September 2015 - https://www.sefton.gov.uk/housing/custom-build-self-build.aspx

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CA1 (Part 2)		ii) Development of online register for potential Self-Build and Custom Builders in Sefton	September 2015 [Completed]		Completed September 2015 - https://forms.sefton.gov.uk/seftonbuildregister/
CA2 (Part 1)	Assessment of Sefton's Self-Build and Custom Build demand and development of Pilot schemes [Priority link to reference HN5 and CA1]	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 [See Priority reference CA1]	April 2017 [Completed]		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. Further sites to be potentially identified after evaluation of existing self/custom build pilot scheme.

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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 [Process ongoing]		<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> <p>Further sites to be potentially identified after evaluation of existing self/custom build pilot scheme.</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)	June 2019 [Process ongoing]		<p>Site preparation and provision of serviced plots will commence after reserved Planning Application matters are determined.</p> <p>Policy to determine how Self-Build sites are released to those persons registering an interest through the Self-Build Register to be developed and consulted upon in Summer 2019.</p>

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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	2019 [Completed]		<p>Updated Sefton Property Asset Disposal Policy and Estate Asset Review concluded in March 2019. (see: http://modgov.sefton.gov.uk/moderngov/ieDecisionDetails.aspx?!D=10758)</p>
CA4 (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) Successful operation of Housing Development Company – Sandway Homes	January 2019 [Completed]		<p>Cabinet approved in October 2017 the implementation & creation of Sefton's housing development company.</p> <p>The company has now been legally incorporated, named Sandway Homes and a Board of Directors have been formally appointed.</p> <p>The Council's Head of Commercial is acting as the Managing Director of the Company, overseeing delivery of its Business Plan.</p>

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CA4 (Part 2)	ii) Ensuring these new homes are built as effectively and efficiently as possible.	ii) From Summer 2019 provision of 40 new homes per annum to be completed by Sandway Homes.	June 2019 [Process ongoing]		<p>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.</p> <p>The company is currently preparing planning applications to build houses on the first two sites in the plans for development.</p> <p>Development on these sites will commence on these sites once the Planning Application process has been concluded.</p>