



# Sefton Housing Strategy 2022-2027 –Action Plan (Spring 2023)





REF	ACTION /RECOMMENDATION	CONTRIBUTING LINKS TO SEFTON'S CORE PURPOSE	RESPONSIBILITY / LEAD ORGANISATION	RESOURCES REQUIRED	OUTCOMES REQUIRED/SUCCESS MEASURES	TIMESCALE
<b>DRIVING HOUSING QUALITY IN COMMUNITIES AND NEIGHBOURHOODS</b>						
<b>HQ1</b>	Deliver a first class Housing Standards Service - working closely with landlords to ensure that they provide high quality homes and management services, and using our housing enforcement powers where necessary.	Facilitate confident and resilient communities Place - leadership and influencer Cleaner and Greener	[Sefton Council] Housing Department	Housing Standards Team - existing staff resources	<ul style="list-style-type: none"> <li><b>i)</b> Number of Housing Health and Safety Rating System (HHSRS) visits completed per annum</li> <li><b>ii)</b> Number of Hazards removed by category [Target -125 per quarter]</li> <li><b>iii)</b> Reintroduction of Landlord's Forum to discuss current market/regulation issues in the borough.</li> <li><b>iv)</b> Assessment and monitoring of the state of housing provision within the borough.</li> <li><b>v)</b> Provision of training for Landlords to help improve information provision.</li> </ul>	<ul style="list-style-type: none"> <li><b>i)</b> Annually 2023-2028</li> <li><b>ii)</b> Annually 2023-2028</li> <li><b>iii)</b> Bi-annual meeting 2023-2028</li> <li><b>iv)</b> Autumn 2023/ Annual Monitoring to 2028</li> <li><b>v)</b> Biannually commencing Autumn 2023.</li> </ul>



<p><b>HQ2</b></p>	<p>Re-designation of current Selective and Additional (HMO) Licensing Schemes in Bootle, Waterloo and Southport for a further five years (2023 - 2028)</p>	<p>Facilitate confident and resilient communities</p> <p>Place - leadership and influencer</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Housing Department</p>	<p>Housing Standards Team - existing staff resources</p>	<p><b>i)</b> Introduction of Selective Licensing Scheme within Bootle – an estimated 2,800 privately rented properties will be licensed within this scheme.</p> <p><b>ii)</b> Introduction of Additional Housing in Multiple Occupation (HMO) Licensing within Central Southport and Waterloo – an estimated 200 HMOS will be licensed within this scheme.</p> <p><b>iii)</b> Compliance inspections completed [40 per quarter]</p>	<p><b>i)</b> Approved - October 2022</p> <p><b>ii)</b> March 2023 – 2028</p> <p><b>iii)</b> March 2023 - 2028</p>
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<p><b>HQ3</b></p>	<p>Raise housing standards across all tenures and reduce the number of poor-quality homes with a particular focus on those with the worst conditions</p>	<p>Facilitate confident and resilient communities</p> <p>Place - leadership and influencer</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Housing Department</p>	<p>Housing Standards Team - existing staff resources</p>	<ul style="list-style-type: none"> <li><b>i)</b> Implementation and monitoring of Renters Reform Bill</li> <li><b>ii)</b> Updating Housing Stock Conditions modelling to analyse areas requiring regeneration/investment or improvement over time. [Link to HQ5]</li> <li><b>iii)</b> Redesignation/updating 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></li> <li><b>iv)</b> Increased participation in the Private Landlord Accreditation scheme by 225 properties (25%) to 1125 properties.</li> <li><b>v)</b> Assessment of evidence/statistical analysis for extending existing Selective/Additional Licensing schemes into additional areas in Sefton.</li> </ul>	<ul style="list-style-type: none"> <li><b>i)</b> Awaiting Government legislation</li> <li><b>ii)</b> Commission modelling in Spring 2023</li> <li><b>iii)</b> Summer 2023</li> <li><b>iv)</b> March 2023 – 2028</li> <li><b>v)</b> Spring 2024</li> </ul>
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<b>HQ4</b>	Provide support and guidance to owner-occupiers to help them improve their housing standards.	Protect the most vulnerable Facilitate confident and resilient communities Place - leadership and influencer Cleaner and Greener	[Sefton Council] Housing Department Home Improvements Communications Team Energy and Environmental Management Team	Disabled Facilities Grant Housing Services / Energy and Environmental Management budget/existing staffing costs	i) Continuation of Sefton Home aids and adaptations scheme. Ensure <b>350</b> households per annum are assisted. ii) Improved signposting of available housing improvement services – Development of communications strategy to ensure all relevant information is available and accessible to general public iii) Assess funding to continue to deliver a housing retrofit programme in the borough to meet net zero carbon targets [Link to HQ7]	i) Annually 2023-2027 ii) Spring 2023 iii) Monitored Annually to 2040
<b>HQ5</b>	Using evidence to monitor the quality of existing housing stock within the borough across all tenures to assess where stock improvements can be implemented	Facilitate confident and resilient communities Place - leadership and influencer Generate income for social reinvestment Cleaner and Greener	[Sefton Council] Housing Department	Private Sector Housing - existing staff resources	i) Commission an updated study of Housing Stock Conditions in the borough to analyse areas of improvement/decline or where targeted investment can be successfully implemented ii) Monitoring the quality of Housing Association stock in the borough	i) Commission modelling in Spring 2023 ii) Monitored Annually to 2027





<b>HQ6</b>	<p>Working in partnership with Sefton’s Housing Associations to ensure that they successfully implement the Charter for Social Housing. Social Housing (Regulation) Bill 2022 and other statutory and regulatory requirements. We will ensure that residents receive the best quantity, type and quality of housing, together with the most appropriate support services;</p>	<p>Facilitate confident and resilient communities</p> <p>Place - leadership and influencer</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Housing Department</p> <p>Sefton Registered Providers of Social Housing</p>	<p>Housing and Investment Services - existing staff resources</p>	<p><b>i)</b> Ensuring that future legislation as set out in the Charter for Social Housing Residents, Building Safety Bill and Fire Safety Bill are undertaken by Housing Association Partners</p> <p><b>ii)</b> Regular quarterly liaison meetings scheduled with Housing Association Partners operating in the borough</p> <p><b>iii)</b> Signposting of relevant information via a dedicated Social Housing Information portal</p>	<p><b>i)</b> Anticipated timetable Summer/Autumn 2023</p> <p><b>ii)</b> Every quarter throughout lifetime of strategy 2022-27</p> <p><b>iii)</b> Spring 2023</p>
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<b>HQ7</b>	Decarbonisation of privately-owned and social housing to address Sefton’s Climate Emergency Strategy by targeting and retrofitting the most energy inefficient homes;	<p>Facilitate confident and resilient communities</p> <p>Place - leadership and influencer</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Housing Department</p> <p>Energy and Environmental Management</p>	Energy and Environmental Management Team	<p><b>i)</b> Completion Sefton Sustainable Warmth Programme – Retrofit of 300+ poorly insulated homes, providing a positive impact by reducing fuel required to keep those homes warm as well as providing a cooling mechanism during heatwaves.</p> <p><b>ii)</b> Target future funding streams (Government and Combined Authority) to continue housing energy efficiency improvements and/or domestic energy generation schemes</p> <p><b>iii)</b> Targeting homes to meet a minimum EPC ‘C’ standard by 2025 in privately rented sector and by 2030 in owner-occupied homes.</p>	<p><b>i)</b> By March 2023</p> <p><b>ii)</b> Annually 2023-2027</p> <p><b>iii)</b> Annually to 2030</p>
<b>HQ8</b>	Developing Sefton’s strategic housing approach to achieving Net Zero by 2040 (in alignment with wider LCRCA Climate Action Plan)	<p>Facilitate confident and resilient communities</p> <p>Place - leadership and influencer</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Housing Department</p> <p>Energy and Environmental Management</p> <p>[Liverpool City Region Combined Authority]</p>	<p>[Sefton Council] Housing Department</p> <p>[Liverpool City Region Combined Authority]</p>	<p><b>i)</b> Developing a ‘Net Zero Housing Strategy’ for approval by Sefton Council</p>	<p><b>i)</b> Summer 2024</p>



<b>HQ9</b>	<p>Helping empty property owners to bring their properties back into use through advice and assistance, including early intervention and preventative measures. Additionally, where necessary utilising the full range of enforcement powers to target and bring problematic properties back into use.</p>	<p>Facilitate confident and resilient communities</p> <p>Place - leadership and influencer</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Housing Department</p>	<p>Housing Standards Team - existing staff resources</p>	<ul style="list-style-type: none"> <li><b>i)</b> Updating Sefton Empty Homes Plan and action plan review.</li> <li><b>ii)</b> Reduction in the proportion of total vacant homes to 4.0% or lower.</li> <li><b>iii)</b> Number of actions taken against owners of vacant homes - 60 per annum</li> <li><b>iv)</b> Reintroduction of Sefton's 'Matchmaker Scheme' (a free service, available online, where Sefton Council tries to match owners of empty homes who want to sell their property with potential buyers)</li> </ul>	<ul style="list-style-type: none"> <li><b>i)</b> Summer 2024</li> <li><b>ii)</b> Monitoring ongoing bi-annually (April &amp; October)</li> <li><b>iii)</b> Annually 2023-27</li> <li><b>iv)</b> Spring 2023</li> </ul>
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REF	ACTION /RECOMMENDATION	Links to Sefton 2030 Vision Thematic(s)	RESPONSIBILITY / LEAD ORGANISATION	RESOURCES REQUIRED	OUTCOME/SUCCESS MEASURES	TIMESCALE
<b>MEETING PEOPLE'S HOUSING NEEDS</b>						
<b>HN1</b>	Working with and supporting housing developers to deliver exceptional homes and neighbourhoods	<p>Facilitate confident and resilient communities</p> <p>Place - leadership and influencer</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	[Sefton Council] Housing & Planning Departments	[Sefton Council] Housing & Planning Departments – existing staff resources	<p>i) Private sector &amp; HA sector investment delivering MIX of types and tenures of new housing. Increasing net house building additions to 640 per annum.</p> <p>ii) Continue regular forum across Sefton's Growth Directorate to discuss housing delivery and future housing potential within borough.</p> <p>iii) Monitor housing completions to ensure that new homes are delivered in a variety of Council Tax bands.</p> <p>iv) During the period 2012 – 2030 provision will be made for the development of a minimum of 11,520 new homes in Sefton.[694 (net) new dwellings per annum 2018 onwards]</p> <p>v) Supporting Local Plan Review</p>	<p>i) Annually 2023-27</p> <p>ii) Quarterly to 2027</p> <p>iii) Annually 2023-27</p> <p>iv) Annually to 2030</p> <p>v) Summer 2023</p>



					<p><b>vi)</b> Refreshing Strategic Housing Market Assessment (SHMA) &amp; Housing Needs Assessment (HNA) to guide appropriate housing development within borough</p> <p><b>vii)</b> Assistance with Strategic Housing Land Availability Study (SHLAA)</p> <p><b>viii)</b> Providing additional housing opportunities through town centre regeneration schemes in Bootle/Crosby/Southport <b>[Link to CA1 iv]</b></p> <p><b>ix)</b> Introduction of an online SME developer's hub, linked to social value and closely aligned with Sefton Economic Strategy 2022-24.</p>	<p><b>vi)</b> Spring 2024</p> <p><b>vii)</b> Annually 2023-27</p> <p><b>viii)</b> Summer 2023</p> <p><b>ix)</b> Autumn 2023</p>
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<b>HN2</b>	Identifying and utilising different grant funding or finance opportunities to help secure development.	Facilitate confident and resilient communities Place - leadership and influencer Cleaner and Greener	[Sefton Council] Housing & Regeneration Departments	Housing and Investment Services/ Regeneration - existing staff resources	<b>i)</b> Maximising housing regeneration opportunities via Government and other funding streams including: <ul style="list-style-type: none"> <li>• Affordable Homes Programme 21-26 (Homes England)</li> <li>• Brownfield Land Fund (LCRCA)</li> <li>• Brownfield Land Release Fund (OPE)</li> <li>• Levelling Up fund (DLUHC)</li> <li>• Homes Loan Fund (SME developers)</li> <li>• Housing Advisers Programme (LGA)</li> <li>• Other Homes England Funding</li> </ul> <b>ii)</b> Development of a Brownfield Land Bidding Strategy  <b>iii)</b> Develop a Brownfield Land Prospectus	<b>i)</b> Monitored annually 2023-27  <b>ii)</b> December 2022  <b>iii)</b> Spring 2023
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<b>HN3</b>	<p>Working in partnership with developers who can provide housing products and services that help aspiring householders to access home ownership</p> <p>Exploring supplementary housing tenures and affordable home ownership to ensure that working-age people can aspire to own their homes in locations they desire.</p>	<p>Facilitate confident and resilient communities</p> <p>Place - leadership and influencer</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Housing &amp; Planning Departments</p> <p>Communications Team</p>	<p>Housing and Investment Services/ Planning - existing staff resources</p>	<p><b>i)</b> Consultation and implementation of Affordable Housing SPD and the introduction of 10% of homes on large developments allocated for Affordable Home Ownership.</p> <p><b>ii)</b> Introduction of First Homes (discounted market Sales) tenure for Affordable Housing.</p> <p><b>iii)</b> Utilise the Council's communication channels to publicise low-cost home ownership opportunities for residents.</p>	<p><b>i)</b> Autumn 2022</p> <p><b>ii)</b> Completed Spring 2022</p> <p><b>iii)</b> Ongoing to 2027</p>
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<p><b>HN4</b></p>	<p>Working directly and also in partnership with housing associations to identify appropriate locations and develop a greater quantum and range of social housing</p>	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and provide core services</p> <p>Place - leadership and influencer</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Housing &amp; Planning Departments</p>	<p>Housing and Investment Services/ Planning - existing staff resources</p>	<ul style="list-style-type: none"> <li><b>i)</b> Successful identification of appropriate Affordable Housing Sites &amp; Housing Association bids submitted to Homes England</li> <li><b>ii)</b> Delivery of Homes England’s Affordable Homes Programme 2021-2026</li> <li><b>iii)</b> Commission a full Housing Needs Survey for the borough</li> <li><b>iv)</b> Launch of the Social Housing information portal to enable us to signpost relevant housing information</li> </ul>	<ul style="list-style-type: none"> <li><b>i)</b> Continuous market engagement to 2026</li> <li><b>ii)</b> Continuous market engagement to 2026</li> <li><b>iii)</b> March 2025</li> <li><b>iv)</b> Spring 2023</li> </ul>
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<p><b>HN5</b></p>	<p>Utilising appropriate Planning policies to ensure homes are delivered throughout the borough and Affordable Homes are built for those residents who are in greatest need.</p>	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and provide core services</p> <p>Place - leadership and influencer</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Housing &amp; Planning Departments</p>	<p>Housing and Investment Services/ Planning - existing staff resources</p>	<p><b>i)</b> Boosting Affordable housing supply and delivery through s106 commitments. For new developments of 15 dwellings or more. 30% of the total scheme will be provided as affordable housing [Link to Local Plan Policy HC1]- Target of 150 (net) Affordable Homes per year</p> <p><b>ii)</b> Prepare and publish Annual Affordable Housing Monitoring Report</p> <p><b>iii)</b> Consultation and implementation of Affordable Housing SPD</p>	<p><b>i)</b> Annually 2023-27</p> <p><b>ii)</b> Annually 2023-27</p> <p><b>iii)</b> Spring 2023</p>
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REF	ACTION /RECOMMENDATION	Links to Sefton 2030 Vision Thematic(s)	RESPONSIBILITY / LEAD ORGANISATION	RESOURCES REQUIRED	OUTCOME/SUCCESS MEASURES	TIMESCALE
<b>ENABLING PEOPLE TO LIVE INDEPENDENTLY</b>						
IN1	<p>Delivery of Extra Care Accommodation throughout the Borough</p> <p>Adoption of Sefton's Extra Care Housing Allocations Policy</p>	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and provide core services</p> <p>Place - leadership and influencer</p> <p>Drivers of change and reform</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Economic Growth and Housing, Adult Social Care, Children's Social Care, Health and Wellbeing</p> <p>[External Partners] Commissioned housing services, Private Developers, Housing Associations, LCRCA, Homes England</p>	<p>Housing and Investment Services/ Planning / Adult Social Care - existing staff resources</p>	<p>i) Monitoring and reporting on the delivery of Extra Care Housing Provision in the Borough (as set out in the <a href="#">Extra Care Prospectus</a>). Delivering 1306 Extra Care properties by 2036</p> <p>ii) Adoption of Extra Care Housing Policy for Sefton, publication of policy via Property Pool Plus website</p>	<p>i) Monitored annually 2022- 2027</p> <p>ii) Summer 2023</p>



<p><b>IN2</b></p>	<p>Improving integrated working with health and social care partners to identify the most appropriate housing and housing investment required for the most vulnerable.</p>	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and provide core services</p> <p>Place - leadership and influencer</p> <p>Drivers of change and reform</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Economic Growth and Housing, Adult Social Care, Children’s Social Care, Health and Wellbeing, Property and Building Services</p> <p>[External Partners] Commissioned housing services</p>	<p>Housing and Investment Services/ Children’s Social Care/ Adult Social Care/ Property &amp; Building Services - existing staff resources</p>	<p><b>i)</b> Integrating the housing related recommendations and key priorities from <a href="#">Sefton’s Adult Social Care Market Position Statement</a> and ensure that they are incorporated into strategic housing decision making.</p> <p><b>ii)</b> Development of Specialist Supported Housing Prospectus</p> <p><b>iii)</b> Implementation of Strategic Commissioning &amp; Housing working group</p> <p><b>iv)</b> Review access and application of Sefton’s Disabled Facilities Grant (DFG) funding mechanisms</p>	<p><b>i)</b> Annually 2023-2027</p> <p><b>ii)</b> Summer 2023</p> <p><b>iii)</b> Completed October 2021</p> <p><b>iv)</b> Autumn 2023</p>
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<p><b>IN3</b></p>	<p>Introduction of a housing pathway to set out new processes for streamlining access to supported living, in addition to housing provision for all cohorts of vulnerable people</p>	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and provide core services</p> <p>Place - leadership and influencer</p> <p>Drivers of change and reform</p>	<p>[Sefton Council] Economic Growth and Housing, Adult Social Care, Health and Wellbeing</p> <p>[External Partners] Commissioned housing services</p>	<p>Housing and Investment Services/ Children’s Social Care/ Adult Social Care -existing staff resources</p>	<p><b>i)</b> Approval and implementation of Housing Pathway document and processes; delivering streamlined access to supported living, in addition to housing provision for all cohorts of vulnerable people including older persons and those with disabilities, for example those with learning disability and/or Autism, physical impairment and mental health</p>	<p><b>i)</b> Summer 2023</p>
<p><b>IN4</b></p>	<p>Implementing the priorities as set out in the Technology Enabled Care Solutions (Tecs) Strategy 2021-2024</p>	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and provide core services</p> <p>Place - leadership and</p>	<p>[Sefton Council] Economic Growth and Housing, Adult Social Care, Health and Wellbeing</p> <p>[External Partners] Private Developers, Housing Associations</p>	<p>Housing and Investment Services/ Children’s Social Care/ Adult Social Care -existing staff resources</p>	<p><b>i)</b> Implementing the priorities as identified in the <a href="#">Technology Enabled Care Solutions (Tecs) Strategy 2021-2024</a>. Ensuring that the provision of TECS for individuals to live in an accessible and safe “home” environment, enabling them to retain independence</p> <p><b>ii)</b> Refresh of current Technology Enabled Care Solutions (Tecs) Strategy 2024 - 2027</p>	<p><b>i)</b> April 2022 - March 2027</p> <p><b>ii)</b> Spring 2024</p>



		influencer				
		Drivers of change and reform				
<b>IN5</b>	Working with partners to provide new housing and improved accommodation for older populations, care leavers and the most vulnerable groups, in the most appropriate and accessible locations for local services and facilities	Protect the most vulnerable	[Sefton Council] Economic Growth and Housing, Adult Social Care, Children's Social Care, Health and Wellbeing	Housing and Investment Services/ Planning/ Children's Social Care/ Adult Social Care -existing staff resources	<p>i) Monitoring the implementation of <a href="#">Affordable and Special Needs Housing &amp; Housing Mix</a> Supplementary Planning Document</p> <p>ii) Implementing the housing priorities as set out in <a href="#">Sefton's Children looked after &amp; care leavers sufficiency strategy</a></p> <p>iii) Implementing recommendations from the <a href="#">Strategic Housing Needs assessment and Registered (housing) Provider Investment Guide (2020)</a> to guide Registered Provider development and investment in the Borough providing the most appropriate housing to meet the needs of Sefton's most vulnerable people</p> <p>iv) Integrating housing related recommendations from <a href="#">Sefton Partnership for Older Citizens</a></p>	<p>i) Monitored annually to 2027</p> <p>ii) Monitored annually 2022-2025</p> <p>iii) April 2022 - March 2027</p> <p>iv) Monitored annually to 2024</p>
		Facilitate confident and resilient communities				
		Commission , broker and provide core services	[External Partners] Commissioned housing services, Private			
		Place - leadership and influencer	Developers, Housing Associations, LCRCA, Homes England, Sefton Partnership for Older Citizens			
		Drivers of change and reform				
		Generate income for social reinvestment				
		Cleaner and Greener				



					<p><u>Age – ‘Age Friendly Strategy’</u> to ensure that older persons housing needs and views are incorporated into strategic housing decision making.</p>	
<p><b>IN6</b></p>	<p>Working with landlords and support service agencies to provide a range of supported living accommodation for our most vulnerable</p>	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and provide core services</p> <p>Place - leadership and influencer</p> <p>Drivers of change and reform</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>[Sefton Council] Economic Growth and Housing, Adult Social Care, Children’s Social Care, Health and Wellbeing</p> <p>[External Partners] Commissioned housing services, Private Developers &amp; Landlords, Housing Associations, LCRCA, Homes England</p>	<p>Housing and Investment Services/ Planning/ Adult Social Care -existing staff resources</p>	<p>i) Integrating housing related recommendations from the <u>Adult Social Care Market Position Statement</u></p>	<p>i) Monitored Annually to 2027</p>



REF	ACTION /RECOMMENDATION	Links to Sefton 2030 Vision Thematic(s)	RESPONSIBILITY / LEAD ORGANISATION	RESOURCES REQUIRED	OUTCOME/SUCCESS MEASURES	TIMESCALE
<b>TAKLING BARRIERS TO OBTAINING SUITABLE HOUSING FOR THE MOST VULNERABLE AND ENSURING EQUAL ACCESS TO HOUSING SERVICES</b>						
<b>BA1</b>	Refreshing Sefton's Homeless and Rough Sleeper Strategy and implementation of the new Homeless Strategy action plan	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and provide core services</p> <p>Place - leadership and influencer</p> <p>Drivers of change and reform</p> <p>Generate income for social reinvestment</p>	<p>[Sefton Council] Economic Growth and Housing, Communities</p> <p>[External Partners] Liverpool City Region Combined Authority</p>	<p>Housing and Investment Services/ Communities- existing staff resources</p> <p>Commissioning of work regarding Homelessness and Rough Sleeper Strategy.</p>	<p><b>i)</b> Refresh Sefton's Statutory Homelessness and Rough Sleeper Strategy and Review [Current Strategy 2018-2023- <a href="https://www.sefton.gov.uk/housing/homelessness-and-rough-sleeping-strategy.aspx">https://www.sefton.gov.uk/housing/homelessness-and-rough-sleeping-strategy.aspx</a> ]</p> <p><b>ii)</b> Implementation of Homelessness Strategy Action Plan following implementation of strategy refresh</p> <p><b>iii)</b> Homelessness services provision annual monitoring report</p> <p><b>iv)</b> Annual Rough Sleeper Count &amp; verification</p> <p><b>v)</b> Homelessness commissioned services review - Recommissioning of services will be considered as part of the Councils EIP1 (Acute wrap-around) service review.</p>	<p><b>i)</b> April 2023</p> <p><b>ii)</b> April 2023 - March 2028</p> <p><b>iii)</b> Annually 2023 – 2028</p> <p><b>iv)</b> Annually (November)</p> <p><b>v)</b> Completed Summer 2022</p>





<p><b>BA2</b></p>	<p>Assessing the current and future housing requirements for vulnerable groups including: Care Leavers, those providing Foster Care and people with a disability</p>	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and provide core services</p> <p>Place - leadership and influencer</p> <p>Drivers of change and reform</p> <p>Generate income for social reinvestment</p>	<p>[Sefton Council] Economic Growth and Housing, Adult Social Care, Children’s Social Care</p>	<p>Housing and Investment Services/ , Adult Social Care, Children’s Social Care - existing staff resources</p>	<p><b>i)</b> Implementation of updated <a href="#">Looked After Children Sufficiency strategy</a></p> <p><b>ii)</b> Implementation of refreshed Choice Based Letting (CBL) policy [Link to BA4 i]</p>	<p><b>i)</b> Autumn 2022</p> <p><b>ii)</b> Autumn 2023</p>
<p><b>BA3</b></p>	<p>Assessing the impacts of economic volatility and cost of living increases within housing market and developing responses, alongside key partners, to help mitigate these effects.</p>	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and</p>	<p>[Sefton Council] Economic Growth and Housing, Communities</p>	<p>Housing and Investment Services/ Communities- existing staff resources</p>	<p><b>i)</b> Implementation of Housing Cost of Living Working Group to assess and analyse appropriate measures, assistance and guidance to those residents who require the most help.</p>	<p><b>i)</b> Quarterly from Summer 2022-27</p>



		provide core services				
		Place - leadership and influencer				
		Drivers of change and reform				
<b>BA4</b>	Implementing the refreshed allocations policy for the Choice Based Letting Scheme (Property Pool Plus). Including where improvements to customer access can be made to assist those in need	Protect the most vulnerable	[Sefton Council] Economic Growth and Housing, Adult Social Care, Children's Social Care, Health and Wellbeing	Housing and Investment Services - existing staff resources	<ul style="list-style-type: none"> <li><b>i)</b> Implementation of refreshed Choice Based Letting (CBL) policy [<b>Link to BA2 ii</b>]</li> <li><b>ii)</b> Training Member and Senior Officer with regards to changes in Choice Based Letting Policies</li> <li><b>iii)</b> Monitoring of applicants/applications with regards to new CBL allocations policy</li> <li><b>iv)</b> Assessment/review of current administration of CBL lettings system and statutory Housing Register management.</li> </ul>	<ul style="list-style-type: none"> <li><b>i)</b> Summer 2022</li> <li><b>ii)</b> Spring 2023</li> <li><b>iii)</b> Autumn 2023</li> <li><b>iv)</b> Spring 2023</li> </ul>
		Facilitate confident and resilient communities				
		Commission , broker and provide core services	[External Partners] Commissioned housing services, Private Developers & Landlords, Housing Associations, LCRCA, Homes England			
		Place - leadership and influencer				
		Drivers of change and reform				
		Generate income for social reinvestment				



<b>BA5</b>	Developing Council Housing business plan to assess how this tenure can meet the housing needs of the most vulnerable	Protect the most vulnerable Facilitate confident and resilient communities Commission , broker and provide core services Place - leadership and influencer Drivers of change and reform Generate income for social reinvestment Cleaner and Greener	[Sefton Council] Economic Growth and Housing, Adult Social Care, Children’s Social Care, Health and Wellbeing [External Partners] Commissioned housing services, Private Developers & Landlords, Housing Associations, LCRCA, Homes England	Housing and Investment Services/Corporate Resources/Sandway Homes - existing staff resources Additional funding from Housing Advisers Programme (LGA)	i) Development of Council Housing Business and investment plan ii) Reviewing evidence from <a href="#">current Housing Needs Assessment</a> to obtain a current and future strategic housing requirement for the most vulnerable. <b>[Link to - HN1 vi]</b>	i) Spring 2023 ii) Spring 2025



<b>BA6</b>	Providing accommodation-based support to victims of domestic abuse and their children in refuges and other safe accommodation	Protect the most vulnerable	[Sefton Council] Economic Growth and Housing, Adult Social Care, Children's Social Care, Health and Wellbeing, Localities	[Sefton Council] Economic Growth and Housing, Adult Social Care, Children's Social Care, Health and Wellbeing, Localities - existing staff resources	i) Implementation of Sefton Domestic and Sexual Abuse Strategy Refresh and housing related recommendations contained within Strategy Action Plan	i) <b>Timescales to be confirmed</b>
		Facilitate confident and resilient communities	External Partners [as identified in current <a href="#">DA strategy</a> ]		ii) Implementation of refreshed Choice Based Letting (CBL) policy with reference to Domestic Abuse Act 2021 <b>[Link to BA2 ii]</b>	ii) Summer 2022
		Commission , broker and provide core services				



REF	ACTION /RECOMMENDATION	Links to Sefton 2030 Vision Thematic(s)	RESPONSIBILITY / LEAD ORGANISATION	RESOURCES REQUIRED	OUTCOME/SUCCESS MEASURES	TIMESCALE
<b>EFFECTIVELY UTILISING COUNCIL ASSETS TO SUPPORT HOUSING</b>						
<b>CA1</b>	Reviewing/facilitating the disposal of Council-owned regeneration assets to deliver housing or other regeneration priorities. Supporting the Council's Growth and Investment programme	<p>Facilitate confident and resilient communities</p> <p>Place - leadership and influencer</p> <p>Drivers of change and reform</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	[Sefton Council] Housing & Planning Departments/ Estates & Property/ Sandway Homes	Housing and Investment Services/Corporate Resources/Sandway Homes - existing staff resources	<p><b>i)</b> Working in partnership with Estates and Property Department to review and update Sefton's Asset Disposal schedule.</p> <p><b>ii)</b> Identifying pipeline of housing development sites within Council ownership</p> <p><b>iii)</b> Development of housing development brief for TT Cables/Peoples site, Bootle.</p> <p><b>iv)</b> Development of housing development brief for Hawthorne Road corridor, Bootle</p> <p><b>v)</b> Providing additional housing opportunities through town centre regeneration schemes in Bootle/Crosby/Southport <b>[Link to HN1 vii]</b></p>	<p><b>i)</b> Autumn 2023</p> <p><b>ii)</b> Spring 2024</p> <p><b>iii)</b> Spring 2023</p> <p><b>iv)</b> Summer 2024</p> <p><b>v)</b> Summer 2023</p>
<b>CA2</b>	Developing a Council Housing Business Plan & management of proposed stock to meet regulatory	<p>Protect the most vulnerable</p> <p>Facilitate</p>	[Sefton Council] Economic Growth and Housing, Adult Social Care,	Housing and Investment Services/Corporate Resources/Sandway Homes - existing staff	<b>i)</b> Development of Council Housing Business and investment plan <b>[Link to BA5 i]</b>	<b>i)</b> Spring 2023



	requirements;	<p>confident and resilient communities</p> <p>Commission , broker and provide core services</p> <p>Place - leadership and influencer</p> <p>Drivers of change and reform</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	<p>Children’s Social Care, Health and Wellbeing</p> <p>[External Partners]</p> <p>Commissioned housing services, Private Developers &amp; Landlords, Housing Associations, LCRCA, Homes England</p>	<p>resources</p> <p>Additional funding from Housing Advisers Programme (LGA)</p>	<p>ii) Procurement/ commissioning of Managing Agents to manage Council Housing Stock</p>	<p>ii) Spring 2023</p>
CA3	Progressing the acquisition of Council Housing to meet housing needs	<p>Protect the most vulnerable</p> <p>Facilitate confident and resilient communities</p> <p>Commission , broker and provide core</p>	<p>[Sefton Council]</p> <p>Economic Growth and Housing / Sandway Homes/ Legal &amp; Finance</p> <p>[External Partners]</p> <p>Valuation Consultants/</p>	<p>Housing and Investment Services/Corporate Resources/Sandway Homes - existing staff resources</p> <p>Affordable Homes Programme grant funding [Homes England]</p>	<p>i) Acquisition of <a href="#">13 properties at Buckley Hill Lane, Netherton</a></p> <p>ii) Further Council Housing stock acquisition to be outlined in Council Housing Business and investment plan <b>[Link to BA5 i]</b></p> <p>iii) Assessing/monitoring local housing market for opportunities to acquire</p>	<p>i) Summer 2024</p> <p>ii) Spring 2023</p> <p>iii) Autumn 2023</p>





		<p>services</p> <p>Place - leadership and influencer</p> <p>Drivers of change and reform</p> <p>Generate income for social reinvestment</p> <p>Cleaner and Greener</p>	Homes England		existing housing stock or new build opportunities for Council Housing purposes	
<b>CA4</b>	Development of Sandway Homes future pipeline sites throughout Sefton to provide additional quality family homes	<p>Facilitate confident and resilient communities</p> <p>Place - leadership and influencer</p> <p>Drivers of change and reform</p> <p>Generate income for social reinvestment</p> <p>Cleaner and</p>	[Sefton Council] Estates & Property / Sandway Homes	<p>Housing and Investment Services/Corporate Resources/Sandway Homes - existing staff resources</p> <p>Affordable Homes Programme grant funding [Homes England]</p>	<p><b>i)</b> Completion of Sandway Phase 1 sites Bartons Close, Southport/ Meadow Lane Ainsdale/ Buckley Hill Lane, Netherton (Totalling 140 homes)</p> <p><b>ii)</b> Development of Sandway's Phase 2 sites – Former Bootle High School / Bentham's Way Southport (Totalling 213 additional homes)</p>	<p><b>i)</b> End of 2024</p> <p><b>ii)</b> Autumn 2027</p>



		Greener				
<b>CA5</b>	Working directly with Liverpool City Region Combined Authority partners, to attract appropriate funding sources, to help implement a range of housing developments	Facilitate confident and resilient communities Generate income for social reinvestment Cleaner and Greener	[Sefton Council] Housing & Planning Departments	Housing and Investment Services/ Planning - existing staff resources	<b>i)</b> Maximising housing regeneration opportunities via Liverpool City Region (& other Governmental) funding streams. Including: <ul style="list-style-type: none"> <li>• Brownfield Land Fund (LCRCA)</li> <li>• Brownfield Land Release Fund (OPE)</li> </ul>	<b>i)</b> Summer/ Autumn 2022
<b>CA6</b>	Working with Homes England and Housing Associations, to maximise housing investment in the borough	Protect the most vulnerable Facilitate confident and resilient communities Commission , broker and provide core services Place - leadership and influencer Generate income for social	[Sefton Council] Housing & Planning Departments	Housing and Investment Services/ Planning - existing staff resources	<b>i)</b> Maximisation of Affordable Homes Programme 2021-2026 <b>[Link to HN4]</b>  <b>ii)</b> Regular liaison with Homes England, their Strategic Partners and other Housing Association developers within the borough <b>[Link to HN4]</b>  <b>iii)</b> Working with Homes England in their capacity as a housing and regeneration agency to maximise housing delivery in the borough via a range of funding mechanisms.	<b>i)</b> Continuous market engagement to 2026  <b>ii)</b> Continuous market engagement to 2026  <b>iii)</b> To 2027



		reinvestment					
		Cleaner and Greener					



**Housing Strategy Action Plan – Links to Council’s Core Purpose.**

<b>Sefton 2030 Core Purpose</b>	<b>The Core Purpose provides an outline of how the Council’s role in delivering the 2030 vision.</b>
<b>Protect the most vulnerable</b>	<b>i.e. those people who have complex care needs with no capacity to care for themselves and no other networks to support them. For those who are the most vulnerable we will have a helping role to play, we will challenge others to ensure we all protect the most vulnerable and where we need to we will intervene to help improve lives</b>
<b>Facilitate confident and resilient communities</b>	<b>The Council will be less about doing things to and for residents and communities and more about creating the capacity and motivation for people to get involved, do it for themselves and help one another. We will create an environment in which residents are less reliant on public sector support and which have well developed and effective social support</b>
<b>Commission, broker and provide core services</b>	<b>The Council will directly deliver fewer services but will act as a broker and commissioner of services which meet the defined needs of communities, are person-centred and localised where possible. We will deliver services which can’t be duplicated elsewhere or where we add value</b>
<b>Place - leadership and influencer</b>	<b>making sure what we and what others do are in the best interests of Sefton and its residents and has a contributing role to the 2030 vision of the borough. This includes strong leadership and influencing partner organisations to work towards common goals and building pride in the borough.</b>
<b>Drivers of change and reform</b>	<b>the Council will play a key role in leading change and reform to improve outcomes for Sefton residents, every child’s future and continuously improve the borough.</b>
<b>Generate income for social reinvestment</b>	<b>the Council will develop a commercial nature and look to what it can do either by itself or with others to generate income and profit that can be reinvested into delivering social purpose.</b>
<b>Cleaner and Greener</b>	<b>the Council will work with others to maintain Sefton’s natural beauty and ensure that its many assets provide a contribution to Sefton’s economy, peoples wellbeing and the achievement of the 2030 Vision.</b>



SEFTON HOUSING STRATEGY (2016- 2021) PRIORITES								
		Protect the most vulnerable	Facilitate confident and resilient communities	Commission, broker and provide core services	Place - leadership and influencer	Drivers of change and reform	Generate income for social reinvestment	Cleaner and Greener
<b>DRIVING HOUSING QUALITY IN COMMUNITIES AND NEIGHBOURHOODS</b>								
HQ1	Working closely with private sector landlords to support and encourage them to invest in Sefton & provide high quality homes and management services		✓		✓			✓
HQ2	Re-designation of current Selective and Additional (HMO) Licensing Schemes in Bootle, Waterloo and Southport for a further five years (2023 - 2028)		✓		✓		✓	✓
HQ3	Raise housing standards across all tenures and reduce the number of poor-quality homes with a particular focus on those with the worst conditions		✓		✓		✓	✓
HQ4	Provide support and guidance to owner-occupiers to help them improve their housing standards, particularly the most vulnerable in the worst housing conditions;	✓	✓		✓			✓
HQ5	Using evidence to monitor the quality of existing housing stock within the borough across all tenures to assess where stock improvements can be implemented		✓		✓		✓	✓
HQ6	Working in partnership with Sefton’s Housing Associations to ensure that they successfully implement the Charter for Social Housing Residents by providing the best quantity, type and quality of housing, together with the most appropriate support services;		✓		✓			✓
HQ7	Decarbonisation of privately-owned and social housing to address Sefton’s Climate Emergency Strategy by targeting and retrofitting the most energy inefficient homes;		✓		✓		✓	✓
HQ8	Working in partnership with the Liverpool City Region Combined Authority (LCRCA), to implement Strategic Plans on a “Pathway to Net Zero” in Sefton by 2040.		✓		✓		✓	✓
HQ9	Helping empty property owners to bring their properties back into use through advice and assistance, including early intervention and preventative measures. Additionally, where necessary utilising the full range of enforcement powers to target and bring problematic properties back into use.		✓		✓		✓	✓
<b>MEETING PEOPLE’S HOUSING NEEDS</b>								
HN1	Working with and supporting housing developers to deliver exceptional homes and neighbourhoods		✓		✓		✓	✓
HN2	Identifying and utilising different grant funding or finance opportunities to help secure development;		✓		✓			✓
HN3	Working in partnership with developers who can provide housing products and services that help aspiring householders to access home ownership  Exploring supplementary housing tenures and affordable home ownership to ensure that working- age people can aspire to own their homes in locations they desire.		✓		✓		✓	✓
HN4	Working directly and also in partnership with housing associations to identify appropriate locations and develop a greater quantum and range of social housing	✓	✓	✓	✓		✓	✓
HN5	Utilising appropriate Planning policies to ensure homes are delivered throughout the borough and Affordable Homes are built for those residents who are in greatest need.	✓	✓	✓	✓		✓	✓
<b>ENABLING PEOPLE TO LIVE INDEPENDENTLY</b>								



IN1	Delivery of Extra Care Accommodation throughout the Borough alongside the adoption of a robust Extra Care Housing Allocations Policy	✓	✓	✓	✓	✓	✓	✓
IN2	Improving integrated working with health and social care partners to identify the most appropriate housing and housing investment required for the most vulnerable.	✓	✓	✓	✓	✓	✓	✓
IN3	Introduction of a housing pathway to set out new processes for streamlining access to supported living, in addition to housing provision for all cohorts of vulnerable people	✓	✓	✓	✓	✓	✓	✓
IN4	Red Implementing the priorities as set out in the Technology Enabled Care Solutions (Tecs) Strategy 2021-2024uce Health Inequalities Through Improved Housing	✓	✓	✓	✓	✓	✓	✓
IN5	Working with partners to provide new housing and improved accommodation for older populations, care leavers and the most vulnerable groups, in the most appropriate and accessible locations for local services and facilities	✓	✓	✓	✓	✓	✓	✓
IN6	Working with landlords and support service agencies to provide a range of supported living accommodation for our most vulnerable	✓	✓	✓	✓	✓	✓	✓
<b>TAKLING BARRIERS TO OBTAINING SUITABLE HOUSING FOR THE MOST VULNERABLE AND ENSURING EQUAL ACCESS TO HOUSING SERVICES</b>								
BA1	Refreshing Sefton's Homeless and Rough Sleeper Strategy and implementation of the new Homeless Strategy actionplan	✓	✓	✓	✓	✓	✓	✓
BA2	Assessing the current and future housing requirements for vulnerable groups including: Care Leavers, those providing Foster Care and people with a disability	✓	✓	✓	✓	✓	✓	✓
BA3	Assessing the impacts of economic volatility and cost of living increases within housing market and developing responses, alongside key partners, to help mitigate these effects.	✓	✓	✓	✓	✓	✓	✓
BA4	Implementing the refreshed allocations policy for the Choice Based Letting Scheme (Property Pool Plus). Including where improvements to customer access can be made to assist those in need	✓	✓	✓	✓	✓	✓	✓
BA5	Developing Council Housing business plan to assess how this tenure can meet the housing needs of the most vulnerable	✓	✓	✓	✓	✓	✓	✓
BA6	Providing accommodation-based support to victims of domestic abuse and their children in refuges and other safe accommodation	✓	✓	✓	✓	✓	✓	✓
<b>EFFECTIVELY UTILISING COUNCIL ASSETS TO SUPPORT HOUSING</b>								
CA1	Reviewing/facilitating the disposal of Council-owned regeneration assets to deliver housing or other regeneration priorities. Supporting the Council's Growth and Investment programme	✓	✓	✓	✓	✓	✓	✓
CA2	Developing a Council Housing Business Plan to outline detailed governance arrangements and to meet regulatory requirements;	✓	✓	✓	✓	✓	✓	✓
CA3	Progressing the acquisition of Council Housing to meet housing needs	✓	✓	✓	✓	✓	✓	✓
CA4	Development of Sandway Homes future pipeline sites throughout Sefton to provide additional quality family homes	✓	✓	✓	✓	✓	✓	✓
CA5	Working directly with Liverpool City Region Combined Authority partners, to attract appropriate funding sources, to help implement a range of housing developments	✓	✓	✓	✓	✓	✓	✓
CA6	Working with Homes England and Housing Associations, to maximise housing investment in the borough, through the Affordable Homes Programme 2021-2026 funding	✓	✓	✓	✓	✓	✓	✓