

Sefton Housing Strategy 2022-2027 – Action Plan & Monitoring Report (2025)



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Section HQ - Driving Housing Quality (HQ) In Communities and Neighbourhoods.

Table – HQ1 Priority.

Action / Recommendation.	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.
Contributing Links To Sefton's Core Purpose.	Facilitate confident and resilient communities. Place - leadership and influencer. Cleaner and Greener.
Responsibility / Lead Organisation.	Sefton Council's Housing Department.
Resources Required.	Housing Standards Team's existing staff resources.
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Number of Housing Health and Safety Rating System (HHSRS) visits completed per annum. Timescale – annually, from 2023 to 2028. 2. Number of hazards removed from private properties [target 125 per quarter]. Timescale – annually, from 2023 to 2028. 3. Reintroduction of Landlord's Forum to discuss current market/regulation issues in the borough. Timescale - bi-annual meeting, from 2023 to 2028. 4. Assessment and monitoring of the state of housing provision within the borough. Timescale - Autumn 2023, plus annual monitoring up to 2028. 5. Provision of training for Landlords to help improve information provision. Timescale – biannually, commencing Autumn 2023.

Table – HQ1 Priority Current Delivery (Sept. 2025)

1. Housing standards carried out 584 HHSRS visits in 2024-24 which continues to well above the annual target). [Target - 250 inspections per annum].	Status – on track. 
2. An average of 212 hazards were removed from private properties per quarter in 2024/25, well above the target. [Target - 125 per month].	Status – on track. 
3. Landlord Forums took place in October 2024 and March 2025. The next Forum is likely to take place once the Renters Rights Bill has been finalised and can then be used as an opportunity to provide landlords with the most up to date information on regulatory changes.	Status – On track 
4. Average net housing completions over past 5 years = 801 homes per annum. [Local Plan Target – 694 Net Housing Completions per annum]	Status – on track. 

5. Training and information forms part of the two Landlord Forum meetings (see action 3 above). It has been established that on-line training would be the best method to reach landlords. The Housing Standards team have emailed landlords with information about Free on-line Training on the proposed changes being implemented in the Renters Rights Bill. 60 Landlords have taken up the offer made by the council of our free on-line training with the NRLA on dealing with Damp & Mould complaints.

Status –
on
track.



Table – HQ2 Priority.

Action / Recommendation.	Re-designation of current Selective and Additional (HMO) Licensing Schemes in Bootle, Waterloo and Southport for a further five years, from 2023 to 2028.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Housing Department.
Resources Required.	Housing Standards Team's existing staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. Introduction of Selective Licensing Scheme within Bootle – an estimated 2800 privately rented properties will be licensed within this scheme.</p> <p>2. Introduction of Additional Housing in Multiple Occupation (HMO) Licensing within Central Southport and Waterloo – an estimated 200 HMO's will be licensed within this scheme. Timescale – from March 2023 to 2028.</p> <p>3. Compliance inspections completed [40 per quarter]. Timescale – from March 2023 to 2028.</p>

Table - HQ2 Priority Current Delivery (Sept. 2025)








1. Under Selective Licensing in Bootle, 2083 licences have been issued since its introduction in March 2023 (total at August 2025)	Status – on track.	
2. Since March 2023, 190 Additional (HMO) licences have been issued. (Total at August 2025)	Status – on track.	
3. In 2024-25 an average of 71 compliance inspections were carried out per quarter which continues to be well above target. [Target - 40 per quarter].	Status – on track.	

Table – HQ3 Priority.

Action / Recommendation.	Raise housing standards across all tenures and reduce the number of poor-quality homes with a particular focus on those with the worst conditions.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities. • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Housing Department.
Resources Required.	Housing Standards Team's existing staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. Implementation and monitoring of Renters Reform Bill. Timescale – awaiting government legislation.</p> <p>2. Updating Housing Stock Conditions modelling to analyse areas requiring regeneration/investment or improvement over time. [Link to HQ5]. Timescale - commission modelling in Autumn 2024.</p> <p>3. Redesignation/updating Sefton's Housing Enforcement Policy. Timescale – Completed Spring 2023</p> <p>4. Increased participation in the Private Landlord Accreditation scheme by 225 properties to 1,125 properties, an increase of 25%. Timescale – March 2023 to 2028.</p> <p>5. Assessment of evidence/statistical analysis for extending existing Selective/Additional Licensing schemes into additional areas in Sefton. Timescale – Summer 2024.</p>

Table – HQ3 Priority Current Delivery (Sept. 2025)

<p>1. The current Government has introduced the Renters Rights Bill in place of the Renters Reform Bill. This includes changes to how landlords can end tenancies (abolishing section 21 notices) and strengthening protections for tenants around in inadequate condition and disrepair.</p> <p>Work on an implementation plan is progressing within the council to ensure that systems are in place to respond to and enforce the Act following Royal Assent (expected before end of 2025) and subsequent commencement dates of the different parts.</p>	<p>Status – in progress/not yet complete.</p> 
<p>2. Stock Conditions Modelling was previously programmed to start in Autumn 24 and is now expected to commence in Autumn 2025.</p>	<p>Status – in progress/not yet complete.</p> 
<p>3. Updated Housing Standards Enforcement Policy Complete Spring 2023</p>	<p>Status – complete.</p> 
<p>4. 1118 properties have been accredited under Sefton's Private Landlord Accreditation Scheme since its commencement, representing a steady increase in accredited properties.</p>	<p>Status – on track.</p> 

5. Complete. A report found there was no evidence to support extension of selective / additional licensing to additional areas of Sefton.

Status –
complete.



Table – HQ4 Priority. Current Delivery (Sept. 2025)

Action / Recommendation.	Provide support and guidance to owner-occupiers to help them improve their housing standards.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Protect the most vulnerable • Facilitate confident and resilient communities • Place - leadership and influencer • Cleaner and Greener
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Housing Department • Sefton Council's Home Improvements • Sefton Council's Communications Team • Sefton Council's Energy and Environmental Management Team
Resources Required.	Disabled Facilities Grant. Housing Services / Energy and Environmental Management existing budget/staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. Continuation of Sefton Home aids and adaptations scheme. Ensure 350 households per annum are assisted. Timescale – annually 2023 to 2027.</p> <p>2. Improved signposting of available housing improvement services – Development of communications strategy to ensure all relevant information is available and accessible to the public. Timescale – Spring 2023.</p> <p>3. Assess funding to continue to deliver a housing retrofit programme in the borough to meet net zero carbon targets [Link to HQ7]. Timescale – monitored annually up to 2040.</p>

Table – HQ4 Priority Current Delivery (Sept. 2025)




<p>1. 365 DFGs were certified complete in 2023-24. 425 DFGs were certified complete in 2024-25. Both years therefore exceeded the target of 350 households assisted per annum</p>	<p>Status – on track.</p> 
<p>2. Information signposting improved through website updates and addition of The Sefton Directory</p>	<p>Status – complete.</p> 
<p>3. Working with The LCRCA Sefton Councils Retrofit Team was successful in obtaining Warm Homes: Local Grant (WH:LG) funding to retrofit approximately 390 privately owned fuel poor homes between 2025-2028 with energy efficiency, low carbon heating and renewable technology improvements.</p> <p>The Healthy Green Homes Team (HGHT) can provide owner occupiers with help to access funding to repair or replace broken heating systems, along with providing energy efficiency advice.</p> <p>Sefton also processes eco flex declarations enabling owner occupiers to access national ECO4 funding for energy efficiency improvements to their homes.</p>	<p>Status – on track.</p> 

Table – HQ5 Priority. Current Delivery (Sept. 2025)

Action / Recommendation.	Using evidence to monitor the quality of existing housing stock within the borough across all tenures to assess where stock improvements can be implemented.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Housing Department.
Resources Required.	Private Sector Housing - existing staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. 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. Timescale – commission modelling in Autumn 2024.</p> <p>2. Monitoring the quality of Housing Association stock in the borough. Timescale – monitored annually up to 2027.</p>

Table – HQ5 Priority Current Delivery (Sept. 2025)



<p>1. The Stock Condition Modelling will take place early in 2026 and will seek to include Damp, Mould and Condensation.</p>	<p>Status – in progress/not yet complete.</p> 
<p>2. In 2023 100% of Housing Association Stock in Sefton met the Decent Homes Standard. Private registered provider social housing stock and rents in England 2022 to 2023 - GOV.UK (www.gov.uk)</p> <p>As of 2023 all RP homes in Sefton met the current Decent Homes Standard (introduced 2001). The current government is legislating to reform the DHS. It will include some specific new requirements about ensuring a home is free from damp and mould and meeting Minimum energy Efficiency Standards. The standard will eventually be applied to the private rented sector as well as the social rented sector.</p>	<p>Status – on track.</p> 

Table – HQ6 Priority. Current Delivery (Sept. 2025)

Action / Recommendation.	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.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Cleaner and Greener
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Housing Department • Sefton Registered Providers of Social Housing
Resources Required.	Housing and Investment Services - existing staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. 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. Timescale - anticipated timetable Summer/Autumn 2023.</p> <p>2. Regular quarterly liaison meetings scheduled with Housing Association Partners operating in the borough. Timescale - Every quarter throughout lifetime of strategy 2022-27.</p> <p>3. Signposting of relevant information via a dedicated Social Housing Information portal. Timescale – Spring 2023.</p>

Table – HQ6 Priority Current Delivery (Sept. 2025)




<p>1.The Social Housing Regulation Act was passed in 2023 to provide the legislative basis of standards tenant should expect set out in the Social Housing Resident's Charter. Some of the provisions have now come into force, but some (eg. Competence and Conduct standard) have entailed further consultation and will come into force over approximately the next 18 months.</p>	<p>Status – on track.</p> 
<p>2.Regular operational meetings set up and ongoing between Strategic Housing and the main Registered Provider partners on a quarterly basis and others on an ad-hoc basis. Agendas cover both development/growth programmes and priorities, as well as operational, local issues.</p>	<p>Status – on track.</p> 
<p>3.Sefton Housing Update Interactive email developed Summer 2023, to signpost relevant social housing information between the council and Housing Associations.</p>	<p>Status – complete.</p> 

Table – HQ7 Priority.

Action / Recommendation.	Decarbonisation of privately-owned and social housing to address Sefton's Climate Emergency Strategy by targeting and retrofitting the most energy inefficient homes.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Housing Department • Sefton Council's Energy and Environmental Management Team
Resources Required.	Energy and Environmental Management Team existing staff resources/budget.
Outcomes Required / Success Measures And Timescales.	<p>1. 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. Timescale – by March 2023.</p> <p>2. Target future funding streams (Government and Combined Authority) to continue housing energy efficiency improvements and/or domestic energy generation schemes. Timescale – annually 2023 to 2027.</p>

Table – HQ7 Priority Current Delivery (Sept. 2025)



<p>1. An evaluation report of the Sustainable Warmth Fund is currently in final draft stage and will be completed imminently. This will report on the outputs of the full scheme. In terms of the individual programmes that have completed within 2023, the Local Authority Delivery 3 scheme (LAD3) completed in August 2023 and delivered 376 measures to 352 properties. The Home Upgrade Grant 1 scheme (HUG1) completed in October 2023 and delivered 42 measures in 34 properties.</p>	<p>Status – complete.</p> 
<p>2. New funding programmes commenced after the completion of schemes earlier in the Strategy period:</p> <ul style="list-style-type: none"> • The second Home Upgrade Grant scheme, HUG2, is now completed with 71 privately owned (off the gas) homes in Sefton receiving energy efficiency, low carbon heating or renewable technology improvements to their homes. • To date (August 25) 233 social housing properties in Sefton, have received similar improvements to their homes under SHDF2.1. • Working with the LCRCA, Sefton homes will benefit from retrofit works over the next 3 years. Funding for privately owned homes will come from Warm Homes: Local Grant (WH:LG), whilst funding for social housing homes will come from Warm Home: Social Housing (WH:SH) 	<p>Status – on track.</p> 

Table – HQ8 Priority. Current Delivery (Sept. 2025)

Action / Recommendation.	Developing Sefton's strategic housing approach to achieving Net Zero by 2040 (in alignment with wider LCRCA Climate Action Plan).
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Housing Department • Sefton Council's Energy and Environmental Management Team • Liverpool City Region Combined Authority (LCRCA)
Resources Required.	<ul style="list-style-type: none"> • Housing Department and Energy and Environmental Management Team existing staff resources • LCRCA resources
Outcomes Required / Success Measures And Timescales.	1. Developing a strategy document and action plan 'Greener Housing in Sefton' for approval by Sefton Council. Timescale - Summer 2024.

Table – HQ8 Priority Current Delivery (Sept. 2025)





<p>1. Sefton has developed a strategic action plan document called 'Greener in Housing in Sefton' to outline the ongoing and future actions to help us on the journey towards net zero. This action plan aligns with the wider sub-regional LCRCAs Climate Action Plan. Ongoing monitoring and formal monitoring report will be completed half way through the plan period (2026/27)</p>	<p>Status – Complete.</p> 
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Table – HQ9 Priority. Current Delivery (Sept. 2025)

Action / Recommendation.	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.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Housing Department.
Resources Required.	Housing Standards Team - existing staff resources.
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Updating Sefton Empty Homes Plan and action plan review. Timescale – Summer 2024. 2. Reduction in the proportion of total vacant homes to 4.0% or lower. Timescale - monitoring ongoing bi-annually (April & October). 3. Number of actions taken against owners of vacant homes - 60 per annum. Timescale – annually 2023 to 2027. 4. 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). Timescale - Spring 2023.

Table – HQ9 Priority Current Delivery (Sept. 2025)






1. An Empty Homes Plan 2025-30 has been produced.	Status – Complete 
<p>2. The vacant home rate was 3.62* in Sefton in October 2024 (for short and long term empty properties). This is on target.</p> <p>* Empty Homes data is now collected annually each October</p>	Status – on track. 
3. During 2024-25 65 actions were taken against owners of vacant homes. This is on target.	Status – on track 

Section HN - Meeting People's Housing Needs (HN).

Table – HN1 Priority.

Action / Recommendation.	Working with and supporting housing developers to deliver exceptional homes and neighbourhoods.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Housing and Planning Departments.
Resources Required.	Housing and Planning Departments existing staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. Private sector & HA sector investment delivering MIX of types and tenures of new housing. Increasing net house building additions to 640 per annum. Timescale – annually 2023 to 2027.</p> <p>2. Continue regular forum across Sefton's Growth Directorate to discuss housing delivery and future housing potential within borough. Timescale – quarterly to 2027.</p> <p>3. Monitor housing completions to ensure that new homes are delivered in a variety of Council Tax bands. Timescale – Annually 2023 to 2027.</p> <p>4. 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]. Timescale – Annually to 2030.</p> <p>5. Supporting Local Plan Review. Timescale – Summer 2023.</p> <p>6. Refreshing Strategic Housing Market Assessment (SHMA) & Housing Needs Assessment (HNA) to guide appropriate housing development within borough. Timescale – Spring 2024.</p> <p>7. Assistance with Strategic Housing Land Availability Study (SHLAA). Timescale – Annually 2023 – 2027.</p> <p>8. Providing additional housing opportunities through town centre regeneration schemes in Bootle/Crosby/Southport [Link to CA1-4]. Timescale – Summer 2023.</p>

Table – HN1 Priority Current Delivery (Sept. 2025)

<p>1. The Baseline tenure mix and quantum of new-build housing reported through the Local Plan – Authority Monitoring Report (AMR).</p> <p>In 2024/25 the AMR will show 885 net additional dwellings and 337 new affordable homes completed.</p>	Status – on track.																	
<p>2. Sefton Strategic Housing Partnership (SSHPP) Forum set up to meet every 6 months to discuss housing development opportunities across a range of housing outcomes. Next meeting to take place Autumn 2025.</p>	Status – on track.																	
<p>3. Between 2022 and 2024 the percentage increase in homes was somewhat higher in Bands D,E and H and the smallest percentage increase was in Band A. However, this is partly reflective of the different base numbers in each Band. There has been an increase in properties in each Band numerically as follows:</p> <table border="1"><thead><tr><th>band_a</th><th>band_b</th><th>band_c</th><th>band_d</th><th>band_e</th><th>band_f</th><th>band_g</th><th>band_h</th></tr></thead><tbody><tr><td>130</td><td>200</td><td>390</td><td>260</td><td>170</td><td>30</td><td>20</td><td>10</td></tr></tbody></table> <p>It can therefore be seen that homes are being delivered across the spectrum of council tax bands.</p>	band_a	band_b	band_c	band_d	band_e	band_f	band_g	band_h	130	200	390	260	170	30	20	10	Status – on track	
band_a	band_b	band_c	band_d	band_e	band_f	band_g	band_h											
130	200	390	260	170	30	20	10											
<p>4. Between 2017/18 and 2024/2025, there has been an average of 724 net additional dwellings per annum, which is the above the Local Plan target of 640 per annum.</p>	Status – on track.																	
<p>5. Local Plan update currently expected to commence in Summer 2026.</p>	Status – not complete.																	




<p>6. Refresh of Strategic Housing Market Assessment linked to Local Plan review (above). Work is expected to start in early 2026.</p>	<p>Status – not complete.</p> 
<p>7. Annual publication of Strategic Housing Land Availability Assessment (SHLAA).</p>	<p>Status – on track.</p> 
<p>8. Continuing to maximise housing regeneration opportunities via Government and other local funding streams including maximising housing regeneration opportunities via Levelling up funding allocated to repurpose Bootle Strand (£20M), Marine Lake Events Centre (£17.7M) and Southport Town Deal (£37.5M). These projects are all on site and progressing well. Housing regeneration opportunities being explored in connection with these key regeneration projects. Liverpool North New Town opportunity - Sefton and LCC have worked up a joint Expression of Interest for Liverpool North New Town which was submitted late 2024. News from the New Town Taskforce is awaited and ongoing development of proposals continuing.</p>	<p>Status – on track.</p> 

Table – HN2 Priority.

Action / Recommendation.	Identifying and utilising different grant funding or finance opportunities to help secure development.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Housing and Regeneration Departments.
Resources Required.	Housing and Regeneration Departments existing staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. Maximising housing regeneration opportunities via Government and other funding streams including:</p> <ul style="list-style-type: none"> • Affordable Homes Programme 21-26 (Homes England) Soon to be Social and Affordable Homes Programme • Brownfield, Infrastructure and Land Fund (Homes England) • Brownfield Land Fund (LCRCA) • Brownfield Land Release Fund (OPE) • Levelling Up fund (DLUHC) • (SME developers) Home Building Fund (Homes England) • Housing Advisers Programme (LGA) • Other Homes England Funding <p>Timescale - Monitored annually 2023-27.</p> <p>2. Development of Brownfield Land Bidding Strategy. Timescale – December 2022.</p> <p>3. Develop a Brownfield Land Prospectus. Timescale Spring 2023.</p>

Table – HN2 Priority Current Delivery




<p>1. See HN1.8 above which provides details of current housing regeneration funding being accessed alongside homes progressed via the Affordable Homes Programme 21-26 (to become the Social and Affordable Homes Programme)</p>	<p>Status – on track.</p> 
<p>2. An initial, high level Brownfield Land Bidding Approach has been completed but is currently under review to ensure a focus on Bootle and Southport Town Centres to realise the greatest value for the Borough.</p> <p>This will be revisited once longer-term clarity provided on Brownfield Land Fund is confirmed.</p>	<p>Status – in progress/not yet complete.</p> 
<p>3. A Residential Regeneration Prospectus, including brownfield land opportunities and residential opportunities in and around the borough's main town centres was completed. In addition, a prospectus for both Bootle Town Centre and Southport Town Centre were completed.</p>	<p>Status – complete.</p> 

Table – HN3 Priority.

Action / Recommendation.	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-aged people can aspire to own their homes in locations they desire.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Housing and Planning Departments • Sefton Council's Communications Team
Resources Required.	Housing and Planning Departments existing staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. Consultation and implementation of Affordable Housing Strategic Planning Document (SPD) and the introduction of 10% of homes on large developments allocated for Affordable Home Ownership. Timescale – Autumn 2022.</p> <p>2. Introduction of First Homes (discounted market Sales) tenure for Affordable Housing. Timescale – Completed Spring 2022.</p> <p>3. Utilise the Council's communication channels to publicise low-cost home ownership opportunities for residents. Timescale – ongoing to 2027.</p>

Table – HN3 Priority Current Delivery (Sept. 2025)




1. Affordable and Supplementary Homes SPD – adopted May 2023.	Status – complete.	
2. First Homes and Discounted Market Sales Homes policy and application process - adopted January 2022.	Status – complete.	
3. Council's communication channels to publicise low-cost home ownership opportunities for residents via Council social media channels and MySefton News site.	Status – in progress	

Table – HN4 Priority.

Action / Recommendation.	Working directly and also in partnership with housing associations to identify appropriate locations and develop a greater quantum and range of social housing.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Protect the most vulnerable • Facilitate confident and resilient communities • Commission broker and provide core services • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Housing and Planning Departments.
Resources Required.	Housing and Planning Departments existing staff resources.
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Successful identification of appropriate Affordable Housing Sites & Housing Association bids submitted to Homes England. Timescale – Continuous market engagement to 2026. 2. Delivery of Homes England's Affordable Homes Programme 2021-2026. Timescale – Continuous market engagement to 2026. 3. Commission a full Housing Needs Survey for the borough. Timescale – March 2025. 4. Launch of the Social Housing information portal to enable us to signpost relevant housing information. Timescale – Spring 2023.

Table – HN4 Priority Current Delivery (Sept. 2025)








1. Regular meetings are ongoing with Housing Association Partners operating in the borough to identify appropriate Affordable Housing Sites & successfully bid for Homes England AHP funding. Social Housing Delivery	Status – on track. 
2. In 2024-25 205 homes affordable homes completed were funded by Homes England. These included homes with from one to four bedrooms but with the majority being one or two bedrooms to meet evidenced need for smaller homes. Over 50% were for affordable rent with rent to buy, shared ownership and social rent also delivered.	Status – on track. 
3.Refresh of Strategic Housing Market assessment linked to Local Plan review. Work is expected to start in early 2026.	Status – not complete. 
4.Sefton Housing Update Interactive email developed Summer 2023, to signpost relevant social housing information between the council and Housing Associations.	Status – complete. 

Table – HN5 Priority.

Action / Recommendation.	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.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Protect the most vulnerable • Facilitate confident and resilient communities • Commission broker and provide core services • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Housing and Planning Departments.
Resources Required.	Housing and Planning Departments existing staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. 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. Timescale – Annually 2023 to 2027.</p> <p>2. Prepare and publish Annual Affordable Housing Monitoring Report. Timescale – Annually 2023 to 2027.</p> <p>3. Consultation and implementation of Affordable Housing SPD. Timescale – Spring 2023.</p>

Table – HN5 Priority Current Delivery (Sept. 2025)

1. In 2023-24 112 affordable homes were delivered through s106 commitments. In 2024-25 125 affordable homes were delivered through s106	Status – on track. 
2. A report on Affordable Housing achieved during 2024-25 is in preparation.	Status – on track. 
3. Affordable and Supplementary Homes SPD – adopted May 2023.	Status – complete 

Section IN - Enabling People To Live Independently (IN).

Table – IN1 Priority.

Action / Recommendation.	Delivery of Extra Care Accommodation throughout the Borough. Adoption of Sefton's Extra Care Housing Allocations Policy.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Adult Social Care, Children's Social Care, Health and Wellbeing • External Partners – Commissioned housing services, Private Developers, Housing Associations, CRCA and Homes England
Resources Required.	Housing and Investment Services/Planning /Adult Social Care/Children's Social Care - existing staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. Monitoring and reporting on the delivery of Extra Care Housing Provision in the Borough (as set out in the Extra Care Prospectus). Delivering 1306 Extra Care properties by 2036. Timescale - Monitored annually 2022- 2027.</p> <p>2. Adoption of Extra Care Housing Policy for Sefton – to be published Spring 2024.</p>

Table – IN1 Priority Current Delivery (Sept. 2025)



<p>1. The current pipeline indicates that 90 additional extra-care units will be delivered in 2026-27 (Sandbrook Road, Ainsdale). An additional 432 units have planning approval and indicatively, could be delivered by 2028.</p>	<p>Status – on track.</p> 
<p>2. Extra Care Housing Allocation Policy adopted in February 2024</p>	<p>Status – completed.</p> 

Table – IN2 Priority.

Action / Recommendation.	Improving integrated working with health and social care partners to identify the most appropriate housing and housing investment required for the most vulnerable.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Adult Social Care, Children's Social Care, Health and Wellbeing, and Property and Building Services • External Partners – Commissioned housing services
Resources Required.	Housing and Investment Services/Adult Social Care/Children's Social Care/Property and Building - existing staff resources.
Outcomes Required / Success Measures And Timescales.	<p>1. Integrating the housing related recommendations and key priorities from Sefton's Adult Social Care Market Position Statement and ensure that they are incorporated into strategic housing decision making. Timescale - Annually 2023-2027.</p> <p>2. Development of Specialist Supported Housing Prospectus. Timescale - Summer 2023</p> <p>3. Implementation of Strategic Commissioning & Housing working group. Timescale - Completed October 2022</p>

Table – IN2 Priority Current Delivery (Sept. 2025)


<p>1. An updated Adult Social Care Market Position Statement 2025-28 has been published and an <u>Extra Care Housing Prospectus</u> ,which provides guidance for developers on Sefton's vision for Extra Care Housing and the opportunities for developers to provide it in the borough.</p>	<p>Status – on track.</p> 
<p>2. Government updates are expected on the approach to implementing the Supported Housing (Regulatory Oversight) Act 2023, via regulation, in autumn 2025 following the Consultation on regulating the Act. Sefton has undertaken planning for the expected powers and duties but is waiting for the additional detail from government before proceeding with this action.</p>	<p>Status – in progress/not yet complete.</p> 
<p>3. Strategic Commissioning & Housing working group with full terms of reference set up and regular meetings scheduled to discuss housing and social care strategy. Implemented October 2022. As of Sept 2025 the group no longer meets as cross departmental liaison is done through other channels.</p>	<p>Status – complete.</p> 

Table – IN3 Priority.

Action / Recommendation.	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.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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.
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Adult Social Care, and Health and Wellbeing • External Partners – Commissioned housing services
Resources Required.	Housing and Investment Services/Adult Social Care – existing staff resources.
Outcomes Required / Success Measures And Timescales.	1. 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. Timescale – Summer 2023.

Table – IN3 Priority Current Delivery (Sept. 2025)


<p>In support of this task, a Cheshire and Merseyside Disability and Autism Housing Strategy has been approved by Sefton Council and a delivery plan is in development. A commissioned provider has been appointed to do further work on implementation.</p> <p>Further work will be carried out re. Mental Health accommodation during 2025-26, to assess need.</p>	<p>Status –</p> <p>in progress/not yet complete.</p> 
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Table – IN4 Priority.

Action / Recommendation.	Implementing the priorities as set out in the Technology Enabled Care Solutions (Tecs) Strategy 2021-2024.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Protect the most vulnerable • Facilitate confident and resilient communities • Commission broker and provide core services • Place - leadership and influencer • Drivers of change and reform
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Adult Social Care, and Health and Wellbeing • External Partners – Private Developers and Housing Associations
Resources Required.	Housing and Investment Services/Adult Social Care – existing staff resources.
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Implementing the priorities as identified in the Technology Enabled Care Solutions (Tecs) Strategy 2021-2024. Ensuring that the provision of TECS for individuals to live in an accessible and safe “home” environment, enabling them to retain independence. Timescale – April 2022 to March 2027. 2. Refresh of current Technology Enabled Care Solutions (Tecs) Strategy 2024 – 2027. Timescale – Spring 2024.

Table – IN4 Priority Current Delivery (Sept. 2025)



<p>1. The Technology Enable Care Solutions Strategy 21-24 came to an end in 2024</p>	<p>Status – complete.</p> 
<p>2. The current approach is that Technology Enabled Care Solutions should be a thread that runs through all aspects of Care and this is not necessarily best achieved by a separate strategy. Work is taking place on a statement relating to this approach.</p>	<p>Status – in progress/not yet complete.</p> 

Table – IN5 Priority.

Action / Recommendation.	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.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Adult Social Care, Children's Social Care, and Health and Wellbeing • External Partners – Commissioned housing services, Private Developers, Housing Associations, LCRCa, Homes England, and Sefton Partnership for Older Citizens
Resources Required.	Housing and Investment Services/Planning/Adult Social Care/Children's Social Care – existing staff resources.

Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Monitoring the implementation of Affordable and Special Needs Housing & Housing Mix Supplementary Planning Document. Timescale - Monitored annually to 2027. 2. Implementing the housing priorities as set out in Sefton's Looked After Children & Care Experienced sufficiency strategy. Timescale - Monitored annually 2022-2025. 3. Implementing recommendations from the Strategic Housing Needs assessment and Registered (housing) Provider Investment Guide (2020) 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. Timescale - April 2022 - March 2027. 4. Integrating housing related recommendations from Sefton Partnership for Older Citizens Age – 'Age Friendly Strategy' to ensure that older person's housing needs and views are incorporated into strategic housing decision making. Timescale - Monitored annually to 2024.
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Table – IN5 Priority Current Delivery (Sept. 2025)






<p>1. An Affordable and Special Needs Housing & Housing Mix SPD was adopted in May 2023. Ongoing monitoring takes place through the Authority's Monitoring Report (AMR) published each autumn.</p>	<p>Status – on track.</p> 
<p>2. The necessary housing provision is on track.</p>	<p>Status – on track.</p> 
<p>3. The Provider Investment Guide is currently being updated for re-publication in autumn 2025, and will reflect the latest position on need for specialist housing, to advance the right delivery by Registered Providers in Sefton.</p>	<p>Status – in progress/not yet complete.</p> 
<p>4. Inclusion of the recommendations from Sefton Partnership for Older Citizens Age – ‘Age Friendly Strategy’ is an ongoing consideration in ensuring the reality of life for older persons is listened to and incorporate in policies.</p>	<p>Status – on track.</p> 

Table – IN6 Priority.

Action / Recommendation.	Working with landlords and support service agencies to provide a range of supported living accommodation for our most vulnerable.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Adult Social Care, Children's Social Care, and Health and Wellbeing • External Partners – Commissioned housing services, Private Developers and Landlords, Housing Associations, LCRCa, and Homes England
Resources Required.	Housing and Investment Services/Planning/Adult Social Care/Children's Social Care – existing staff resources.
Outcomes Required / Success Measures And Timescales.	1. Integrating housing related recommendations from the Adult Social Care Market Position Statement. Timescale - Monitored Annually to 2027.

Table – IN6 Priority Current Delivery (Sept. 2025)

<p>My suggestion – A new Adult Social Care Market Position Statement (MPS) for Sefton has been adopted, underlining how enabling people to manage their health and well-being in their own homes whenever possible is a core value. The Better at Home Transformation Programme is a current priority for achieving this and is reflected in the strong pipeline of Extra Care Housing (see action IN1.1)</p>	<p>Status – on track.</p> 
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Section BA - Tackling Barriers (BA) to obtaining suitable Housing For The Most Vulnerable and Ensuring Equal Access to Housing Services.

Table – BA1 Priority.

Action / Recommendation.	Tackling all forms of Homelessness.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing and Communities Departments • External Partners – LCRCA
Resources Required.	Housing and Investment Services/Communities – existing staff resources. Commissioning of work regarding Homelessness and Rough Sleeper Strategy.
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Approval of Sefton's Homelessness & Rough Sleeping Strategy 2024- 2029. April 2024. 2. Full implementation of Homelessness Strategy Action Plan following implementation of strategy refresh. Timescale - April 2023 - March 2028. 3. Homelessness services provision annual monitoring report. Timescale - Annually 2023 – 2028. 4. Annual Rough Sleeper Count & verification. Timescale - Annually (November). 5. Homelessness commissioned services review - recommissioning of services will be considered as part of the Councils EIP1 (Acute wrap-around) service review. Timescale - Completed Summer 2022.

Table – BA1 Priority Current Delivery (Sept. 2025)






1. Sefton's Homelessness & Rough Sleeping Strategy 2024- 2029. Approved April 2024	Status – completed. 
2. The Homeless Action Plan was completed in 2024 with actions aligned to the three priorities of the Homelessness Strategy (Improve Access to Accommodation; Increased Prevention of Homelessness and Rough Sleeping; Focus on Support) Monitoring is updated quarterly.	Status – completed. 
3. Annual report for 2023/24 has been published. The report for 2024/25 will be completed following appointment of new officers.	Status – in progress/not yet complete. 
4. The rough sleepers count in November 2024 found a total of 8 rough sleepers in Sefton. The count in November 2023 found 3 rough sleepers.	Status – completed. 
5. Homelessness commissioned services recommission completed in Summer 2022.	Status – completed. 

Table – BA2 Priority.

Action / Recommendation.	Assessing the current and future housing requirements for vulnerable groups including Care Leavers, those providing Foster Care and people with a disability.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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
Responsibility / Lead Organisation.	Sefton Council's Economic Growth and Housing, Adult Social Care and Children's Social Care departments.
Resources Required.	Housing and Investment Services/Adult Social Care/Children's Social Care – existing staff resources.
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Implementation of updated Looked After Children Sufficiency strategy. Timescale - Autumn 2022. 2. Implementation of refreshed Choice Based Letting (CBL) Policy and Information Management System. Timescale - Autumn 2023.

Table – BA2 Priority Current Delivery (Sept. 2025)

<p>1. Cared for Children Sufficiency Statement 2023-2025 – completed September 2023.</p>	<p>Status – completed.</p> 
<p>2. Implementation of refreshed Choice Based Letting (CBL) Policy and Information Management System was completed January 2024.</p> <p>Since then further smaller clarifications to the policy have been made. In particular, care leavers are now in Band A, increasing their opportunity to be allocated housing. Under new Government requirements removing local connection restrictions for care leavers, this banding will apply for bidding on all properties, and not only properties in the authority to which the care leaver has a local connection (trialled for 6 months from September 2025).</p>	<p>Status – on track.</p> 

Table – BA3 Priority.

Action / Recommendation.	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.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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
Responsibility / Lead Organisation.	Sefton Council's Economic Growth and Housing and Communities departments.
Resources Required.	Housing and Investment Services/Communities – existing staff resources.
Outcomes Required / Success Measures And Timescales.	1. 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. Quarterly from Summer 2022-27.

Table – BA3 Priority Current Delivery (Sept. 2025)


1. The Housing Cost of Living/Homeless pressures working group met for approximately a year and helped to make improvements to the coordination of support for vulnerable people particularly impacted.	Status – completed. 
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Table – BA4 Priority.

Action / Recommendation.	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.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Adult Social Care, Children's Social Care, and Health and Wellbeing • External Partners – Commissioned housing services, Private Developers & Landlords, Housing Associations, LCRCAs, and Homes England
Resources Required.	Housing and Investment Services/Adult Social Care/Children's Social Care – existing staff resources.
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Implementation of refreshed Choice Based Letting (CBL) policy [Link to BA2.2]. Summer 22. 2. Training Member and Senior Officer with regards to changes in Choice Based Letting Policies. Spring 23. 3. Monitoring of applicants/applications with regards to new CBL allocations policy. 4. Assessment/review of current administration of CBL lettings system and statutory Housing Register management. Timescale – Spring 23.

Table – BA4 Priority Current Delivery (Sept. 2025)





<p>1. Implementation of refreshed Choice Based Letting (CBL) Policy and Information Management System. Completed January 2024.</p>	<p>Status – completed.</p> 
<p>2. Provision of information and training materials to Members and Senior Officer with regards to changes to the Property Pool Plus (Choice-Based Letting CBL) Policies. Completed Spring 2024.</p> <p>Regular training continues to be offered on Teams by the PPP project group</p>	<p>Status – completed.</p> 
<p>3. A report is received from Property Pool Plus, after the end of each quarter, which supplies up to date information on applicants on the register by band and details the properties let by band and number of bids. This provides an ongoing picture of who is being allocated properties in comparison to the make up of the register.</p>	<p>Status – in progress</p> 
<p>4. A review has been completed and a Co-ordinator role funded by participating local authorities was agreed and put in place.</p>	<p>Status – completed.</p> 

Table – BA5 Priority.

Action / Recommendation.	Developing Council Housing business plan to assess how this tenure can meet the housing needs of the most vulnerable.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Adult Social Care, Children's Social Care, and Health and Wellbeing • External Partners – Commissioned housing services, Private Developers & Landlords, Housing Associations, LCRCAs, and Homes England
Resources Required.	Housing and Investment Services/Corporate Resources/Sandway Homes - existing staff resources. Additional funding from Housing Advisers Programme (Local Government Association).
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Development of Council Housing Business and investment plan. Timescale – Spring 2023. 2. Reviewing evidence from current Housing Needs Assessment to obtain a current and future strategic housing requirement for the most vulnerable [Link to HN1.6]. Timescale – Spring 2025.

Table – BA5 Priority Current Delivery (Sept. 2025)


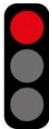


1. Council Housing Business and investment plan approved April 2023.	Status – completed. 
2. A refresh of the Strategic Housing Market assessment is expected to commence in 2026 and will include updating existing evidence on specialist housing needs.	Status – not completed 

Table – BA6 Priority.

Action / Recommendation.	Providing accommodation-based support to victims of domestic abuse and their children in refuges and other safe accommodation.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Protect the most vulnerable • Facilitate confident and resilient communities • Commission broker and provide core services
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Adult Social Care, Children's Social Care, and Health and Wellbeing • Localities External Partners (as identified in current DA strategy)
Resources Required.	Housing and Investment Services/Adult Social Care/Children's Social Care - existing staff resources. Localities – existing resources.
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Implementation of Sefton Domestic and Sexual Abuse Strategy Refresh and housing related recommendations contained within Strategy Action Plan. 2. Implementation of refreshed Choice Based Letting (CBL) policy [Link to BA2.2]. Timescale – Summer 2022.

Table – BA6 Priority Current Delivery (Sept. 2025)

<p>1. The current Sefton Domestic and Sexual Abuse Strategy runs until 2028. Priorities relating to safe accommodation are ongoing. Complex lives accommodation and support service for female victims of domestic abuse went live in July 2024.</p>	<p>Status – in progress</p> 
<p>2. Choice Based Letting (CBL) policy refreshed and aligns with legislation as set out in the Domestic Abuse Act 2021.</p> <p>New government regulations in 2025 have required that victims of domestic abuse should not be subject to local connection tests for social housing. Property Pool Plus is therefore being aligned with this. From Sept 2025 Domestic Abuse victims will be awarded band B in all authority areas irrespective of which authority they have a connection to (six month trial)</p>	<p>Status – completed.</p> 

Section CA - Effectively Utilising Council Assets (CA) To Support Housing.

Table – CA1 Priority.

Action / Recommendation.	Reviewing/facilitating the disposal of Council owned regeneration assets to deliver housing or other regeneration priorities. Supporting the Council's Growth and Investment programme.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Drivers of change and reform • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Housing & Planning Departments, Estates & Property, and Sandway Homes.
Resources Required.	Housing and Investment Services/Corporate Resources/Sandway Homes – existing resources.
Outcomes Required / Success Measures And Timescales.	<p>1. Working in partnership with Estates and Property Department to review and update Sefton's Asset Disposal schedule. Timescale – Autum 2023.</p> <p>2. Identifying pipeline of housing development sites within Council ownership. Timescale – Spring 2024.</p> <p>3. Development of housing development brief for TT Cables/Peoples site, Bootle. Timescale – Spring 2023.</p> <p>4. Development of housing development brief for Hawthorne Road corridor, Bootle. Timescale – Autumn 2024.</p> <p>5. Providing additional housing opportunities through town centre regeneration schemes in Bootle/Crosby/Southport [Link to HN1.8]. Timescale – Summer 2023.</p>

Table – CA1 Priority Current Delivery (Sept. 2025)






<p>On-track. Land identified for disposal including Peoples/TT Cables and Holgate Site which have been approved at Cabinet. Disposal of Vine House is due to be considered at Cabinet (October 2025). The Former Bootle High School site has also now received approval to dispose to OVH delivering a 100% affordable scheme. Work is underway with the Social Housing Transformation Project as part of the Sefton Transform Plan to identify further land to come forward in phases to deliver affordable housing as part of a corporate Asset Review process.</p>	<p>Status – on track.</p> 
<p>1. On-track and underway. As above, continue to work with Property and Estates to identify land opportunities to delivery new housing across the borough and also as part of housing regeneration. Specifically, work is underway with the Social Housing Transformation Project to identify land pipeline for affordable housing.</p>	<p>Status – on track.</p> 
<p>2. Development of housing development brief for TT Cables/Peoples site, Bootle was completed Spring 2023. Disposal approved at Cabinet and anticipated to enter building lease with preferred developer by end of 2025/26.</p>	<p>Status – completed.</p> 
<p>3. A housing development brief for Hawthorne Road corridor, Bootle, was completed in Summer 2024.</p> <p>Hawthorne Road/Canal Corridor Masterplan is due to be completed imminently. This has involved public consultation, as well as ongoing engagement with key landowners. Masterplan will be used to progress discussions with partners regarding delivery.</p>	<p>Status – completed.</p> 
<p>Strategic Housing are working collaboratively with regeneration and transport teams to progress opportunities, such as Liverpool North New Town opportunity and Transport for City Regions Bootle allocation. Ongoing partnership working under the Strategic Place Partnership to progress opportunities focused on the key priorities</p>	<p>Status – on track.</p> 

Table – CA2 Priority.

Action / Recommendation.	Developing a Council Housing Business Plan & management of proposed stock to meet regulatory requirements.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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.
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Adult Social Care, Children's Social Care, and Health and Wellbeing • External Partners – Commissioned housing services, Private Developers & Landlords, Housing Associations, LCRCAs, and Homes England
Resources Required.	Housing and Investment Services/Corporate Resources/Sandway Homes - existing staff resources. Additional funding from Housing Advisers Programme (Local Government Association).
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Development of Council Housing Business and investment plan [Link to BA5.1]. Timescale – Spring 2023. 2. Procurement/ commissioning of Managing Agents to manage Council Housing Stock. Timescale – Spring 2023.

Table – CA2 Priority Current Delivery (Sept. 2025)

<p>1. <u>Council Housing Business and investment plan (Phase1)</u> approved April 2023.</p> <p>A full review of options for delivering new affordable homes in Sefton has been completed and in 2023, Cabinet approved a Council Housing Business Plan setting out the plan to deliver around 46 new homes through acquisition of homes on development sites across the Borough. The Council is due to take handover of its first properties at Buckley Hill Lane in Autumn 2025.</p>	<p>Status – completed.</p> 
<p>2. Procurement/ commissioning of Managing Agents to manage Council Housing Stock. Ongoing expected by April 2024</p> <p>Crosby Housing Association has been appointed as the Managing Agent for the first Council homes at Buckley Hill Lane, Netherton and will provide services to tenants once the new homes are handed over and occupied.</p>	<p>Status – in progress.</p> 

Table – CA3 Priority.

Action / Recommendation.	Progressing the acquisition of Council Housing to meet housing needs.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • 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
Responsibility / Lead Organisation.	<ul style="list-style-type: none"> • Sefton Council's Economic Growth and Housing, Legal & Finance, and Sandway Homes • External Partners – Appointed Consultants and Homes England
Resources Required.	Housing and Investment Services/Corporate Resources/Sandway Homes - existing resources. Grant funding from Affordable Homes Programme (Homes England).
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Acquisition of 18 properties at Buckley Hill Lane, Netherton. Timescale – Summer 2024. 2. Further Council Housing stock acquisition to be outlined in Council Housing Business and investment plan [Link to BA5 .1]. Timescale – Spring 2023. 3. Assessing/monitoring local housing market for opportunities to acquire existing housing stock or new build opportunities for Council Housing purposes. Timescale – Autumn 2023.

Table – CA3 Priority Current Delivery (Sept. 2025)

<p>1. 18 homes at Buckley Hill Lane are expected to be completed and acquired by the Council in autumn 2025, with management of the homes to be carried out by Crosby Housing Association.</p>	<p>Status – completed</p> 
<p>2. Council Housing Business and investment plan approved April 2023. A full review of options for delivering new affordable homes in Sefton has been completed and in 2023, Cabinet approved a Council Housing Business Plan setting out the plan to deliver around 46 new homes through acquisition of homes on development sites across the Borough. The Council is due to take handover of its first properties at Buckley Hill Lane in Autumn 2025.</p>	<p>Status – completed.</p> 
<p>3. The Council continues to review, assess and monitor local housing market opportunities to deliver more affordable housing and provide a portfolio of properties to enable the Council to meet specific housing requirements and demands on services.</p>	<p>Status – on track.</p> 

Table – CA4 Priority.

Action / Recommendation.	Development of Sandway Homes future pipeline sites throughout Sefton, to provide additional quality family homes.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Place - leadership and influencer • Drivers of change and reform • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Estates and Property Department and Sandway Homes.
Resources Required.	Sefton Council's Corporate Resources/Sandway Homes - existing resources.
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Completion of Sandway Phase 1 sites Bartons Close, Southport/ Meadow Lane Ainsdale/ Buckley Hill Lane, Netherton (Totalling 140 homes). Timescale – end of 2024. 2. Development of Sandway's Phase 2 sites – Former Bootle High School / Bentham's Way Southport (Totalling 213 additional homes). Timescale – Autumn 2027.

Table – CA4 Priority Current Delivery (Sept. 2025)



<p>1. Phase 1 sites Bartons Close, Southport/ Meadow Lane Ainsdale completed January 2024.</p> <p>Completion of Buckley Hill Lane is scheduled in autumn 2025. The site provides 18 apartments for social rent and 45 houses of 2,3 and 4 bedrooms for market sale.</p>	<p>Status – on track.</p> 
<p>2. Benthams Way - Following detailed site appraisal, challenges have been identified in developing this site and as such, it is not intended to continue with development at the present time.</p> <p>The Council is committed to increasing the amount of genuinely affordable homes across the Borough. Disposal of this site has now been approved by Cabinet and in partnership with One Vision Housing, the Former Bootle High School site will be developed to deliver 100% affordable housing.</p>	<p>Status – on track.</p> 

Table – CA5 Priority.

Action / Recommendation.	Working directly with Liverpool City Region Combined Authority (LCRCA) partners, to attract appropriate funding sources, to help implement a range of housing developments.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Facilitate confident and resilient communities • Generate income for social reinvestment • Cleaner and Greener.
Responsibility / Lead Organisation.	Sefton Council's Housing and Investment and Planning Departments
Resources Required.	Housing and Investment and Planning – existing resources.
Outcomes Required / Success Measures And Timescales.	<p>1. Maximising housing regeneration opportunities via Liverpool City Region (and other Governmental) funding streams. Including:</p> <ul style="list-style-type: none"> • Brownfield Land Fund (LCRCA) • Brownfield Land Release Fund (OPE) • Brownfield, Infrastructure and Land Fund (Homes England) <p>Timescale – Ongoing.</p>

Table – CA5 Priority Current Delivery (Sept. 2025)

<p>Ongoing partnership working with the LCRCA and Homes England via the Strategic Place Partnership. We are currently working collaboratively to develop an investment pipeline to ensure schemes are positioned for funding opportunities in the short, medium and long term. This will support the development of longer term, strategic opportunities to deliver transformational growth, specifically opportunities such as the Liverpool North New Town proposition.</p> <p>We are working to maximise ongoing funding opportunities, such as the Prisoner's Building Homes Programme, the Brownfield Land Fund and the Brownfield Land Release Fund.</p>	<p>Status – on track.</p> 
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Table – CA6 Priority.

Action / Recommendation.	Working with Homes England and Housing Associations, to maximise housing investment in the borough.
Contributing Links To Sefton's Core Purpose.	<ul style="list-style-type: none"> • Protect the most vulnerable • Facilitate confident and resilient communities • Commission broker and provide core services • Place - leadership and influencer • Generate income for social reinvestment • Cleaner and Greener
Responsibility / Lead Organisation.	Sefton Council's Housing and Investment and Planning Departments
Resources Required.	Housing and Investment and Planning – existing resources.
Outcomes Required / Success Measures And Timescales.	<ol style="list-style-type: none"> 1. Maximisation of Affordable Homes Programme 2021-2026 [Link to HN4]. Continuous market engagement to 2026. 2. Regular liaison with Homes England, their Strategic Partners and other Housing Association developers within the borough [Link to HN4]. Continuous market engagement to 2026. 3. 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. Ongoing to 2027.

Table – CA6 Priority Current Delivery

1. Regular meetings set up and ongoing with Housing Association Partners operating in the borough to identify appropriate Affordable Housing Sites & successfully bid for Homes England funding.	Status – on track.	
2. Ongoing regular liaison/meetings set up with Homes England representatives to maximise housing investment in the borough & maximising funding opportunities available.	Status – on track.	
3. Ongoing regular liaison/meetings set up with Homes England representatives to maximise housing investment in the borough & maximising funding opportunities available.	Status – on track.	