

Housing Strategy 2005 targets – Update to end of March 2004

Key to symbols:

✓ (grey 35%)	Achieved	Target/action achieved (or near achievement) – can be a 'highlight'
(white)	On track	Target/action on its way to being achieved
! (grey 12.5%)	Exception	Target/action has been amended from its original, has been cancelled, or is not going to be achieved

Ref	Target	Date	Comment on progress as at end of March 2003.	Comment on progress as at end of Sep 2003	Comment on progress as at end of March 2004	Resources
Theme 1: Cherwell's rapidly growing economy						
Priority 1: Maximise affordable housing, across a range of tenures, throughout the District						
T1	Secure at least 30% affordable housing from qualifying housing developments across the District	From 2001 onwards	<p>2001/02 16% planning permission granted in the period – some applications were submitted prior to current policy of 30% provision on qualifying sites.</p> <p>2002/03 25% planning permission granted in the period – some applications were submitted prior to current policy of 30% provision on qualifying sites.</p>	<p>March 03 to Sept03 – 22% affordable housing achieved for qualifying developments for which planning permission was granted during the period. Negotiations of affordable housing, particularly for the rural areas, will be helped when the Cherwell Local Plan 2011 is adopted. The Council wishes to speed up negotiations and produce more affordable housing by publishing an updated Code of practice on affordable housing but has been advised by the Government Office for the South East to wait for new planning guidance to be issued. The high cost of regenerating some brownfield sites is affecting their viability and this is making the</p>	<p>October 03 to March 04 – 16% affordable housing achieved for qualifying developments for which planning permission was granted during the period. The overall for the year is 20%.</p> <p>The code of practice has now been adopted. Negotiations remain difficult on rural sites due to the current draft status of the local plan. Negotiations on brownfield sites also remain complex with high costs associated with them.</p>	<p>Draft local plan requires provision of free, serviced land for affordable housing</p> <p>Consultancy advice on financial liability</p> <p>Staff time</p> <p>Enabler</p> <p>SHG</p>

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T2	Secure 500 additional affordable homes across a mix of tenures	2005	<p>128 2001/02 and 179 in 2002/03 new affordable homes delivered, therefore, 307 new affordable homes delivered since the launch of the Strategy. This includes 26 homes for sale on a low cost home ownership basis and 38 supported housing units. The total also includes the 30 rural homes referred to under T4. New Housing Enabling Officer recruited with funding from partner RSLs.</p> <p>New affordable housing schemes with planning consent and scheduled to commence in 2003/04 include:</p> <ul style="list-style-type: none"> Hanwell Fields, Banbury - lifetime homes Bure Park, Bicester - 55 homes including 2 specialist wheelchair Accessible bungalows(off site manufacture) Women's Refuge, Banbury - 12 units of supported housing Leach Road, Bicester - 4 Eco homes Vine Cottages, Bicester - homes comprising sheltered housing with extra care facilities and key worker housing 	<p>target difficult to achieve.</p> <p>20 further dwellings (17 at Bure Park Park, Bicester and 3 at Hanwell Fields (cumulative total of 337 which includes key worker provision (T7) of 28)</p> <p>A further 38 dwellings are expected to be handed over at Bure Park between Dec 03 – Mar 04 and 32 at Hanwell Fields.</p> <p>All schemes due to commence in 2003/04 are progressing satisfactorily, except for Leach Road (see target T30 below).</p> <p>Funding has been secured for Vine Cottages, start on site expected spring 2004.</p>	<p>The final 38 dwellings at Bure Park were handed over by February 04, bringing the scheme total for the year to 55. 29 dwellings at Hanwell Fields were handed over. 6 dwellings in phase 1D have been re-scheduled by the developer for completion in August 04.</p> <p>In addition, 4 units for people with learning disabilities were completed at Blenheim Drive, Kidlington.</p> <p>Total affordable housing provided to date is therefore:</p> <p>2001/02 – 128 2002/03 – 179 2003/04 – 88</p> <p>Total to end March 2004: 395</p> <p>Expected completions in 2004/05 =</p> <p>Hartwell Ford – 11 Wabag – 3 Hanwell Fields – 6</p> <p>Therefore, total completions by end march 2005 expected to be 415.</p>	<p>Social Housing Grant funding:</p> <p>2001/02 - £2,813,867 (LASHG £1,694,486 & ADP £1,119,381)</p> <p>2002/03 - £4,987,008 (LASHG £1,127,266 ADP £3,859,742)</p> <p>2003/04 - £5,042,616 (committed ADP £4,260,402 & committed LASHG £782,214)</p> <p>2004/05 – transitional LASHG bid unsuccessful</p> <p>Capital funding approved by Executive for 2004/05</p> <p>Bids made for SRHP funding – 2004/05 & 2005/06 - £17.8m (including</p>

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			Warwick Road, Banbury - S.106 site providing affordable housing that will comprise low cost home ownership and housing for rent.			key workers)
T3	Review progress on achieving affordable housing on brownfield sites	2003	57 affordable units granted planning permission on brownfield sites between 2001 and 2003. This is 19% of the total of 307 (see Target T2 above)	44 affordable units granted planning permission on brownfield sites between March 03 and September 03 bringing the total to 101 units.	17 affordable units granted planning permission on brownfield sites between October 03 and March 04 making a total of 61 for the year and an overall total to 118 units since 2001.	Review ongoing with Planning Policy Team
Theme 1: Cherwell's rapidly growing economy						
Priority 2: Target provision of affordable housing in rural areas						
T4	Secure 100 new affordable homes in rural areas	2005	30 new affordable homes have been delivered in rural areas since the launch of the strategy (6 in 2001/02 & 24 in 2002/03). The Council and the Rural Housing Trust co hosted a rural housing conference in June 2002 to raise awareness amongst parish councils. The event generated considerable interest which has been followed up and has resulted in a number of village needs surveys being undertaken. The Council is currently exploring potential development sites in Fritwell, Hook Norton, South Newington, Adderbury and Ardley. The Council is also	No new completions in period March – September 2003. 1 scheme is on site (Wabag, Adderbury, that will provide 3 affordable homes). The Oxfordshire Rural Housing Partnership has now been formed between the 4 rural districts and a consortium of 4 Registered Social Landlords (RSLs). The partner RSLs have bid for Housing Corporation funding for the next two years, the results of which are awaited. The funding bids for Cherwell total £210,000 for 11 units. In addition bids outside of the Partnership have been made for £252,282 for 8 units.	No new completions in period 2003 – 2004. Housing Corporation ADP funding secured for: Beauchamp Squash Club, Bloxham - £80,000 for 4 units Cropredy Bridge Garage, £50,000 for 4 units Wabag, Adderbury, £80,000 for 3 units. Laburnam Close, Ambrosden, £197,904 for 6 units Ploughley Rd, Ambrosden, £54,378 for 2 units. The first three schemes to be delivered through the rural	Social Housing Grant funding: (included in grant figures shown in relation to T2) 2001/02 - £191,330 (LASHG £100,000 & ADP £91,330) 2002/03 - £807,369 (ADP £782,869 & LASHG £24,500) 2003/04 & 2005/06 – ADP - £462,282 for 19 dwellings.

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			working with the other three rural districts in Oxfordshire on the development of a cross boundary Rural Housing Partnership with a view to developing a medium term strategy for the provision of additional affordable housing across rural Oxfordshire.		partnership with Oxford Citizens Housing Association. The Ambrosden schemes to be delivered by Vale Housing Association. Other sites are under investigation.	
T5	Complete surveys of housing need in villages identified in the 'Cherwell Local Plan 2011' as having the greatest development potential, ie: <ul style="list-style-type: none"> - villages allocated new housing, and - larger and more sustainable villages 	2005	Village needs surveys completed in respect of Fritwell, Adderbury, Lower Heyford, Weston on the Green, Tadmarton, Swalcliffe, Sibford Gower, Barford St Michael and Barford St John. Surveys currently being organised in consultation with Parish Councils for Hook Norton and South Newington.	Survey in South Newington completed. The Rural Housing Trust has confirmed that it will no longer be working in Cherwell following the formation of the Oxfordshire Rural Housing Partnership. Housing Need surveys have been completed at Lower Heyford, South Newington and Fritwell.	Funding for a new Rural Housing Enabler post for Cherwell and West Oxfordshire District councils secured from the Countryside Agency and the Oxfordshire Rural Housing Partnership. An appointment has been made and the post-holder will take up his post in April 2004. Main responsibility is to liaise with parish councils and to co-ordinate village housing need surveys. A work plan will be developed to include a rolling programme of surveys.	Oxfordshire Rural Housing Partnership. Housing Enabling Officer. Rural Housing Enabler.
T6	Review effectiveness of new rural allocations policy	2002	In 2002/03 32 of 62 properties in villages were allocated to people with a local connection, most of whom would not otherwise have been rehoused. This new policy has enabled people to remain in or return to "their" village.	N/a		Existing Council and RSL owned dwellings

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Theme 1: Cherwell's rapidly growing economy						
Priority 3: Develop affordable solutions for key workers in the public sector						
T7 ✓	Secure 28 affordable homes for key workers in the public sector (10 by 2002)	2005	Since the launch of the Strategy in 2001 the following key workers have successfully acquired secure affordable housing under the Starter Home Initiative programme: 7 police officers 6 teachers 5 health service workers A further 3 key workers are currently involved in the legal process of buying homes.	10 SHI acquisitions this year making a cumulative total of 28 key workers housed to date.	Government Key Worker Living Initiative launched in 2004, with Sovereign Housing Association appointed as Zone Agents for the rural districts in Oxfordshire. This new scheme effectively replaces the SHI scheme.	Starter Home Initiative 2002/03 - £493,106 Key Worker Living 2004/06 - £37.6m across Oxfordshire for 910 dwellings. Funding for 30 Homebuy dwellings across Oxfordshire also available.
T8 ✓	Allocate at least 6 units of accommodation for key workers nominated under the National Mobility Scheme	2003	4 properties let to key workers under National Mobility Scheme in 2002/03 2 properties let to out of district applicants through increased priority on the allocations policy, (without having) to apply through the National Mobility Scheme.			Council Housing Stock
Theme 1: Cherwell's rapidly growing economy						
Priority 4: Secure good quality emergency accommodation for homeless households						
T9	Review of the effectiveness of the Oxford Citizens Housing Association/Banbury Young	Summer 2002	The scheme was closed because the high support and management needs of the young people could not be met on the limited staffing available to the scheme. Learning from	The scheme will be monitored by the partners over the year to assess its effectiveness.	-	ODPM homelessness funding - £40,000 Council's homelessness

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	Homeless Project supported shared house scheme for single homeless: then set targets for future provision		this, the partners to the scheme developed a new model of provision – the available 24 hour staffing was considered crucial and this was put in place using Supporting People funding; 12 units of accommodation have been secured by OCHA leasing houses in Banbury. The scheme called 24/7 opened in March 2003..			budget OCHA & BYHP staff resources
T10 ✓	Open the 'Bridge Direct Access Project' for emergency single homeless in Banbury in 2002	Sept 2002	Project abandoned when no suitable premises could be found. Project would have foundered later because of lack of Supporting People funding.		Homelessness funding from the ODPM identified for the project was directed to the 24/7 scheme outlined in T9 above. Also 4 units of emergency accommodation commissioned at the Banbury Foyer in partnership with Banbury Homes and BYHP using ODPM funding to offset the loss of original project.	ODPM homelessness funding - £40,000 Banbury Homes & BYHP staff resources
T11 ✓	Negotiate at least 10 additional units of private accommodation for people on Housing Benefit	Summer 2002	10 additional units secured (5 in 2001/02 and the remainder during 2002/03)	N/a	-	Homelessness Budget
T12 !	Each year reduce the proportion of homeless households in Bed & Breakfast and Housing in Multiple	Annually	The proportion of households in B&B or HMOs decreased from 16% (33 out of 204) in March 2002 to 12½% (28 out of 223) in March 2003.	The proportion of households in Bed and Breakfast or HMO's increased to 22% (63 out of 285) in March 2003. The 6 months to September saw an unprecedented increase in homeless placements, particularly	Indications are that use of out-of-District emergency accommodation has recently decreased significantly. However, more time and further work is needed before figures can be provided with	Council homelessness budget

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	Occupation (HMOs)			of single people under the Priority Need Order. The increase had to be met by accessing the immediately available accommodation of Bed and B&B's and HMO's	confidence.	
T13 !	Increase the proportion of homelessness applications on which the authority decides and tells the applicant within 33 working days – from 73% to 96% (the performance of the top 25% authorities 2000/01– BVP1 67)	2005	Arising from the introduction of new procedures in 2002/03 the proportion increased to 87% from 76% in 2001/02 exceeding the target of 85% for the year. The target for 2003/04 is 90%.	N/a	Detailed examination of the database has revealed historic data deficiencies which have distorted the figures. This problem has been resolved for 2004/05 and will be monitored. More work would be needed to provide an accurate figure for 2003/04 but has to be balanced with competing priorities.	Council staff resources
Theme 2: Renewing and rejuvenating Cherwell's housing and its environment						
Priority 1: Bringing the District's stock up to modern, energy efficient standards						
T14 ✓	a) Council Owned Stock Install replacement double-glazed windows and doors and central heating in all Council-owned properties	2005	With the agreement of tenant representatives, available resources have been targeted towards replacement double glazed windows and not replacement of central heating systems, however, central heating systems will be installed on medical grounds. During 2002/03 18 properties had first time central heating systems installed by the Council and a further 20 properties had	.	Achievement of this target is to be delivered by Charter Community Housing's £43m investment over the next 10 years in Cherwell's former Council housing stock as a result of the LSVT transfer on 29 March 2004	<u>Central Heating</u> - £80k budget/year. <u>Double Glazing</u> – 2001/02 £1.125m Council capital 2002/03 - £1m Council capital

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			installations through the "EAGA Scheme". 2001/02 – 350 properties had double glazed windows installed. 2002/03 – 336 properties had double glazed windows installed.			
T15 ✓	b) Private Sector Stock Save 1% of energy per annum (towards the Home Energy Conservation Act targets)	Annually	Thames Valley Energy Advice Centre (TVEC) jointly founded by Cherwell and West Oxfordshire District Councils, and Cherwell continues as lead authority. This data requires collation of information from numerous sources and other agencies. It is produced in September each year for the HECA return relating to the previous year. Provision of data by TVEC is now subject to a Service Level Agreement between CDC and TVEC.	2001/02 – 1.67% final (0.9% original estimate) 2002/03 – 1.61% final (1.3% original estimate)	Data is collated annually in the August following, in time for the statutory HECA Report in September. Consequently 2003-04 data will be available in August 2004. Data for 2002-03 is however now available. The result for 2002-03 is 1.61%. Target exceeded.	No specific staff resource for Cherwell District Council but we shall continue to promote a variety of energy saving schemes and provide on-going financial support for TVEC covering T15, T16 and T17: Grant 2001/02 £8k Grant 2002/03 £8k Grant 2003/04 £8k
T16 !	Under the Big Green Boiler Scheme, install 100 condensing boilers each year in Cherwell. In total 21 authorities now in scheme. 4669 boilers in total installed in	Annually	2001/02 – 258 boilers installed across Cherwell and West Oxon District Councils in total. 2002/03 – 61 boilers installed in Cherwell. 2003/04 (first 2 quarters) – 7 boilers installed in Cherwell. Provision of data by TVEC is now subject to a Service Level Agreement between CDC and TVEC.	Reduction in numbers largely a result of the cessation in activity in Cherwell's own stock arising as a result of LSVT process.	26 boilers were installed through the scheme in Cherwell. The low level of uptake occurred primarily as a result of the cessation of the Council's central heating programme prior to the LSVT vote. Discussions are taking place with CCH regarding their future programmes. In addition both targeted and general	See T15 funding arrangement

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	2002/03 by entire scheme.				marketing have and will continue to be made.	
T17 ✓	Advise 1,000 Cherwell householders each year on energy efficiency issues.	Annually	2001/02 – 389 households advised 2002/03 – 403 households advised Provision of data by TVEC is now subject to a Service Level Agreement between CDC and TVEC. 2003/04 First quarter – 182 households advised. Second Quarter - 2551 (Note: Target now revised to 450 each year)	Opportunity taken to carry out 100% mailing of Home Energy Check Questionnaires (with Electoral Registration papers). All respondents were provided with tailored advice. Given the success of this approach it is likely to be worth repeating at 2 or 3 yearly intervals. TVEC will however continue to provide advice on request.	3621 Cherwell households were provided with specific energy-efficiency advice as a result of completing home-energy questionnaires. The great majority arose as a result of the 100% mailing carried out with the last issue of Electoral Registration forms.	See T15 funding arrangement
T18 ✓	Launch the private landlords energy efficiency scheme to address fuel poverty	Spring 2002	Successfully launched in April 2002. A total of 44 enquiries have now been received Provision of data by TVEC is now subject to a Service Level Agreement between CDC and TVEC.	. 4 grants have been paid between April 2003 – September 2003 & 7 properties improved as a result (as a consequence of houses sub divided into flats).	13 grants paid. Works have improved 16 properties as a consequence of sub-division of one house into 2 flats and a second into 3.	Grant funding from CDC and incidental staff time. £50k in programme. A second tranche of £10k released to TVEC.
T19	Develop management information systems to ensure action is taken to improve the worst private housing – through use of handheld data capture systems	2003	Systems in place. However, ODPM has held back on the introduction of the Housing Health and Safety Fitness Rating system which will define the management information gathering requirements.	Now likely to be introduced in Summer 2005. Training and system requirements to be reviewed once legislative requirements and Guidance clarified.	Now likely to be introduced in Summer 2005. Training and system requirements to be reviewed once legislative requirements and Guidance clarified	Staff time and training costs – to be confirmed.

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Theme 2: Renewing and rejuvenating Cherwell's housing and its environment						
Priority 2: Focus regeneration on areas of the District in most need						
T20 !	a) Grimsbury in Banbury – working in partnership with the Paradigm Group – Purchase, modernise and let 6 properties that are in need of major repair to people on the Council's waiting list	March 2002	6 properties were acquired in partnership with Paradigm in 2001/02. Following improvement works these became available for letting during 2002/03.	No action since March 2003. Partnership and implications for Capital programme can now be reviewed as a result of LSVT and consequent clarification of the Council's finances.	No action since March 2003. Partnership and implications for Capital programme can now be reviewed as a result of LSVT and consequent clarification of the Council's finances.	LASHG £370,000 (included in figures shown at T2 above)
T21 !	– Deliver 20 individual property improvement schemes each year in Grimsbury working with Paradigm Group	Annually	10 in 2001/02 and 10 2002/03 delivered through enforcement and grants. A total of 11 improvements have been achieved between April and December 2003. Future working with Paradigm Group uncertain due to withdrawal of LASHG. Other work in Grimsbury will depend upon enforcement work (largely reactive), that is already budgeted for, and applications for Emergency Repairs Grants under the new Housing Policy (broadly equivalent to the former HRA grants). The budget for ERGs		18 properties improved. (There has been only 1 HRA grant which may suggest an adverse effect of the June revision of Grant Policy. A further amendment has now been made.)	The only resources specifically available towards Grimsbury for 2003/04 are Landlord Grants - £50k and Home Frontage Grants - £10k.

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			across the whole district is £120k.			
T22 !	- Acquire 5 properties for sale on a shared ownership each year in Grimsbury working with Paradigm Group	Annually	Cost of such schemes and lack of interest from potential home owners has resulted in no properties being acquired on a shared ownership basis. There are none in the pipeline.	N/a	N/a	LASHG has been removed – therefore no resources available
T23	b) Rural Airey Homes - Redevelop the Airey estate at Launton	2005	Decant process started in June 2003 and work on site in early September 2003. Construction programme planned to last 2 years.	First new house to be occupied in April 2004.	Work in progress – moves to new houses now planned to start May 2004	Council capital contribution of £150k in each of the next 2 financial years. (This may be recouped if house price increases are favourable). Staff time.
T24	- Redevelop the Airey estate at Weston on the Green	2006	No progress until outcome of LSVT and the Launton scheme is known.	Charter Community Housing to determine if future redevelopment of Airey Homes progress.	Charter Community Housing to determine if future redevelopment of Airey Homes progress.	Dependent on out turn of Launton Scheme and other funding from Charter Community Housing as a result of the LSVT transfer to take place early 2004.
Theme 2: Renewing and rejuvenating Cherwell's housing and its environment						
Priority 3: Improve the environment where the Council owns a significant amount of stock, especially where this will enhance community safety						
T25 ✓	Deliver the programme of	Annually	Since the launch of the Housing Strategy the Council's finances		The future of such schemes has been secured through the	Future funding via LSVT

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	environmental improvements and security measures determined by the Tenants' Working Party each year		have not been secure enough to progress environmental improvements and security measures.		transfer of the Council's former housing stock to Charter Community Housing with a specific allocation of £2m for environmental works.	
T26 ✓	Within the stock option appraisal, determine how a major scheme to remodel estates and garage areas can be implemented by 2005	2002	During 2002/03 work was carried out to demolish and replace a garage scheme of 15 units at Bartholomew Way, Yarnton. This was necessary because of the severe deterioration in its condition and the potential for exposure to asbestos. A continuing "in house" survey of asbestos in garage sites has led to the re-roofing of schemes at Evans Lane and Queens Avenue, Kidlington. Further work was undertaken to prevent access from the site to the River Cherwell which runs directly behind the Queens Avenue site and had been identified as a potential hazard.		The future of such schemes can now be considered by Charter Community Housing following the LSVT transfer on 29 th March 2004.	Future funding via LSVT Revenue contribution from HRA.
Theme 2: Renewing and rejuvenating Cherwell's housing and its environment						
Priority 4: Continue to bring empty homes back into use						
T27 ✓	Develop a new Empty Homes Strategy – following a survey of owners of	2002	New Strategy adopted in January 2003. First lists of empty properties sent to members in May 2003 for their assistance. The number of long term empty	The Council will be considering taking CPO action in the near future on a number of properties that have been empty for a significant period of time and	Members have asked that an inter-departmental group be set up. The group has initially be asked to review 4 possible CPO cases with a view to	Staff resources

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	properties known to have been empty for at least 6 months		properties in Cherwell is only 41 as at March 2003, and therefore the targets for T28 have been reduced to reflect the limited scale of this problem.	deteriorated substantially.	selecting 2 for initial CPO action.	
T28 !	Bring 20 homes back into use in 2003 and a further 30 in 2004 [Amended Target of 4 per year]	2003/2004	2 homes brought back into use in 2002/2003. Target reduced to 4 per year in Housing Service Plan 2003/2004. This was in recognition of the limited number of empty homes. 2 achieved in first half of 2003/04.	Major works in progress at 4 further properties and 2 awaiting demolition (planned for March 2004).	3 brought back into use. Work in progress at a further 3. Demolition of 2 properties dependent upon a small land transfer was delayed by LSVT. 2 further grants have been approved.	Capital resources £75k in Capital Programme 2003/04 and staff time
Theme 2: Renewing and rejuvenating Cherwell's housing and its environment Priority 5: Ensure that all Houses in Multiple Occupation (HMOs) maintain a minimum standard of accommodation						
T29 ✓	Reduce year on year the proportion of HMOs which require formal intervention	2005	Self-certification scheme introduced, along with a Registration Scheme. 2001/02 – 12 of 23 = 52% 2002/03 – 12 of 41 = 29%	2003/04 - 7 of 63 = 11% (from April – December 03) Targets – 16% 2003/04, 12% for 2004/05	Target exceeded. 14.7% required formal action. (Target requires some amendment to treat new HMOs separately.)	Staff resources
Theme 2: Renewing and rejuvenating Cherwell's housing and its environment Priority 6: Encourage new and rejuvenated homes to follow the Council's 'Green Design and Best Practice Guidance'						
T30	Build an 'energy efficient' show house in Banbury and one in Bicester	2005	Currently working in partnership with Banbury Homes on the development of four Eco homes on a derelict former garage site in Bicester. The site, which was in the ownership of the Council has been transferred to the RSL and planning consent has been granted. Building work will commence by January 2004. The scheme will comprise family	Bicester scheme withdrawn from Banbury Homes late 2003 due to Housing Corporation supervision problem. Scheme subsequently bid for by Bromford Carinthia as partnering bid within 2004/05 ADP bid round. Still looking for suitable site in Banbury.	Bicester scheme at Leach Road now allocated to Bromford Housing Group who will develop on behalf of Charter Community Housing. Housing Corporation ADP funding of £263,326 secured. Site in Banbury not yet identified.	ADP funding for 2004/05 £263,326 plus value of the land £38,000.

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			<p>homes incorporating cutting edge 'green' design and renewable energy technology. The project is a key target in the Council's Housing and Environmental Strategies and is supported by Thames Valley Energy. It will be used to promote environmentally friendly housing design locally to house builders and other RSLs and will inform the development of the Council's green design guide 'Building in Harmony with the Environment'. Links will also be made with local schools as part of an awareness raising initiative and help inform the environmental debate.</p>			
Theme 3: Cherwell's Community Well-being						
Priority 1: Make best use of the Council's housing stock for the benefit of the community						
T31 ✓	Carry out a formal stock option appraisal and, if appropriate, apply to DTLR for inclusion on the stock transfer list for 2002	End 2001	Following a formal stock option appraisal exercise in Autumn 2001, which clearly demonstrated stock transfer as the best way forward, the Council was accepted onto the 2002/03 Government Stock Transfer Programme. Extensive consultation with tenants on a transfer led to a ballot taking place in July 2003, where tenants voted in favour of transferring to Charter.	.	The transfer to Charter Community Housing took place on 29 th March 2004.	Council resources have funded the Stock Option Appraisal undertaken by Consultants and the costs associated with working towards the ballot result and setting up of Charter Community Housing can be

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						offset against the capital receipt from the LSVT transfer.
Theme 3: Cherwell's Community Well-being						
Priority 2: Help people to live independently in the community						
T32	Draft a 'Supported Housing Strategy'	2002	Draft completed November 2002. Further consultation with key stakeholders taking place with a view to final strategy being completed by November 2003.	.n/a	The Countywide Supporting People service of which Cherwell is a partner has received Beacon Status as an example of good practice. The draft strategy will be finalised when the latest housing needs survey data is available and this will feed into the Countywide review of Supporting People taking place in 2004/05.	Likely capital and revenue funding requirements will be identified within the strategy
T33	Review the sheltered housing support service – and evaluate how technology can help older people live independently	2003	Review to start Autumn/Winter 2003 following successful LSVT ballot. Intention will be to prepare for Supporting People Quality & Performance Review scheduled for mid 2004 and to achieve Centre for Sheltered Housing Studies Code of Practice in Sheltered Housing.	.	Wider service review postponed until post housing stock transfer in March. Supporting People Review also postponed until September	To be considered
T34	Ensure at least 20% of accommodation on new affordable housing developments is	Ongoing	15% achieved in 2001/02 33% achieved in 2002/03	None in the 6 months April – September 2003. 20 dwellings completed, for 4 person households or larger.	36% achieved 2003/04 (32 of 88 dwellings for households of three persons or less).	Staff time

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	for smaller households					
T35	Develop a comprehensive homelessness strategy – to encompass the current single homeless strategy – and to ensure suitable accommodation with appropriate support is developed by local partnerships	2003	Strategy published in July 2003. Key actions include mediation service for people made homeless from parents/relatives, homelessness preventative programme delivered in schools/youth groups implementing a hospital discharge procedure in conjunction with PCTs, and seeking increased access to the private rented sector.	Preventive programme in schools/youth groups commenced in June 03 funded by ODPM. Increased procurement of self contained leased temporary accommodation to ensure we meet Government's Bed and Breakfast target by March 2004. Reduction in homeless acceptances against two main causes – evicting relatives/friends and Assured Shorthold Tenancies terminations.	Temporary Homeless Prevention Team to be recruited from 1 April funded by ODPM grant.	Actions arising from strategy to be resourced through ODPM homelessness funding and existing budgets of Council and partner agencies
T36	Fulfil the annual programme for adaptations to Council and private homes	Annually	Budgets fully committed and spent for 2002/2003. Waiting list for adaptations in the public sector extends for nearly 12 months	Programme on target.	In 2003/2004 the budget was set at £300,000. The final actual spend for the year was £313,122, resulting in 231 completed adaptations. There is a waiting list of £242,000 for work in 2004/2005, against a budget of only £220,000.	Adaptations for Council properties are funded by the Housing Revenue Account. For 2002/03 there was a budget of £300,000, of which £299,685.68 was spent. The same budget allocation has been set for 2003/04. Funding for private homes comes partly from the Council's resources (40%) and from Specified Capital

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T37	At least 50% of affordable housing schemes (Section 106 sites) to be 'Lifetime Homes'	Ongoing	46% achieved 2001/02 44% achieved 2002/03	25% achieved April – September 2003 (5 out of 20 properties completed).	26% achieved to end of year (23 out of 88 properties completed). Lifetime Homes cannot or only partially be achieved in flats.	Grant (60%) By agreeing standard house types with developers in respect of affordable housing on S.106 sites we have achieved Lifetime Homes with minimal additional cost.
T38 !	Through the Oxfordshire Housing Group, develop a countywide purchasing plan for lifting equipment	2003	Scheme abandoned by joint working group. Reasons being the complexity of the legal agreement (and associated costs) compared to the benefit that might be obtained from such a scheme.	N/a	N/a	Staff resources
T39 ✓	Secure 4 self-contained flats in Bicester or Banbury with communal and overnight care facilities for young adults with physical disabilities	2005	Ability HA appointed by Oxfordshire County Council. Scheme has been operating since 2002. Cherwell's input was limited to staff time, developing the project brief and selecting and appointing a suitable RSL to deliver the end product. In 2002 Ability HA opened 4 units in the Banbury area for young adults with a physical disability who are seeking to become fully independent of their families. This is a partnership scheme with the RSL, OCC and CDC.			Staff time

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			Cherwell's contribution was staff time in the preparation of the project brief and selection of a specialist RSL to deliver the desired outcome.			
T40	Secure a Halfway House to support people with a physical disability discharged from hospital, before they return home	2003	Property identified and planning consent obtained for alterations. Funding from Regional Health has been secured and work on project has begun on site. Building works due to start in June 2003 (delayed by LSVT process). Completion Autumn 2003.	Nearing completion of project. Facility scheduled to be opened 200/4/05.	Facility now receiving specialist furnishings (beds etc.). Negotiations under way with specialist RSLs for the future management of the scheme.	Staff resources Funding from Regional Health Authority of £89,000 plus £10,000 Council capital. Revenue funding agreed by the two PCTs of £3,000 p/annum.
T41 ✓	In partnership with supported housing providers and key agencies, secure two 'floating support' schemes	2003	Tenancy support scheme successfully established in partnership with Banbury Homes. Floating support service for people with mental health problems secured.			Supporting People funding secured through Transitional Housing Benefit arrangements.
T42 ✓	Secure at least 22 self-contained units with varying levels of support for people with mental health problems in Banbury, Bicester and Kidlington	2005	By working in partnership with a range of specialist support service providers the following schemes have successfully been delivered since the launch of the strategy in 2001: 8 units of accommodation in Bicester with low level "floating" support 7 units of accommodation in Bicester offering higher level	Cherwell Mental Health & Housing Partnership Group has been lobbying for recognition of need for additional provision in Cherwell within Supporting People Strategy. Currently exploring potential additional provision linked to future developments at Cattle Market and Merton Street, Banbury.	Provision of 4 No. single person units in 4 bed bungalow completed in Blenheim Drive, Kidlington by Advance Housing and Support in 2003 – supported housing for people with severe learning and physical disabilities. 25 units achieved in total.	Capital funding has been secured through both district LASHG & ADP allocations and a county wide ADP allocation. Supporting People revenue funding in respect of the

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			dedicated support and communal resource facility 2 units of accommodation with floating support in Kidlington 4 units of accommodation with floating support in Banbury Projects are monitored by a multi agency steering group and a multi agency panel has the responsibility for assessing referrals.			support services has been secured via Transitional Housing Benefit Scheme.
T43 ✓	Secure 9 supported flats for teenage mothers in Banbury	2002	Scheme completed in Autumn 2002			Safer Communities Fund (£310,000) & LASHG (£309,000)
T44	Reduce the proportion of black and ethnic minority households in unsuitable accommodation from 13% to 10%	2004	Monitoring of take up of services has begun. New information leaflets available in a range of languages. Contacts being made and improved with local communities.	Ability to record data in relation to enforcement activity only established in September 2003. Reported figures may under represent progress made despite efforts to back-date information to April. 8 BME households improved April-December 2003.	The homes of 18 BME households have been improved in the year as a result of both grants and enforcement. This equates to a reduction of 1.2% towards the target to reduce by 3% target (46 households). Note: the underlying data will be influenced by the current HC & Needs Survey. The definition of unsuitable also requires consideration.	Relevant grant assistance Staff resources
T45	Comply with the Commission for Racial Equality's Code of Practice in rented housing	2002	Action plan in place to achieve BVPI 164 by October 2003.	.	BVPI 164 has not been achieved due to concentration of resources on LSVT. This action will now be undertaken by Charter Community Housing.	Staff resources

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T46	Implement the Good Practice Guidance for Social Landlords on Tackling Racial Harassment	2002	Internal policy and procedures are being updated to comply with the new requirements.		New policy and procedures are being developed by Charter Community Housing following transfer on 29 March 2004.	Staff resources
T47 ✓	Secure a Women's Refuge in Banbury	2003	Building work has started and refuge is due for completion in Spring 2004. Scheme has been given priority pipeline status for Supporting People revenue funding. BVPI 164 October 2003.	Development progressing satisfactorily. Completion scheduled for end of April 2004.	Launch scheduled for May 2004.	Safer Communities Fund (£579,174) & LASHG (£609,174)
Theme 3: Cherwell's Community Well-being						
Priority 3: Contribute to a safer community						
T48 ✓	Establish a countywide protocol for rehousing victims of domestic violence	2002	County wide joint statement agreed and protocol in existence in Cherwell.			Staff resources of Council & partner agencies
T49 ✓	Provide supported accommodation for people wishing to access the 'Turnaround' drug and alcohol treatment programme.	2002	Partnership project involving the Council, Paradigm Housing Group and Connection. 3 properties successfully acquired by Paradigm and specialist support service established by Connection. Additional 3 properties made available from the Council's housing stock.	Scheme complete and any extension of scheme will depend upon ability to secure additional properties and revenue funding via Supporting People.		Safer Communities Fund and LASHG and Council Housing Stock. Revenue funding via Supporting People pipeline scheme funding.
Theme 3: Cherwell's Community Well-being						
Priority 4: Promote balanced, sustainable communities						
T50	Introduce a 'choice based' lettings system	2002	A Banding system was introduced to replace the points system in December 2002 in	.	The Council needs to review this facility as part of its review of the Housing Strategy in	Moving to a choice based system will have an impact on

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			order to simplify the allocations process. Targets for the percentage of lettings made to different categories of housing applicant was also introduced to better manage the demand for housing..		2004/05. Further development towards a choice based letting system is dependent on procuring a suitable IT system.	processes and procedures/staff duties and will require a suitable IT system to be introduced.
T51	Implement common estate management procedures with Registered Social Landlords	2003	Work will continue in order to achieve an agreed protocol after the result of the Stock Transfer ballot is known.		New policy and procedures are being developed following the transfer to Charter Community Housing with a view to working in partnership with all RSLs in Cherwell.	Staff resources of Council and partner agencies

