

WORCESTERSHIRE LOCAL AREA AGREEMENT 2008-11 DELIVERY PLAN

Prepared by	Tim Rice, Housing Services Manager, Wyre Forest District Council	Revision date	June 2009
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SUMMARY

Theme	Priority	Theme Group	Management Group Lead	Partners	Cross-Cutting Theme
Stronger Communities	To provide decent and affordable housing which meets the diverse needs of Worcestershire	Chief Housing Officers Group	Kevin Dicks, Bromsgrove District Council	District Councils, Worcestershire County Council	Promoting community cohesion

Indicator	Description	Purpose	Indicator Lead
NI155	Number of affordable homes delivered (gross)	This indicator measures the total supply of social rent housing and intermediate housing with a rationale of promoting an increase in the supply of affordable housing.	Andy Coel, Bromsgrove District Council

Baseline	2008/09 Target	2009/10 Target	2010/11 Target	Target
316 (HSSA 06/07 outturn)	345	380	450	Designated

CONSIDERATIONS

Is this priority dependant on any other LAA priorities?	LAA Priority	Theme Group	Arrangement for managing dependency
	NI 154	Chief Housing Officers Group	CHOG working with DC Planning teams. NI 154 relates to the total house completions, NI 155 is a proportion of this total.

Have equality and diversity considerations been made?	The affordable homes that are developed will be allocated through lettings systems operated by District Councils who have a duty to consider equalities and diversity. The newly introduced Choice Based Lettings System – Homechoice Plus, that operates across Worcestershire has policies in place to address equalities and diversity and the policies are subject have been subject to an Equalities and Diversity Impact Assessment to ensure compliance.
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	Risk	Current Impact	Current Likelihood	How managed
What are the significant risks associated with this priority?	The current recession and housing market difficulties	High	High	<p>Potential reduction in planning applications for housing sites not being brought forward, slowdown in Housing Association activity, dampening of house purchasing activity and lack of mortgage finance slowing down the development of shared ownership schemes Ongoing work with funders (Homes and Community Agency) partner Housing Associations and Planning Departments to maximise the number of affordable housing schemes that can be brought forward.</p> <p>Local Planning Authorities flexibility in their approach to developer contributions towards affordable homes and other requirements in order to encourage the delivery of housing developments on the ground</p>

Is this priority delivered through or dependant on any other policy, plan or strategy?	Policy, plan or strategy	Responsible Theme Group or organisation	Arrangement for managing dependency
	N/A	N/A	N/A

What arrangements are in place for managing performance of this priority?	The Lead officer from CHOG reports to the Worcestershire Management Partnership Board. The Theme Group management arrangements are currently under review to extend the range of membership.
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ACTIVITY PLAN

Action	Who	Milestones / Success Measure	When	Resource Implications	Commentary
Review of South Housing Market Area Partnership	LA's, RSLs, GOWM HCA	Setting up of new Governance arrangements	August 2009	TBC	New governance and operational arrangements are designed to improve the Partnership approach in maximising capital investment for Housing Associations to build affordable homes in the SHMA
Development of the Worcestershire Housing Strategy and LAA Housing Theme Group proposals	Local Authorities Worcs Partnership	Partnership Agreement of the proposals	June 2009	N/A	By embedding the Strategy and establishing the Housing Theme Group, the joined up approach to housing delivery can be further improved

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Supporting People Strategy Refresh	Local Authorities PCT Probation Service	Completion of refresh	March 2010	N/A	The updating of the Supporting People Strategy will improve commissioning arrangements which will include the provision of affordable supported housing schemes for vulnerable people
Use of public sector land for affordable housing	Local Authorities and Worcestershire Partnership Members	Ongoing		N/A	The use of public sector land adds significant value to the development of affordable housing in terms of control of the process, improved partnership working, certainty and is attractive to the HCA for funding support