

Housing Theme

Theme Lead Officer: Penny Garner-Carpenter, Hartlepool Borough Council

Community Strategy Aim

Ensure that there is access to good quality and affordable housing in sustainable neighbourhoods and communities where people want to live

Overall Theme Update

Housing continues to be affected by the global financial crisis, the full effects of which are yet to be fully identified. The sub regional housing strategy is attempting to identify some of the issues and how they will be addressed throughout the Tees Valley.

Bids to the Homes and Communities Agency to allow the authority to build houses for rent have been approved and in partnership with Housing Hartlepool houses will be built adjacent to Bryan Hanson House. Additionally RSLs were also successful in the bidding process and we will see new properties for rent in the town. We are working with Centrepoin for funding for a supported housing scheme for young people including two emergency units. This will help young people to live independently.

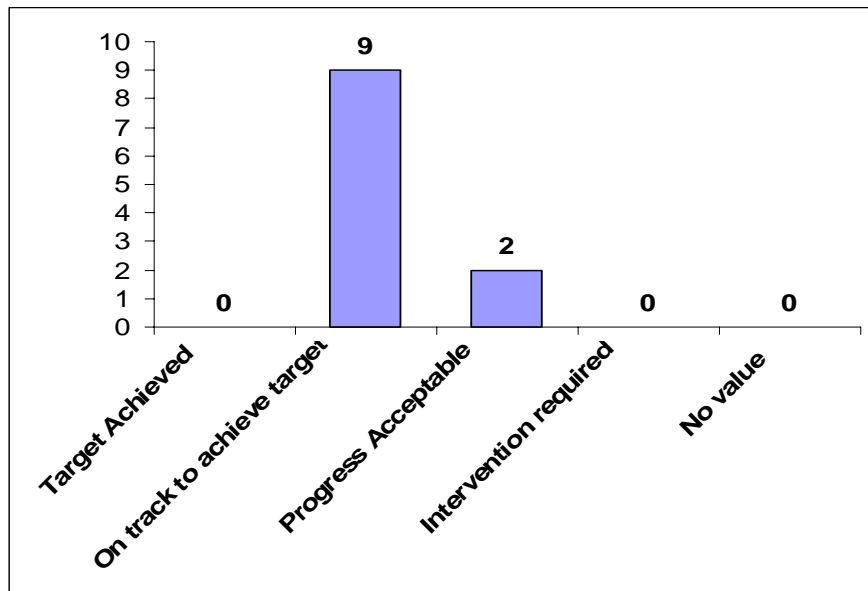
Our housing provider partners continue to be on track to meet the Government's decent homes targets and now we are considering how we can move beyond these decent homes targets. We are concerned over meeting the targets for private sector homes. Action is dependent on funding availability and this will be reduced by 20% for next financial year. Additionally a regional loans scheme is being established which may affect residents' ability to carry out renovation and improvement works. The plus side to loans is that future funding will be available from interest payments, however, if residents cannot afford payments or their property has insufficient equity then standards will not improve. Improvements are critical to support our housing regeneration work. If further areas fall into decline then more may need demolishing. Funding for further regeneration is currently looking unlikely and our existing schemes may come under pressure from adjacent properties in poor condition.

Recently we have seen the opening in partnership with Carr-Gomm of a supported housing scheme for people with alcohol dependency issues. This is now fully operational.

The Sub Regional Choice Based Lettings scheme is up and running and will be reviewed after 6 months operation. So far the signs are of a success, with a few issues to be resolved at the review. Applicants are seeing it as a positive experience. Additionally the Housing Options Centre is also fully up and running in partnership with Housing Hartlepool.

Our Homelessness Strategy is currently being reviewed, with youth homelessness a top priority. A consultation event is being organised and the draft strategy will be discussed at the Housing Partnership.

Housing Theme – Quarter 2 Summary of Progress against Improvement and Local Priority Targets



All indicators have either been assessed as on track to achieve target or progress towards the target is acceptable. No indicators require any intervention at this point in the process.

Full details of the progress against all targets are detailed in the remainder of the Housing Theme Quarter 2 update.

Outcome 23 Balancing Housing Supply and Demand

Owner and Organisation – Nigel Johnson, Hartlepool Borough Council

Key Partners (*denotes overall lead) - Hartlepool BC*, Housing Hartlepool, Endeavour HA

1.0 Update on Key Focus of Activity for 2009/10

RSL partners are being supported in developing bids to the Homes and Communities Agency for funding to deliver a diverse range of affordable housing units. HBC have developed a priority matrix for sites it will support HCA funding to be delivered on in the Town.

Consideration is being given, to sites owned by the Council being used to subsidise the delivery of further affordable units and to improve the competitiveness of bids to the Homes and Communities Agency. As well as bids made direct to the HCA for Local Authority Social Housing Grant, for the Council to build Council owned social housing.

The 2007 Local Housing assessment identified a shortfall of affordable housing units in Hartlepool, in particular for family homes, accommodation for the elderly and the vulnerable. In addition to the above, the Council is working to introduce planning policies within the Local Development Framework to support the provision of affordable homes. An Affordable Housing Development Plan Document is being prepared which will help ensure that affordable homes are included in wider housing developments.

2.0 Update on Target Areas and Groups

The target areas are across Hartlepool on sites deemed suitable and in areas of high demand identified by the strategic housing needs assessment. The groups affected include households which are on the housing waiting list in Hartlepool, other groups who are unable to buy property outright but can afford part ownership. Elderly and vulnerable groups in need in Hartlepool are also the target audience.

3.0 Latest Developments

The Council was successful in September 2009 in securing an allocation of LA SHG to build up to 45 units of social housing owned by the Council. Other developments are also in the pipeline which will deliver over 100 units of affordable housing in 2009/10. This includes units for shared equity and ownership.

A total of 17 properties which have been classed as affordable homes have been delivered this quarter. This brings the cumulative total for the last 6 months to 52 properties. By the 30th September 2009 3 homes had been brought back into use with a further 27 being advertised as available by Choice Based Letting in Hartlepool. A further 17 sustainable

properties have been delivered in the second quarter which brings a cumulative total for the year to 29 homes.

Housing Hartlepool has started the demolition on 2 sites in the HMR areas which will be fully completed by March 2010. In addition a further 29 homes have been demolished outside the HMR boundary.

4.0 Risk Update

Risk	Rating	Who	Date to be completed	Update
1. Reduction in funding for Housing Investment	Amber (High-Possible)	Penny Garner-Carpenter, HBC	March 2010	
2. Effective delivery of housing market renewal affected by external decisions and funding	Amber (High-Possible)	Peter Scott, HBC	March 2010	

5.0 Update on Strategic Targets and Progress

Improvement Targets							
Code	Indicator	Assigned To	Annual 2009/10	Current Value	Last Update	Expected Outcome	Latest Note
NI 155	Number of affordable homes delivered (gross)	Nigel Johnson	60	52	Q2 2009/10	PI On track to achieve target	17 properties have been delivered in quarter 2 this brings the accumulated total for the 6 months to 52 properties delivered



Local Priority Targets

Code	Indicator	Assigned To	Annual 2009/10	Current Value	Last Update	Expected Outcome	Latest Note
LAA H P001	Number of homes brought back into use	Nigel Johnson; John Smalley	15	3	2009/10	PI On track to achieve target	This is an annual target and 29 owners have been contacted about bringing properties into occupied properties. 3 properties have been returned to be occupied so far, a further 27 properties have been advertised some via Choice Based Letting, in Hartlepool.
LAA H P002	Number of sustainable homes constructed	Nigel Johnson	75	29	2009/10	PI On track to achieve target	17 properties delivered in quarter 2 therefore cumulative is 29 for the first 6 months

Local Priority Targets

Code	Indicator	Assigned To	Annual 2009/10	Current Value	Last Update	Expected Outcome	Latest Note
LAA H P003	Houses to be demolished for regeneration by Housing Hartlepool	Nigel Johnson	50	0	2009/10	PI On track to achieve target	This is an annual target, Housing Hartlepool have started the demolition on 2 sites in Hartlepool in the HMR area, this will be fully completed by March 2010. In addition to this 29 other properties have been demolished by HH in the Town however this is out side the HMR boundary.

Actions for Improvements

Code	Action	Assigned To	Due Date		Expected Outcome	Latest Note
LAA D46	Pilot Scheme run by Housing Hartlepool to manage empty homes on behalf of landlords and private owners	Nigel Johnson	31 Dec 2009		Action On track	Currently awaiting Housing Hartlepool board decision on their involvement in this pilot scheme.
LAA D47	Undertake and complete a Empty Homes Strategy	John Smalley	31 Dec 2009		Action On track	

Outcome 24 Improving the quality of existing housing

Owner and Organisation – John Smalley, Hartlepool Borough Council

Key Partners (*denotes overall lead) - *Hartlepool Borough Council, Registered Social Landlords(RSLs), NDC, Private Landlords, Owner-occupiers, Energy Utility Company, TADEA

1.0 Update on Key Focus of Activity for 2009/10

Housing authorities are required to keep housing conditions under review to identify the need for any action needed on health and safety hazards, licensing and management of privately rented houses, and the provision of financial or other assistance for the improvement of housing.

The government's target is for all social housing to meet the Decent Homes Standard by 2010 and this is now contained within the new national indicator set as NI158. Although the council has transferred its housing to Housing Hartlepool, and will not be monitored against the indicator, improvement of this stock and that of the other RSLs is crucial in providing better quality tenure options and supporting activities in Outcome 23 to improve supply and demand. For that reason 'achieving decent homes standard in social sector housing' has been included as a Local Priority Target to be tackled by our RSL partners.

Hartlepool has been working towards meeting the government's private sector decent homes target (Public Service Agreement 7) to ensure that at least 70% of the vulnerable households in Hartlepool live in houses meeting

the standard by 2010. This target has not been maintained as a national indicator, but 'the percentage of vulnerable households in decent houses in the private sector' is included as a measure of the quality of housing in CLG Departmental Strategic Objective 2. Action is substantially dependent on the availability of funding to support housing improvement. A substantial reduction in the funding available in the region over the next two years as a result of concentrating support on the provision of affordable housing, decent homes in the social sector, and maintaining housing market renewal targets, will have an impact on the ability to meet the target. The impact of the allocation has been partially offset by the Tees Valley authorities earmarking part of the housing market renewal budget for improvements to houses, and additional NDC funding. Consideration however needs to be given to the identification and confirmation of funding sources for 2010/11 and subsequent years.

The development of a regional loans scheme to provide funding for housing improvements will need to be monitored during 2009/10.

The results of the 2008/9 private sector stock condition survey will provide the basis for the review of private sector housing policies.

Reducing domestic energy consumption is an important factor in reducing CO2 emissions which is a national priority. Energy efficiency programmes are important in doing this. The biggest factor is the availability of funding. The focus of our activity will continue to be around attracting as much national, regional and other funding as possible into Hartlepool, providing advice to residents, making them aware of the range of assistance available and to maximise that assistance. The new National Indicator 187 (Tackling fuel poverty) requires authorities to carry out an annual calculation of fuel poverty based on the proportion of households in receipt of income-based benefits living in houses with a low energy rating. Activity will be around verifying the initial baseline, coordinating energy efficiency programmes and involving relevant partners.

2.0 Update on Target Areas and Groups

There are concerns over the impact of 20% reduction in housing capital allocations for next financial year. Options will affect both target areas and groups.

3.0 Latest Developments

Despite reductions in capital funding available for next financial year the Regional Loans scheme looks set to be implemented. The impact of this on Hartlepool will be closely monitored as it could adversely affect our target areas and groups. The stock condition survey is raising questions over our assumptions of decency standard. Economic downturn has meant residents are not spending as much as expected on maintaining and improving their homes. Reduction in funding through the capital programme next financial year will affect outcomes unless alternative funding can be sourced. A survey has been carried out to enable the preparation of the report on the condition of private sector housing stock and on receipt of this report further explanation and results will be made.




4.0 Risk Update

Risk	Rating	Who	Date to be completed	Update
Failure to achieve national decent homes standard in social housing	Green(Low-Possible)	Penny Garner-Carpenter	March 2010	This continues to be unlikely with RSLs on target to achieve targets
Insufficient funding to achieve Decent Homes Standard in private sector housing	Amber (Low – possible)	John Smalley	March 2010	This has been updated to Red (likely) to reflect the 20% reduction in housing capital funding for 2010/11

5.0 Update on Strategic Targets and Progress

Local Priority Targets							
Code	Indicator	Assigned To	Annual 2009/10	Current Value	Last Update	Expected Outcome	Latest Note
RPD P041	Achieving decent homes standard in social housing sector (Hartlepool) - RSL (LAA H1b)	Penny Garner-Carpenter	90%	100%	2008/09	PI On track to achieve target	RSLs confirm that they're all well above achieving target
RPD P042	Achieving decent homes standard in private sector housing sector (LAA H2)	John Smalley	71.77	68.95	2008/09	PI Progress acceptable	The stock condition survey is raising questions over our assumptions of decency standard. Economic downturn has meant residents are not spending as much as expected on maintaining and improving their homes. Reduction in funding through the

							capital programme next financial year will affect outcomes unless alternative funding can be sources
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Actions for Improvement						
Code	Action	Assigned To	Due Date		Expected Outcome	Latest Note
LAA D49	Prepare a report on the condition of the private sector housing stock following receipt of the stock condition survey	John Smalley	30 Sep 2009		Action Progress acceptable	Survey carried out on behalf of Hartlepool, Darlington and Stockton. Further details and explanation requested upon receipt of first draft report
LAA D50	Investigate the options for maximising energy efficiency assistance	John Smalley	30 Sep 2009		Action Progress acceptable	
LAA D48	Identify and confirm funding sources for private sector housing improvement for 2010/11 and subsequent years	John Smalley	28 Feb 2010		Action On track	Proposed regional Single Housing Investment Pot funding allocations for 2010/11 announced by the North East Housing Board

Outcome 25 Changing housing needs and meeting the Housing Needs of Vulnerable People

Owner and Organisation – Penny Garner-Carpenter, HBC

Key Partners (*denotes overall lead) - *HBC, Probation, PCT, Housing Providers

1.0 Update on Key Focus of Activity for 2009/10

Our key partners in meeting the targets for N141 and N142 are supported housing providers, Registered Social Landlords, health and care agencies and Probation and agencies providing key services.

There is a range of activities contributing to the achievement of meeting the targets specified. The Vulnerable Persons Panel is instrumental to the efficient co-ordination and allocation of vacancies into supported accommodation schemes. This Panel also liaises closely with Registered Social Landlords to facilitate move on into 'general needs', or independent, tenancies.

The successful commissioning of a range of floating support services to meet complex needs, including alcohol support services, is contributing to maintain people in their own homes.

We no longer have a Home Improvement Agency in Hartlepool however DFGs and a Handyperson scheme are operated in-house by the housing team. We now have a Common Allocations Policy across the Tees Valley and Choice Based Lettings was implemented here in June 2009 and we are very keen to ensure vulnerable people can actively participate within the scheme, an SP funded post has been established for one year to facilitate this.

From April 2009 the Council has been monitoring the needs of homeless people on an ongoing basis, working in partnership with a range of agencies across Hartlepool who provide advice and information to people who may present as homeless. Partners involved include supported housing providers, MIND, CAB, Connexions, probation, and RSL's. Information will be gathered at the point that someone presents as homeless and the data will be analysed by Centrepoint; the homeless charity. This should help inform future needs of homeless and will help in reviewing future strategies.

SP are funding a training programme, Keys To Success, which will be delivered by Housing Hartlepool and aimed at people who are accessing tenancies for the first time or need support to maintain their tenancy. Practical training is provided to enable clients to develop domestic skills, such as cooking and cleaning, as well as enabling them to understand their responsibilities as a good tenant. The training programme will run for a 12 month period from February 2009 and should enable vulnerable people to have a better chance of sustaining their tenancy and reduce homelessness.

We are developing a strategy for Housing Care and Support for people with a Learning Disability (see 'accessing housing'), and this should be in place by 2010.

2.0 Update on Target Areas and Groups

In terms of performance against NI141 performance has exceeded the target, with 86.67% of clients moving on to achieve independence in a planned way. The success has been due to the partnership working with providers, Supported Housing Panel and other agencies. Choice Based Lettings requires more information and details than previous applications which can be seen as a barrier, however there is more empowerment with applicants actively choosing properties to bid for and this is proving a positive. Any issues which arise should be resolved via the 6 month review (with sub regional partners).

Performance against NI42 remains below target at 98.48% - the target is a demanding one set at the insistence of CLG and GONE which is unlikely to be achieved. A contributory factor is the number of challenging client groups receiving floating support – the more chaotic clients are less likely to maintain independence. If we considered older persons services only our outcome would be 99.27% for the year to date.

Perversely once the short-term projects end there is more likelihood of improving performance in this area, although achieving the target remains unlikely. SP are improving performance by reconfiguring services.

3.0 Latest Developments

Work is currently underway to produce Hartlepool's second Homelessness Strategy and will be presented to Cabinet (via

the Housing Partnership) by March 2010 for approval. The Strategy will review current levels of homelessness and service provision, examine the achievements made since the previous Strategy and any outstanding actions, identify our priorities for action and the challenges we will face over the next five years. A consultation event on youth homelessness is currently being organised to influence the homelessness and SP strategies.

During the quarter 46 households were confirmed as having homelessness prevented although many more courses are still being worked on and will be reported at the end of the next quarter.

Liaising with Centrepont for a bid for HCA funding for a supported housing scheme for young people. A site has yet to be finalised – it is anticipated that a bid will be submitted for the December bidding round. There is a funding gap for the support (SP can provide £130k support likely to cost up to £190k). Centrepont will also consider provision of 'move-on' supported housing for young people which will not be reliant on SP funding and will increase young people's chances of independent living.

A supported lodgings scheme (in partnership with Centrepont) is also being established (report to Cabinet 2nd November) to widen the options for young people (particularly care leavers) in the town. So far it has been successful with 100% of floating supporting clients successfully maintaining their tenancies

An accommodation based service (Carr-Gomm) to support residents with alcohol issues is now running successfully and at full capacity.

New service provision for Older People has been in place since 6th April 2009. Floating support is being provided across all tenures, extra care is being developed at Bamburgh, Albany and Richard Court.

4.0 Risk Update

Risk	Rating	Who	Date to be completed	Update
Failure to provide correct housing advice to the public (RPD R014)	M	Lynda Igoe HBC	31.3.10	No change
Lack of capacity to continue to fund short term services, which will end in 2010. These services provide support to key priority groups, such as alcohol, substance misuse and complex needs. This could have an impact on our ability to meet needs in the longer term.	H	Peter Morgan HBC	31.3.10	This will become critical as the short term schemes end




5.0 Update on Strategic Targets and Progress

Improvement Targets							
Code	Indicator	Assigned To	Annual 2009/10	Current Value	Last Update	Expected Outcome	Latest Note
NI 141	Percentage of vulnerable people achieving independent living	Peter Morgan;	73.00%	86.67%	Q2 2009/10	PI On track to achieve target	Based on all returns submitted as at 20.10.09.
NI 142	Percentage of vulnerable people who are supported to maintain independent living	Peter Morgan;	99.15%	98.48%	Q2 2009/10	PI Progress acceptable	Based on returns submitted to date as at 21.10.09. Awaiting returns

							for 4 services. This target needs to be revised. It was set externally by 'GONE' for 3 years of perf - HBC disputed the level at which this was set and would have preferred to have this set at 98.75%. It may not be possible to revised this, but consideration needs to be given to this as 'acceptable to good' perf.
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Local Priority Targets							
Code	Indicator	Assigned To	Annual 2009/10	Current Value	Last Update	Expected Outcome	Latest Note
RPD P011	Housing Advice Service: Preventing Homelessness (BVPI 213)	Lynda Igoe	10.00	3.73	Q2 2009/10	PI On track to achieve target	Only 46 households were confirmed as having homelessness prevented this quarter although many cases are still being worked on and

							will be included in next quarter return.
RPD P043	The percentage of new tenants receiving support from HBC sustaining their tenancies for 6 months (LAA H7)	Lynda Igoe	90%	100%	2008/09	PI On track to achieve target	At the end of Q2 100% of our floating support clients have been successfully maintaining their tenancies.
ACS P027	Increase the number of adaptations carried out to enable vulnerable people to remain living independently in their own home (LAA H5)	Peter Morgan;	3,200	4,416	Q2 2009/10	PI On track to achieve target	Jobs completed in Q2=216, based on Necil handyperson jobs (23), Special Needs Jobs (49) and Housing Hartlepool jobs (144). Cumulative figure at Q2 is 4,416 (4,200+216)

Actions for Improvement						
Code	Action	Assigned To	Due Date		Expected Outcome	Latest Note
LAA D03	To develop remodelled Service Provision for Older people from April 2009, working in partnership with Housing Hartlepool.	Peter Morgan	31 Jul 2009		Action Completed	New service provision in place with effect from 6th April 2009. Floating support being provided across all tenures, extra care being developed at Bamburgh, Albany and Richard Court, with new provision at Orwell Walk from 2010.
LAA D54	Investigate the potential future demand for adaptations and funding sources	John Smalley	31 Jan 2010		Action On track	Trend data collected. Discussions commenced on registered social landlord demand for Disabled Facilities Grants. 2010/11 SHIP funding allocation potentially to be cut by 20%. Further work needed on possible future funding.
LAA D02	To monitor homeless needs to identify changes in need on an ongoing basis. Key action will be to ensure that relevant agencies are capturing data	Peter Morgan	31 Mar 2010		Action On track	Briefing sessions held in March 2009 prior to recording data from April 2009.

Outcome 26 Access to housing

Owner and Organisation – Penny Garner Carpenter, Hartlepool Borough Council

Key Partners (*denotes overall lead) - HBC, Registered Social Landlords (RSL)

1.0 Update on Key Focus of Activity for 2009/10

This is a new outcome for 2009/10. With housing an essential requirement and many residents finding it difficult to access this outcome is a key area for the housing partnership. Our recent housing needs assessment showed a high level of housing need for affordable housing within the town. We are addressing this in a variety of ways. This outcome looks at how people access accommodation across tenure within the town.

Particular areas are access via Choice Based Lettings (a sub regional change of housing allocation to be implemented in June 2009) for RSL stock. We expect to expand this to the private rented sector eventually. We are changing the way our housing advice service is delivered by opening a Housing Options Centre. This will be the 'shop front' for CBL and housing advice. As CBL will be implemented during 2009/10 we will use this year to assess its impact and establish targets for 2010 onwards

The focus is mainly on affordable housing for rent, but also includes shared and outright ownership. It is important to expand the options for certain vulnerable groups – focus recently has been on housing options for the elderly with the opening of the Retirement Village and expansion of extra care and the

successful bid for a new build scheme at Orwell Walk. This year we are aiming at producing a housing strategy for people with a learning disability and expect to expand the options for residents. We were successful in bidding to the Department of Health for funding for 6 shared ownership flats, these properties are nearing completion. The site was large enough for additional building and a successful bid to the Homes & Communities Agency (previously Housing Corporation) means that relatives and carers may live adjacent.

There are concerns over the costs of adaptations given an increasingly elderly population and the removal of means tested contributions for adaptations for children. There is clearly a need for a review of how adaptations are carried out. Many RSL homes have had adaptations carried out and we should ensure that when available they are let to residents requiring adaptations – to ensure those who need adaptations have them and to make sure resources are focussed where needed. Part of our review will be to establish baseline information and agree targets for 2010 onwards.

2.0 Update on Target Areas and Groups

These remain the whole borough and vulnerable groups.

3.0 Latest Developments

The sub regional Choice Based Lettings scheme for the Tees Valley, Compass, went 'live' in Hartlepool in June 2009 with the remaining sub regional partners following on in July. Early indications are that customers are very happy with the new system and in particular residents ready to move on from supported housing have expressed their views that the new system is much easier to understand and offers them much improved access and real choice. Thorough monitoring and evaluation of the system and the governing Common Allocations Policy is underway and full policy review will be completed after 6 months of operation. All RSL's operating in Hartlepool are advertising 50% of their properties that the Council has nomination rights for directly on the Compass CBL system. Several private landlords have also advertised their vacancies but more work is needed to ensure wider take up. However landlords have said that they would be unwilling to commit all their stock unless a greater level of service is offered.

The Housing Options Centre, on the ground floor of the old Cop building at Park Tower, opened in September 2009. The Council's Housing Advice Team have relocated to the new Centre and Housing Hartlepool's Lettings Team are expected to move in before the end of the year. The Council continues to monitor all activity or lack of it from vulnerable applicants. Early indications are that applicants find the new system easier to access, understand and provides real choice.





Vulnerable young people continue to be a group where we need to offer more accommodation and support. Centrepoint are keen to become involved in the North East and are currently seeking a site to apply for funding to provide a supported housing scheme, including some open access for emergencies. It is hoped that a further scheme will also be opened offering 'move on' accommodation to encourage and support young people gain access to independent living.

4.0 Risk Update


Risk	Rating	Who	Date to be completed	Update
Vulnerable People will find it difficult to access homes through the CBL scheme	Amber/possible	HBC & RSLs using CBL	March 2010	Review after 6 months, so far looking like safeguards are ensuring access by vulnerable people
Adapted properties are not relet to people with disability when available	Red/likely	HBC & RSLs	March 2010	Close working is ensuring that this is not happening, although RSLs may choose to relet to applicants without disability, this should be done with full consultation and knowledge of disability requirements

5.0 Update on Actions for Improvement

Code	Action	Assigned To	Due Date	Expected Outcome	Latest Note
LAA D57	Agree baseline and targets for 2010 onwards	Penny Garner-Carpenter	28 Feb 2010	Action On track	RSLs will agree targets through the Housing Partnership
CORP HO05.1	Review the impact of Choice Based Lettings on vulnerable people	Lynda Igoe	31 Mar 2010	Action On track	CBL has been in operation for 3 months and we are continuing monitor all activity, or lack of it, from vulnerable applicants. Early indications are that applicants find the new system easier to access, understand and provides real choice. More detailed analysis of actual lettings to vulnerable applicants will be available after 6 months of operation

Actions for Improvement						
Code	Action	Assigned To	Due Date		Expected Outcome	Latest Note
CORP HO07.1	Encourage the use of CBL for RSL and private landlords	Lynda Igoe	31 Mar 2010		Action On track	All RSL's operating in Hartlepool are advertising the 50% of their properties that we have nomination rights for directly onto the Compass CBL system. Several private landlords have also advertised their vacancies but more work is needed to develop the service we can offer further to ensure more widespread take up
CORP HO08	Open the Housing Options Centre	Lynda Igoe	31 Mar 2010		Action On track	
LAA D04	Produce Housing Strategy for People with Learning Disability	Neil Harrison	31 Mar 2010		Action On track	First draft completed, and presented to Jill Harrison for comment
LAA D53	Review the provision of adaptations across social housing sector	Penny Garner-Carpenter	31 Mar 2010		Action Progress acceptable	item to be discussed at the Housing Partnership, with a view to negotiating an agreement

Actions for Improvement

Code	Action	Assigned To	Due Date		Expected Outcome	Latest Note
LAA D56	Work with accredited private landlords to get their agreement to use CBL for their stock	Lynda Igoe	31 Mar 2010		Action Progress acceptable	Several landlords have advertised their vacancies using the CBL system but have stated they would be unwilling to commit to this for all their stock unless a greater level of service was offered - such as assessments of previous housing history and reference checks. Further work is needed to develop and cost such a service in order to make it cost effective for both us and the landlords whilst still offering increased choice and improved access to suitable housing for housing applicants

