

Housing Strategy Delivery Plan 2022 to 2027

Draft

1. Supply – ‘We will increase the supply of quality affordable homes’

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|--|--|----------------------|----------|--|
| Deliver Market and Affordable Housing to meet housing need and demand | Produce a new Local Plan which follows the National Planning Policy Framework. | Ensure the Council's planning policies are updated to provide a robust basis for guiding future growth in the Borough. | Spring 2022 | | CBC Planning Policy Team |
| | <p>Ensure that the Local Plan meets the requirements of the Housing and Planning Act 2016 with regards to the provision of starter homes and custom and self build homes.</p> <p>Work in partnership with Parish Council's, the Rural Community Council of Essex (RCCE), Registered Providers and private developers to enable the delivery of</p> | Delivery of more affordable housing in rural areas of Colchester | 2022-27 | | CBC – Housing Strategy Team Parish Council's, RCCE, Registered Providers and private developers |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|---|---|----------------------|----------|--|
| | <p>affordable housing in rural areas.</p> <p>Ensure that the planning policy framework for the proposed Garden Communities provides for a mix of housing types and tenures including self- and custom-build and includes a minimum of 30% affordable housing which will be phased through the development</p> | | 2022 | | CBC Planning Policy Team |
| Work in partnership with Developers and Housing Associations to maximise the supply of affordable housing on new developments | <p>Implement Colchester's Local Plan which seeks 30% of all new homes to be affordable on sites with over 5 homes in rural areas and more than 10 in urban areas.</p> <p>Continue to purchase ex local</p> | <p>Affordable housing supply target of 380 affordable Council and Housing Association homes is met (by 2023)</p> <p>Different ways of delivering affordable housing explored and successfully implemented</p> | 2022-2027 | | CBC – Housing Strategy Team, Development Team, Planning Officers, Registered Providers |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|-------------------------|---|---------|----------------------|----------|----------------|
| | <p>authority properties through the Acquisition programme (using right to buy receipts) to increase the supply of affordable housing</p> <p>Support and promote government initiatives for first-time buyers. Research and identify the process for the implementation of the First Homes initiative for Colchester</p> <p>Influence the allocation of S106 contributions to ensure the delivery of affordable housing is maximised not compromised</p> | | | | |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|-------------------------|---|---------|----------------------|----------|----------------|
| | <p>Ensure a balance is reached between delivering new homes and the need for affordable housing by considering viability.</p> <p>Consider if commuted sums can be used to deliver affordable housing elsewhere in the borough</p> <p>Explore how we can use the Affordable Housing New Homes Bonus to increase the supply of housing</p> <p>Work with Registered Providers to seek Homes England funding to help deliver more affordable units on new schemes</p> | | | | |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|--|--|---|----------------------|----------|---|
| Understand and identify housing needs in terms of number, size, tenure, quality of properties and associated facilities. | <p>Clearly set out the level of housing required in the borough to meet housing need and demand through an Objectively Assessed Need (OAN) figure, as required by the National Planning Policy Framework</p> <p>Ensure that the new Local Plan includes policies to secure good quality design and space standards for new homes</p> <p>Continue to consider the building of specially adapted</p> | <p>Robust Objectively Assessed Need figure is used to inform production of the local plan</p> <p>The Council can demonstrate a 5-year housing land supply to meet both emerging Local Plan requirements and higher delivery totals resulting from use of the new housing methodology which is applied to current planning applications.</p> <p>Housing delivered in the market is attractive and meets the needs of Borough residents, creating neighbourhoods and communities which are sustainable.</p> <p>Particular groups include larger</p> | 2022 | | <p>CBC Planning Policy Team</p> <p>Planning Policy Team / Housing Strategy Team</p> |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|---|--|----------------------|----------|---|
| Ensure that Neighborhood Plans which are making housing site allocations are delivered in timely manner consistent with National and Local Policy and provide the policy framework to contribute to meeting local housing need. | properties to accommodate those with specific needs. CBC will support and work with Parish Councils and Neighbourhood Plan Groups where they are developing Neighbourhood Plans which are making housing site allocations. This will help ensure these Plans provide for a mix of housing types and tenures and contribute to meeting local housing need and affordable housing. | families, older people and supported housing for vulnerable people. Neighbourhood Plans are consistent with National and Local Policy and provide the policy framework to contribute to meeting local housing need. | | | Planning Policy Officers (supporting Parish Councils) |
| Encourage new initiatives, including housing products, which meet housing | Implement Colchester's Planning Policies which seek up to | A range of products and initiatives | 2022-2027 | | CBC Housing Strategy Team |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|--|---------------------------------|----------------------|----------|----------------|
| need and demand between affordable rented and home ownership. | <p>20% of all affordable housing to be provided as Intermediate housing.</p> <p>Explore increasing the number of equity share properties available</p> <p>Publicise and support national initiatives which seek to bridge the gap between affordable rented and outright home ownership.</p> <p>Provide support for the provision of self-build and custom-build homes and maintain a register as required by the Housing and Planning Act so that households can register their</p> | available to meet housing need. | | | |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|--|--|---|----------------------|----------|---|
| | interest in this product. | | | | |
| Maximise the use of the Council's land and assets to deliver new housing | <p>Produce a development strategy which sets out the Council's aspirations, a pipeline of development and the funding required to deliver the strategy</p> <p>Identify council owned housing that is no longer viable and consider its potential to enable the development of new homes</p> <p>Identify land opportunities for development of affordable housing</p> <p>Partner with Homes England to deliver affordable housing through</p> | <p>Delivery of new housing on Council owned sites to increase housing</p> <p>In 2019 the Council committed to deliver 350 additional social homes owned by the Council over 5 years.</p> <p>The Council's HRA newbuild developments are designed to meet the "Future Homes 2025" standard (option 2) principles to achieve a 31% carbon saving.</p> | 2022-27 | | <p>Amphora Homes/CBC Client Team/CBH</p> <p>Joint CBC/CBH Asset Management Group</p> <p>CBC Client Team</p> <p>Amphora Homes, CBC</p> |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|--|---|---|----------------------|----------|--|
| | <p>their Affordable Homes Programme 2021-26</p> <p>Ensure that the Council new housebuilding programme will provide a mix of dwelling types and sizes to meet the range of households on the register, including those who require an accessible home</p> | | | | Client Team, CBH |
| Work in partnership with ECC and other providers to ensure a sufficient supply of housing for older people including extra care. | <p>Work with ECC to identify funding available and delivery options.</p> <p>Use information available to identify the needs and aspirations of older people, where they want to live and type of accommodation</p> | <p>Funding and schemes identified.</p> <p>Needs and aspirations of older people identified, and provision made within the Local Plan for suitable sites</p> | Ongoing | | <p>CBC Housing Strategy Team/ECC</p> <p>Planning Policy Team</p> |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|--|--|---|-------------------------------|----------|---|
| | | Local Plan policy requires developers to demonstrate how their proposal will meet the need for housing for older residents | | | |
| <p>Continue to review the Council's existing sheltered housing stock to implement the Colchester Standard through the Sheltered Housing Refurbishment programme</p> <p>A 5-year investment programme is in place, with on-going surveys to identify major works.</p> | Review the remaining Sheltered housing stock through condition surveys and assessing their viability | <p>Colchester Standard achieved on all schemes identified</p> <p>Up to date surveys and viability assessments completed on schemes.</p> | 2022-27 | | <p>CBH Asset Management Team</p> <p>CBC Client Team</p> |
| Increase the role of the private rented sector in meeting housing need through incentive packages for Private Sector Landlords including the Homestep and Private Sector Leasing schemes | Improve access for those who traditionally face barriers to the private rented sector (PRS) | <p>Increased provision of Private Rented homes to meet housing needs</p> <p>Landlords Forum set up and good</p> | <p>2022-27</p> <p>Ongoing</p> | | <p>CBH - Housing Options Team, CBC – Private Sector Housing Team, Private Landlords</p> |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|---|---|----------------------|----------|--|
| | <p>Continue to hold a quarterly Landlords Forum</p> <p>Continue to offer a rent bond to landlords to provide affordable rented accommodation and to ensure housing standards are suitable.</p> <p>Deliver housing standards regulation and management training to Private Sector Landlords.</p> | <p>attendance maintained</p> <p>Increase in use of the Private Rented Sector – Monitor take up</p> <p>Training delivered – better informed and broadly compliant landlords.</p> | | | |
| Maximise the use of council homes and reduce under-occupation | <p>Implement revised tenant incentive scheme policy to encourage council tenants who are under-occupying to move to a home that better meets their needs</p> <p>Promote the use of mutual</p> | <p>Tenant Incentive Scheme implemented and more under occupied households using the scheme.</p> <p>Mutual exchange publicised and an</p> | Ongoing | | CBH –Tenant Support Officers, Registered Providers |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|--|--|----------------------|----------|---|
| | <p>exchange, to better meet tenants housing needs</p> <p>Maximise take-up of sheltered housing through the major refurbishment programme to free up under-occupied properties</p> | <p>increase in the number of households moving through the scheme.</p> <p>Reduction in sheltered voids.</p> <p>Better use of Council properties to meet housing need.</p> <p>Tenants are housed in properties which are better suited to their housing need.</p> | | | Tenant Support Officers |
| Identify and support the need for adaptable and accessible properties as part of new developments | <p>Negotiate the provision of homes built to enhanced accessibility standards (Part M4 Cat 2 & 3) to include wheelchair accessible homes on sites where affordable housing is being provided</p> <p>Include the provision of enhanced accessibility standards in</p> | Increase in the number of wheelchair standard properties | | | <p>CBC Housing Strategy Team</p> <p>CBC Client Team</p> <p>Amphora</p> <p>CBH</p> |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|--|--|---|----------------------|----------|--|
| | Councils newbuild development programme | | | | |
| Maintain and where possible reduce the currently low levels of long-term empty properties in the Private Sector Provide information to residents on the reality of empty homes – manage the perception | <p>Respond to enquiries regarding long term empty properties and take informal or formal action as appropriate.</p> <p>Offer financial assistance to bring empty properties back in to use wherever possible or to reduce the effect of the property on the neighbourhood.</p> | <p>Reduction in the overall number of empty homes.</p> <p>Make safe and secure empty properties where there is a significant public health or safety impact on the community.</p> | Ongoing | | <p>CBC-Private Sector Housing Registered Providers</p> <p>CBC Healthy Homes Team</p> |

2. Sustainability and Community – ‘We will support people to maintain their homes and build sustainable communities’

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|--|--|---|-----------------------------|-----------------|---|
| Ensure a co-ordinated approach to supported housing across the council, social care and health | Continue to work with ECC, Health and Social Care to influence commissioning of supported housing and support services where possible. | An increase and improvement in supported housing and support services for Colchester. | Ongoing | | CBC Housing Strategy Team/CBH Housing Options Team/ECC/Health |
| | Map the existing supply of supported housing in the borough including access to and support options and identify gaps in provision | Supported housing supply is identified to inform the commissioning process. | Ongoing | | |
| | Work in partnership with ECC, CBH and supported housing providers | The housing and support need of Colchester's residents are met | | | |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|--|--|---|----------------------|----------|-------------------------------------|
| Ensure that young people understand the housing options available to them and the risks of | <p>to ensure that the support and housing needs of Colchester's residents are still met and are not compromised following procurement activities undertaken by ECC</p> <p>Continue to work with partners to identify move-on opportunities for vulnerable groups.</p> <p>Continue to review the nominations CBC gives to supported housing providers to ensure that they still meet the strategic priorities of CBC</p> <p>Work in partnership with schools in the borough to educate young people and their parents about</p> | <p>This scarce resource is used to best meet the needs of Colchester's residents</p> <p>Young people and parents are more aware of the risks and lack of housing options available.</p> | Ongoing | | CBC/CBH/Supported Housing Providers |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|--|--|----------------------|----------|--|
| leaving home in an unplanned way | their housing options | | | | |
| Improve health & wellbeing of Colchester residents through greater integration of housing, health and social care services. | <p>Engage with partner services and identify opportunities for joint working and service delivery to tackle housing as a long-term barrier to health through the work with the Housing and Health Alliance</p> <p>Explore opportunities for additional Public Health funding.</p> <p>Establish effective multidisciplinary care/referral pathways</p> <p>Work with local community and voluntary sector organisations to improve information, access and support for</p> | <p>Joint working established between housing, health and social care</p> <p>Funding opportunities identified and funding awarded</p> <p>Pathways established, and referral processes improved</p> <p>Continue to develop the Essex Hospital Discharge Protocol with ECC, currently out to consultation and developed with the support of Colchester, as a mechanism to help people whose</p> | 2022-27 | | CBC/CBH/Registered Providers/Health CCG/Essex County Council |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|--|---|----------------------|----------|---|
| | household health checks. Reduce the number of home hazards most likely to have a negative impact on residents' health and safety. | independence may be at risk to remain in or return to their home in both the private and public sector properties. | | | CBC-Private Sector Housing Team |
| Improve tenancy sustainment and work proactively with residents to provide advice and assistance around budgeting, work and debts | Promote pre-tenancy workshops/early intervention for arrears Promote financial Inclusion to help tenants to budget and provide long term improvements for residents in financial difficulty and reduce long term dependency on discretionary funds Identify funding initiatives to support residents | Increase in take up of workshops. Financial resilience encouraged and supported through Money advice outreach work and training sessions. Reduction in the take up of discretionary funds | Ongoing | | CBH – Housing Options Team /Supported Housing Organisations/CBH - Tenant Support Officers |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|--|--|---|----------------------|----------|---|
| | <p>with the cost-of-living crisis</p> <p>Work with ECC to identify how commissioned services such as the Housing Related Support Floating Support Service and Phoenix Futures can work better with Colchester tenants and landlords alike, supporting households at risk/reducing evictions and building positive relationships between landlords and tenants.</p> | | | | |
| Support residents affected by Welfare Reforms and those experiencing financial hardship to remove the risk of homelessness | Continue to develop internal and external partnerships to mitigate the effects of welfare reform. Continue to provide proactive support to those affected by the reform | More residents supported and where appropriate alternative housing options identified and risk of homelessness mitigated. | Ongoing | | Housing Options Team, CBH, CBC Customer Solutions |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|--|--|--|----------------------|----------|--|
| | agenda and experiencing financial hardship | | | | |
| Help people whose independence may be at risk to remain in or return to their home in both the private and public sector properties. | <p>Increase use of the disabled adaptations in CBC properties to encourage independent living amongst older residents and residents with a disability</p> <p>Respond to recommendations from ECC Occupational Therapy service to process Disabled Facilities Grants in private sector properties.</p> <p>Provide advice on welfare benefits to older people to help them maximise their income and remain in their own home.</p> | <p>Increase in planned and unplanned adaptations</p> <p>100% spend of DFG budget allocation</p> <p>Increase in older people able to remain in their own home</p> | Ongoing | | CBC/CBH Asset Management CBC Healthy Homes Team |
| Increase use of assistive | Publicise the benefits of assistive | More tenants using the service | 2022-27 | | CBH Older Persons Services |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|--|--|---|----------------------------|----------|--|
| technologies for Council tenants. | technology to tenants to enable them to remain in their own homes. | | | | |
| Facilitate integration into the local community for the incoming population including refugees and asylum seekers. | Work with the local community and voluntary sector including Refugee Action and Essex integration to improve information, access and support (especially ethnic minorities) | Community groups set up. Incoming population successfully integrated into the community. | 2022-27 | | CBC Community Initiatives Team |
| Deliver quality neighbourhoods with adequate infrastructure. | Inform and consult the relevant infrastructure providers including education services of proposed housing developments so they have an opportunity to influence outcomes. Work in partnership with ECC and the Southeast Local Enterprise | High quality communities Projects delivered – Infrastructure needs met | 2022-2027 2022-2027 | | CBC Planning Policy and Transportation Team, Development Management , Community Development Team |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|---|---|----------------------|----------|---|
| | Partnership (SELEP) to deliver integrated and sustainable transport projects | | | | |
| Create neighbourhoods and communities which are sustainable | Develop partnerships with residents, the voluntary sector, community organisations and wider local service providers, especially on new housing schemes/developments. Work in partnership with the Community Police to implement new legislation from the ASB Police and Crime Act and undertake enforcement action as necessary | Partnerships set up Continue to hold events including 'Days of Action' and 'Make a difference day', to bring communities together. (8 make a difference day held a year) | 2022 - 2027 | | Zone Wardens, Community Police, Community Initiatives, CBH, Registered Providers, CBC – Private Sector Housing, Community Safety Team |
| Encourage Community Engagement with housing providers | Introduce a co-ordinated approach to community | Community projects established | | | Police, Crime Commissioners, |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|-------------------------|---|-----------------------------------|----------------------|----------|---|
| and other organisations | <p>engagement with voluntary sector and housing providers.</p> <p>Encourage parishes directly to build a neighbourhood/community development plan</p> <p>Establish a clear focus on a collaborative, cross sector, system wide, partnership approach to creating sustainable, healthy & engaged communities through the Health & Wellbeing Alliance and One Colchester.</p> <p>Maximise employability funding from the SELEP to support the Economic Development Strategy</p> | Funding bids submitted and agreed | 2022-27 | | <p>Colchester Community Voluntary Sector (CCVS), CBH, Registered Providers, CBC Community Safety, Clinical Commissioning Group (CCG)</p> <p>CBC - Economic Development Team</p> |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|---|--|----------------------|----------|---|
| <p>Improve the external environment on the Council's housing estates</p> <p>Enable communities to become more self-sufficient and help themselves</p> | <p>Continue to implement the actions set out in the Estate Management Strategy for the external environment within the Council's housing estates</p> <p>Set up local tenant panels to encourage tenants to take pride in the areas that they live in by making recommendations and decisions on estate improvements</p> | <p>Estate Management Strategy recommendations implemented</p> <p>Local tenant panels developed</p> | Ongoing | | CBH Housing Management Team/ Zone Wardens |
| <p>Improved satisfaction in services that are delivered to Council tenants</p> <p>Implement the Principal areas of the</p> | <p>We will review our services and adopt new collaborative approaches to continue to deliver effective and efficient services for tenants</p> <p>Work with CBH to ensure that CBC</p> | <p>Services reviewed and tenant satisfaction improved</p> <p>Engagement with services improved</p> | Ongoing | | CBC Client Team, CBH, Comms Team |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|---|---|----------------------|----------|--|
| Charter in relation to Social Housing White Paper to improve tenant engagement and satisfaction | tenants and leaseholders are aware of the principal areas of the Charter and how their voice can be heard to improve satisfaction in services that are provided. | | | | |
| Reduce and tackle anti-social behaviour in partnership with other agencies | <p>Continue to deliver an overarching multi-agency approach to tackling ASB within the Town Centre through the Town Centre Action Plan.</p> <p>Challenge antisocial behaviour and use appropriate sanctions against those who cause a nuisance</p> <p>Work with others to offer a range of interventions to help people</p> | <p>Reduction in antisocial behaviour</p> <p>Town Centre multi agency partnership team set up and continue to meet regularly to agree approach with support and enforcement in place to resolve crime and ASB issues arising in the town centre.</p> | Ongoing | | CBH anti-social behaviour team, Police, CBC Community Safety Team/CBH Rough Sleeper Team |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|-----------------------------------|---|--|----------------------|----------|--|
| | change their behaviour Provide support to witnesses and victims of antisocial behaviour | | | | |
| Prevent and reduce Domestic Abuse | <p>Work in partnership with Essex County Council to develop a Domestic Abuse Strategy for Essex in line with the Domestic Abuse Act 2021</p> <p>Ensure that the Domestic Abuse Act implications have been considered and the Gateway to Homechoice Allocations policy amended to reflect the new legislation.</p> | Domestic Abuse Strategy produced and implemented | | | CBC Housing Strategy Team, CBH Housing Options Team, ECC, Registered Providers |

| What we want to achieve | Key Actions | Outcome | When it will be done | Progress | Who will do it |
|---|---|---|----------------------|----------|--|
| Lower the rates of unemployment in the Borough by supporting and encouraging residents to take up work. | Operate weekly Work Clubs and drop-in centres for advice, support and networking Develop education, employment and training opportunities for council tenants and other residents. Develop the Local Support Services framework, in partnership with Colchester Job Centre Plus, Colchester Borough Homes, Customer Borough Council and other partners to promote employment opportunities and local support services | Work clubs/drop-in centres set up; premises and volunteers to run them identified Unemployment reduced | Ongoing | | CBH/CBC Customer Solutions. DWP |

3. Structure – ‘We will reduce carbon emissions from homes and improve standards’

| What we want to achieve | Key actions | Outcomes | When it will be done | Progress | Who will do it |
|---|---|--|----------------------|----------|---|
| Reduce Carbon emissions in new and existing homes by 2027 | Identify funding opportunities and schemes to help reduce carbon emissions from new and existing homes | <p>Funding identified and carbon emissions in new and existing homes reduced</p> <p>The Council's Housing Revenue Account newbuild developments are designed to meet the "Future Homes 2025" standard (option 2) principles to achieve a 31% carbon saving</p> | | | CBC - Client Team |
| <p>Reduce fuel poverty in the borough.</p> <p>Increase the take up of the government's Green Deal scheme across the borough, encouraging and supporting residents to make improvements to their home increasing</p> | <p>Promote Warm Home Discount and Priority Services Register for vulnerable residents.</p> <p>Provide fuel poverty advice to households & signpost customers to income maximisation and</p> | <p>Increased take up of Warm Home discount.</p> <p>Reduction in fuel poverty in the borough</p> | 2022-2027 | | <p>CBC – Community Initiatives Team, Voluntary sector</p> <p>Energy suppliers</p> <p>Energy Savings Trust</p> <p>CBC – Healthy Homes Team</p> |

| What we want to achieve | Key actions | Outcomes | When it will be done | Progress | Who will do it |
|---|---|--|----------------------|----------|--|
| energy efficiency, and reducing fuel bills. | <p>fuel tariff/debt advice.</p> <p>Continue to work with ECC and other districts/boroughs, work has commenced around supporting the UK Power Networks recently launched Heat Decarbonisation Strategy to support communities that are heavily dependent on oil, to use greener fuels.</p> <p>Signpost customers to Green Deal offers and measures available.</p> <p>Promote the ECO Flex scheme which will allow CBC, through its partners, to provide affordable warmth assistance to fuel poor and low-income households that are vulnerable to the effects of the cold</p> | <p>An uptake of the ECO Flex funding discounts provided by our partners</p> <p>Reduction in fuel poverty in the borough and removal of excess cold hazards.</p> <p>Removal of 80 Excess Cold</p> | | | <p>CBC Warm Homes partners, Energy suppliers</p> <p>CBC – Healthy Homes Team</p> |

| What we want to achieve | Key actions | Outcomes | When it will be done | Progress | Who will do it |
|--|--|--|----------------------|----------|---|
| | <p>Enforce the provision of insulation and economic/efficient heating systems in privately rented properties to remove Category 1 and significant Category 2 hazards of Excess Cold.</p> <p>Provide grant/loan aid to owner occupiers (where alternative forms of assistance are not available) to remove Category 1 and significant Category 2 hazards of Excess Cold</p> | hazards in privately rented and owner-occupied homes per annum. | | | CBC-Private Sector Housing/Healthy Homes Team |
| Undertake targeted activity to support the most vulnerable members of the community who live in the poorest quality housing containing Category 1 and significant Category 2 hazards | Continue to improve referral pathways between Private Sector Housing & Customer Support Team to raise concerns about the housing conditions of vulnerable residents | <p>Pathways established</p> <p>Progress to achieving an annual target of improving 300 dwellings occupied by vulnerable people including those with long term health conditions.</p> | Ongoing | | <p>CBC Private Sector Housing</p> <p>CBC Healthy Homes Team</p> |

| What we want to achieve | Key actions | Outcomes | When it will be done | Progress | Who will do it |
|--|--|---|----------------------|----------|--|
| | Work with Clinical Commissioning Group and Health and Social Care Services to tie Environmental Health into care planning and patient discharge. | Facilitate quick and ready access to services which resolve property-related barriers to returning to/staying at home. | | | Registered Providers NEE CCG ECC |
| Target the work we do to improve homes in the private sector based on evidence and the best information and improve the energy efficiency. | Continue to use bulk Energy Performance data and Tenancy Deposit data to identify rented properties with poor energy performance. | Improved Energy performance rating of private sector homes | Ongoing | | CBC-Private Sector Housing Team |
| Encourage private landlords & managing agents to provide good quality and well managed properties | Use the Excess Cold Calculator to assist in the assessment and decision making for enforcement of excess cold hazards Support landlords towards provision of broadly compliant housing accommodation through improved | Excess cold hazards removed from properties Landlord training delivered. Participation in Landlord Forums | | | |

| What we want to achieve | Key actions | Outcomes | When it will be done | Progress | Who will do it |
|--|---|---|----------------------|----------|---|
| | communication and joint working - Identify common barriers to compliance and provide self-service advice and guidance in order that resources can be targeted toward criminal landlords. | and other similar events. Improvement in the management and quality of private sector accommodation | | | |
| Ensure that houses in multiple occupation (HMOs) are safe and well managed | <p>Ensure HMOs are managed in accordance with the Management of Houses in Multiple Occupation (England) Regulations 2006 & (additional provisions) Regulations 2007</p> <p>Undertake statutory duty to license all mandatory HMOs under the provisions of the Housing Act 2004 Part 2</p> <p>Use enforcement powers to raise standards where landlords refuse to work with CBC or</p> | <p>Better quality accommodation - Improvement of HMO's from 30 to 50 per annum over the course of the strategy.</p> <p>Reduction in unlicensed HMO's</p> <p>Enforcement action and prosecution of non-compliant/criminal landlords.</p> | Ongoing | | CBC - Private Sector Housing Private Landlords |

| What we want to achieve | Key actions | Outcomes | When it will be done | Progress | Who will do it |
|--|--|---|----------------------|----------|---------------------------|
| | where landlords fail to licence properties as necessary. | | | | |
| Encourage & Support homeowners to maintain and repair their homes and introduce energy efficiency measures. | <p>Remove and mitigate significant hazards and fund energy efficiency improvements where no alternative form of assistance is available by providing financial assistance through grants and loans.</p> <p>Undertake review of Financial Assistance Policy and explore opportunities to further incentivise property improvements through provision of grants and loans.</p> | <p>Improvement in energy efficiency of properties.</p> <p>More grants and loans provided for property improvements.</p> | Ongoing | | CBC – Healthy Homes Team |
| Improvement in the energy efficiency of the Council's housing stock and ensure that Council properties are thermally efficient | Implement the Green Strategy part of the Asset Management Strategy, which provides a holistic approach to making homes more energy efficient. | Increase in homes that are more energy efficient. | Ongoing | | CBH Asset Management Team |

| What we want to achieve | Key actions | Outcomes | When it will be done | Progress | Who will do it |
|---|--|---|--|----------|--|
| | <p>Utilise the Government's and the EU's energy grant and incentive schemes to maximise the number of measures available to individual properties within the stock.</p> <p>Include energy saving measures within the Colchester standard and ensure procurement includes measures within specifications where appropriate.</p> | Energy measure specified in Sheltered Scheme Refurbishments and in the Housing Improvement Programme (HIP) procurement. | | | CBH Asset Management Team |
| Understand the viability of implementing new energy efficiency measures for the Council's housing stock | Continue to carry out energy assessments on all properties with the Housing Stock. | Assessments completed, better understanding of costs to inform what new measures are implemented. | Ongoing | | CBH Project Surveyor (Energy) |
| Encourage a proactive approach to dealing with dampness and condensation in flats | Work with Registered providers to identify and improve dwellings through building | Accommodation with damp and condensation problems identified and improved. | Pilot properties identified 2015 2018 | | CBC -Private Sector Housing-Registered Providers |

| What we want to achieve | Key actions | Outcomes | When it will be done | Progress | Who will do it |
|---|---|--|------------------------|----------|--|
| | fabric and behaviour change interventions | Damp & Mold hazards mitigated NHS Cost Savings established | Ongoing | | |
| Reduce levels of overcrowding in affordable housing | Promote the use of mutual exchange, to better meet tenants needs (see action above) Assessment of 'crowding and space' under the provisions of part 1 of the Housing Act 2004 to ensure families are correctly prioritised for rehousing | Crowding and space hazards removed or sufficiently mitigated. Crowding and Space hazard considered during every property inspection by the Private Sector Housing team, including inspections for HomeStep and Private Sector Leasing Scheme. An indication is given of acceptable occupancy numbers in the | Ongoing Ongoing | | CBH Housing Management Team, Registered Providers CBC – Private Sector Housing Team |

| What we want to achieve | Key actions | Outcomes | When it will be done | Progress | Who will do it |
|--|---|--|----------------------|----------|---|
| | | property inspection report provided to CBH for each property taken on by CBH for either scheme | | | |
| Council and Housing Association homes meet the required standards and building safety compliance regulations set out in the Social Housing White Paper | Work with CBH and Housing Association partners to ensure that the requirements are met. | Council and Housing Association homes meet the required standards and building safety compliance | tbc | | CBC Client Team/CBH Asset Management Team |

4. Prevent Homelessness and Rough Sleeping – ‘We will prevent homelessness by working with partners to deliver Colchester’s Homelessness and Rough Sleeping Strategy 2020-25’

Preventing homelessness and rough sleeping are addressed in our Homelessness Strategy 2020-2025. The Delivery plan for the strategy can be found by following the link here: [CBC-Policies-and-Strategies-Colchester's-Homelessness-and-Rough-Sleeping-Strategy-Delivery-Plan-2020-25---update-for-2020-21-Colchester's Homelessness and RS Strategy Delivery Plan 2020-25 - update for 2020-21.pdf](#) (windows.net)

| What we want to achieve | Key Actions | Outcomes | When it will be done | Progress | Who will do it |
|--|---|--|----------------------|----------|-----------------------|
| Progress on the actions set out in the Homelessness Strategy Delivery plan monitored and updated annually. | Consult with Homelessness Strategy Project Group and other key organisations on progress on actions. | Delivery plan updated, and progress report completed and published on website. | Annually | | Housing Strategy Team |
| To produce a new Homelessness Strategy for Colchester. | Project Group set up with key stakeholders to carry out a review of Homelessness in Colchester and develop a new Homelessness Strategy and Delivery plan. | A new Homelessness Strategy written and published. | 2025 - 2026 | | Housing Strategy Team |

