

	Priority Action (year to May 2023)	Progress	Timing/Action
Delivering additional affordable homes	Drive an accelerated programme to buy & build homes including a minimum of 800 additional council houses maximising the use of borrowing and Right to Buy receipts	In process pandemic delays mean 800 additional homes target is now expected to achieve around 500 homes by May 2023 Expect another 397 completions are in the programme over the following 2 years. Options to speed up programme are being explored. 328 additional homes achieved in first 3 years.	Included in quarterly performance reports
	Develop 700 other new homes that are as affordable as possible over 4 years on mostly brownfield sites (including above car parks and shopping centres)	On track	Included in quarterly performance reports
	Aim to buy back all homes put on the market that have been lost through the right to buy	Home purchases are currently exceeding losses under the right to buy. 90 additional council homes purchased in 2021/22	Included in quarterly performance reports
	Increased affordability <ul style="list-style-type: none"> Replace council homes lost at social rents where money can be found Greatly increase provision of council homes at living (27.5% LWR) & social rents 	20 homes achieved at social rents and 47 homes at living rents (27.5% LWR) vs 107 sold under the right to buy, but 176 at living rents expected in 23/24 from the joint venture.. Seek to maximise hidden homes at social rents in future years	Include in monitoring reports
	<ul style="list-style-type: none"> Urgently explore a programme of quick build, e.g. modular homes to quickly alleviate housing 	Discussions are ongoing about a modular build option for Hollingbury library site (and a council let Eastergate Rd scheme)	To be confirmed. Subject to New Homes for Neighbourhood opportunities to be considered by Housing Member Supply Board & Housing Committee
	<ul style="list-style-type: none"> Explore LGBT+ housing 	Review latest evidence of need, and explore if funds needed for 23/24 budget	To be confirmed, subject to a wider Housing Needs Study

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Improving private rented housing	Enforcement/licensing Achieve selective licensing of private rented driving up conditions	Evidence insufficient at present, working group is looking at additional evidence and learning from other council who have successfully applied recently. Paper to March Housing Committee. Follow up work on evidence to sept housing committee	Report to Sept 2022 Committee
	Drive fire safety improvements in private sector properties across the city	Incorporate fire safety advice + conversations with landlords	
	Ethical Landlords Charter	Adopt an ethical landlord charter setting out voluntary standards for landlords	Sept 2022 Committee via NOM
	Create a dedicated private rented sector enforcement team to proactively enforce housing and energy efficiency standards, including fixed penalties and taking action against landlords guilty of criminal breaches of environmental health and safety regulations. Tackle hazardous housing conditions by increasing capacity for 'HHSRS' hazard inspection and taking the initiative in identifying properties for inspection.	Resources have been found, staff recruited. Legal resource to support EPC action has been identified. Monitoring to be followed up on.	Monitoring/updated KPIs introduced as part of Sept 2022 committee
	Include issues with Landlords who will not let to people on benefits – linked to joint NoM		Info on website etc can be progressed

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	<p>Cost saving? Set up a council run not for profit lettings agency. Expand existing schemes encouraging landlords to offer homes to those on benefits and low incomes.</p>	<p>Preliminary discussions have taken place but limited progress as yet. £100k in the budget 2022/23. Standards required for direct lets + action plan going forward</p>	<p>Report to Nov 22/Jan 2023 Committee re use of budget Some of allocated £100k may be required to progress further work on PRS selective licensing subject to evidence base. Additional funding would be required for any consultation and implementation stages should we proceed. Ethical lettings CIC being explored also</p>

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Alleviating homelessness and rough sleeping	Support for rough sleepers Work towards eliminating the need for rough sleeping	Annual count/estimate at 29 (Nov 20) down from 88 (Nov 19) 38 Nov 21 – full count.	
	Drive up replacement of privately-run temporary and emergency accommodation with council-owned provision, thereby also saving money in the longer term and look at converting existing council commercial residential accommodation into homeless accommodation to maximise social value from council assets	30 homes purchased for Housing First (18 homes also purchased as part of the Rough Sleeper Accommodation Programme). 38 units of council owned emergency accommodation bought and occupied, budget for more 18 home purchases achieved for Temporary Accommodation, + 15 at Tilbury Place and 10 at Oxford St. Some housing has been bought from the estates team and a budget of £3m has been provided to buy a building.	Additional council homes reported quarterly
	Strengthen coordinated partnership working with community homeless and faith projects	Explore opportunities to better harness the energies and enthusiasm of community and faith sector to help homeless people	Homeless Reduction Operational Board now meeting regularly plus ad hoc meeting with special interest groups
	Negotiate a new Seaside homes agreement which ends the loss of funds for the council under the current deal, protects current tenants and enables Seaside Homes to develop new ways of supporting homeless people (such as providing properties for Housing First)	Discussions have been ongoing with seaside and options are being explored	September Committee
	Following the adoption of the emergency accommodation charter enhance emergency accommodation standards, bringing in house and reduce evictions	Monitor evictions and comparative performance of in house management on outcomes for residents	Eviction report to September Housing Committee

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Carbon neutrality	Achieving carbon neutrality by 2030 We will take all action required to make our city carbon neutral by 2030	Carbon Neutral Action Plan adopted for the city; awaiting feedback from Retrofitting Taskforce; adopt EPC target of B by 2030	Update to September Committee
	Build new council housing at sustainability levels that will significantly contribute towards our ambitions	New policy in line with RIBA 2030 Climate Targets adopted in January 2021 Housing Committee; needs updating; new low carbon housing PAN will impact non-council housing (to start in 2022).	Reports to come to Housing Member Supply Board
	Recycle building materials wherever possible as a first step towards a circular economy	Moulsecoomb Hub to apply circular economy principles	Reports to come to Housing Member Supply Board + Circular Economy Working Group
	Treble housing spending on PV and fuel efficiency measures for council homes and setting ambitious fuel poverty reduction targets– Consider distributing low cost biogas from food waste to council tenants/low income households	Energy efficiency rating of local authority owned homes increased to 72.3%. Amendment to June Housing Committee referred to installation of a minimum of 500 and a maximum of 1000 domestic solar PV arrays for the period 2020-2023 and at least 2500 installations by 2026 subject to further Committee approval of budget allocation and a report covering the scope to expand the solar PV programme be brought to Committee no later than the fourth quarter of 2021 i.e. ahead of 2022 Budget Council + asset management policy looked at for how we achieve 72.3% energy efficiency rating. Fuel Poverty – see Warmer Homes programme Use underspend to bring in outside consultant for Warmer Homes	Report needs to Update on warmer homes spend/programme development.at September Housing Committee

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	Build well insulated carbon neutral Council housing with solar panels	All future council builds to comply with the Zero Carbon New Homes Policy (Jan 2021)	
	Local income opportunities Ensure local home building is providing opportunities for young people to develop skills, for example through apprenticeships	Development of local retrofitting skills through FE colleges	

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Improving council housing	Improving council housing Develop and implement a “decent environment” standard for council estates to go alongside the decent home standard	Off target, probably due to Covid and the shift of focus	Adopt standard in Jan/March after consultation
	Drive fire safety improvements in council owned properties across the city.	Ongoing. Follow up re PEPs when lifts break down.	
	Involve residents in fire safety	Residents are regularly informed of measures to bring their accommodation in line with the latest recommendations	Ongoing
	Allocations policy	Review allocation plan performance and implementation, tweak policy and set out a timetable to review the policy	November Housing Committee
Affordable home ownership and housing supply	Provide 500 + shared ownership homes (through the joint venture and other developments)	Approx 170 shared ownership from JV expected 2023. A total of 583 shared ownership homes are currently projected between April 19 and March 23.	Reported in quarterly monitoring
	Provide grants (incentives) for households relinquishing council tenancies.	No progress, delayed by pandemic but was always scheduled for later in the term. Report to come in Nov 2022. Review package for downsizing.	Report to November Housing Committee
	Support Explore ways to increase council support for those struggling to afford the cost of housing	Additional staff resource explored. Needs to be reconsidered as arrears have risen. Rent arrears have increased.	Corporate cost of living crisis work picks up. Rent setting process to consider
	Cost of living alleviation	Explore ways to support residents (council and private) who are experiencing financial challenges associated with the cost of living	As above

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	Driving up customer satisfaction	Identify areas where customer satisfaction and communication can be improved and develop a relevant action plan to ensure a resident focused service.	Report on action plan by November Include information with Qrtly Performance report