



SOMERSET STRATEGIC HOUSING PARTNERSHIP – STRATEGIC HOUSING FRAMEWORK: WEST SOMERSET COUNCIL COMPREHENSIVE ACTION PLAN

BACKGROUND

The Somerset Strategic Housing Framework 2013 – 2016 was commissioned by the Somerset Strategic Housing Partnership. It sets out a new sub-regional housing strategy framework for Somerset to be complemented by individual District Action Plans. This framework approach enables each partner to identify specific actions to be implemented within individual local authority areas supported by the overarching common key areas of focus identified within this strategic framework.

The Strategic Housing Framework is intended to:

- Provide a framework for the future of housing in Somerset and identify sub-regional priorities;
- Show the crucial roles played by partnerships in delivering and improving housing and housing services in the sub-region and
- Illustrate the linkages between this framework and other key national and sub-regional policies and strategies

The Framework has identified three priorities as the key issues for the sub-region, each of which is supported by a number of Key Areas of Focus:

Priority 1: To increase the supply of affordable housing to support economic growth and development

Priority 2: To make the best use of Somerset’s existing housing stock

Priority 3: To meet the housing and accommodation related support needs of Somerset’s most vulnerable and least resilient residents

Priority 1: To increase the supply of affordable housing to support economic growth and development.

Key Areas of Focus

- 1.1. Work towards addressing blockages to delivery
- 1.2 . Effective use of planning
- 1.3 . Increasing supply of land for affordable housing
- 1.4. Identifying need effectively
- 1.5. Identifying more creative ways of delivering affordable homes
- 1.6. Sustainable *and affordable* developments
- 1.7. Continue to maximise New Homes Bonus
- 1.8. Co-ordination of partnership working with partner landlords such as housing associations
- 1.9. Deliver the pitch requirements as set out in the GTAA2013
- 1.10. Increase the availability of housing supply to mitigate the impact of the Hinkley Project

Priority 2: To make best use of the District's existing housing stock

Key Areas of Focus

- 2.1. Ensure that Homefinder Somerset continues to deliver mobility and choice of housing options to those wishing to access affordable housing in Somerset
- 2.2. Ensure that those already in social housing have mobility when they need it through the promotion and facilitation of mutual exchange wherever possible
- 2.3. Bring homes up to the decent homes standard wherever possible
- 2.4. Bring empty homes back into use and utilise them for those in housing need
- 2.5. Maximise works to improve energy efficiency and thermal comfort
- 2.6. Combat deprivation by ensuring diversification fo tenure mis within existing and new developments
- 2.7. Implementing co-ordinated approaches to small scale adaptations and repairs to enable people to remain in their homes

Priority 3: To meet the housing and accommodation related support needs of the District’s most vulnerable and least resilient residents.

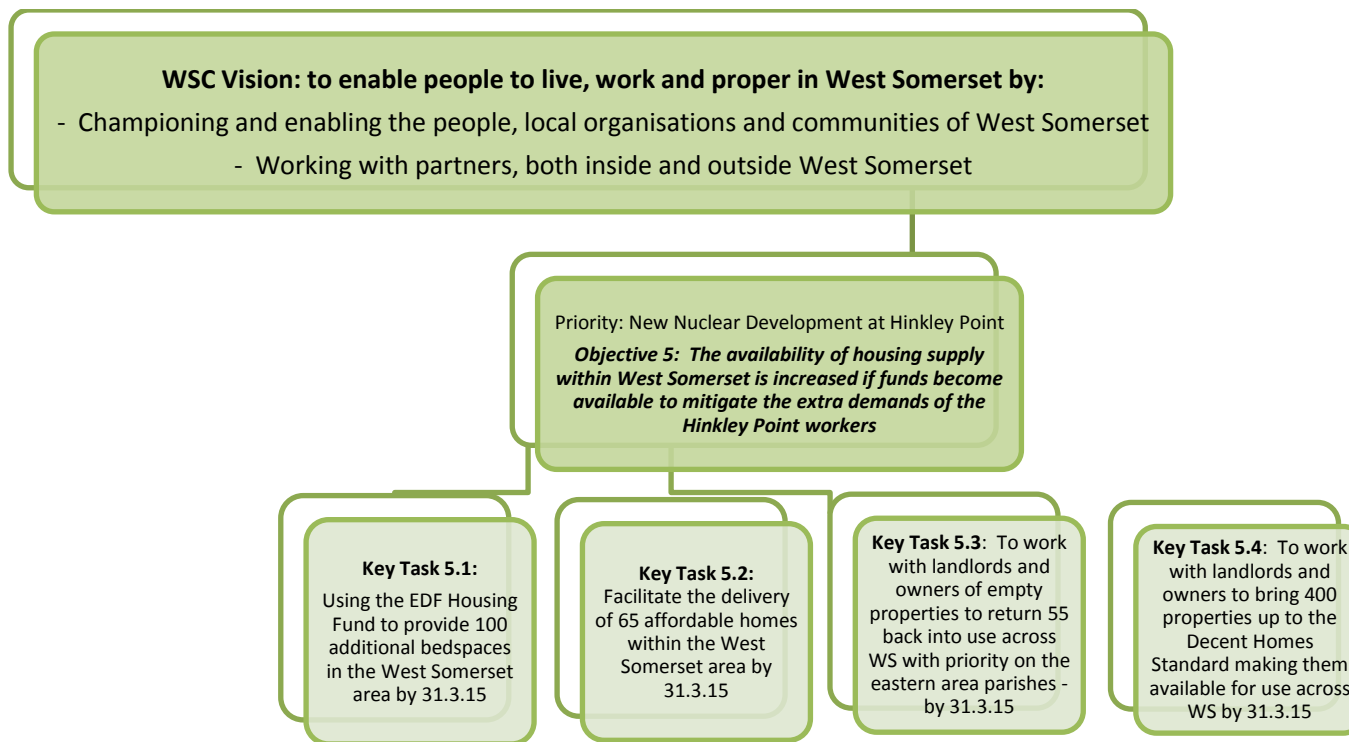
Key Areas of Focus

- 3.1. Support the delivery of the priorities within the Somerset Health and Wellbeing Strategy
- 3.1. Refresh and implement the Somerset Financial Inclusion Strategy
- 3.3. Support the priorities within the Housing, Health, Care and Support Strategy for Older People in Somerset
- 3.4. Support the delivery of the priorities of the Somerset Homelessness Strategy
- 3.5. Support the delivery of the key outcomes from the Somerset Youth Housing Strategy

WSC is the Local Housing Authority for the whole of the West Somerset administrative area but only the Local Planning Authority for about one third of the geographic area i.e. the parts lying outside the Exmoor National Park. This West Somerset Action Plan includes the Somerset part of the Exmoor National Park and attempts to align the housing-related corporate priorities with those of other relevant partnership Strategies, including the Exmoor National Park Authority Local Plan , to make sure they all work together and outcomes are delivered effectively. Other aligned corporate and partnership strategies include:

<i>West Somerset Corporate Strategies & Plans 2013 – 16</i>	<i>West Somerset and Exmoor National Park Authority Local Plans</i>	<i>Somerset Health & Wellbeing Strategy 2012– 2015</i>	<i>Housing, Health, Care & Support Strategy for Older People in Somerset</i>	<i>Somerset Homelessness Strategy 2013 – 2016 and Somerset P4A (Pathways for Adults)</i>	<i>Somerset Youth Housing Strategy 2012-2015 & Somerset P2I (Pathways to Independence for Young People)</i>	<i>Somerset Financial Inclusion Strategy 2011-13</i>
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The Strategic Housing Framework Priorities complement West Somerset’s Corporate Plan 2013-16 and underlying Service Plans. Set out below are the housing-related priorities, objectives and key tasks in the Housing, Welfare and Economy Service Plan for 2014-15 which have been incorporated into the Strategic Housing Framework West Somerset Action Plan.



This comprehensive and integrated approach has led to co-ordinating a relatively high number of interlinked actions, which will be refreshed and updated in line with the review of Service Plans to ensure the Action Plan continues to deliver changes in corporate priorities and targets. Service Plan targets are regularly reviewed by Scrutiny Committee. This Action Plan will be subject to 6 monthly review, with an annual report to Members.

Although this Action Plan will be adopted by West Somerset Council, few of the individual actions stand alone, the majority need be seen within the interlinked corporate context of Housing Enabling, Housing Options and Planning, and delivered by a partnership framework. Partners include other Somerset Authorities, Exmoor National Park Authority (ENPA), the Rural Housing Project (RHP), Developers and Registered Providers (RPs), many of which belong to the Affordable Housing Group (AHG), Parish Councils, the Somerset West Private Sector Housing Partnership (SWPSHP, a partnership of West Somerset, Sedgemoor and Taunton Deane Councils working jointly to improve private sector housing conditions), Homefinder Somerset (the Somerset-wide Choice Based Lettings Scheme), and many others.

During the consultation process we have developed a number of cross-cutting Key Local Principles which underpin many of the actions in the Action Plan.

Key Local Principles:

- 1. Maintain focus across West Somerset**
- 2. Make best use of all available resources including enabling, funding and land**
- 3. Ensure that all new developments contain an appropriate mix of size and type of property, and tenure, to best meet local housing needs.**
- 4. The Strategic Housing Framework and Action Plan should align with the adopted and emerging Local Plans of both West Somerset and the Exmoor National Park.**
- 5. Make best use of existing property**
- 6. Develop and utilise positive, open and flexible working relationships with all planners, partners, and stakeholders, to provide appropriate affordable and sustainable housing in the right locations**
- 7. Investigate and adopt good practice from wider partnership working**
- 8. The priorities of this Action Plan are aligned to key housing-related actions from other joint Somerset Strategies and Frameworks to ensure they work together effectively.**

The West Somerset Comprehensive Action Plan is supported at Appendix 1 by a more detailed and comprehensive look at the Facts and Issues behind the Actions, and which also cross references the linkages, and suggests some measures and outputs.

Finally, a number of actions are cross-referenced (as highlighted below) as they affect more than one Key Area of Focus:

S106 Agreements/Affordability/Viability
Homefinder Somerset

Partnerships including Affordable Housing Group
Empty Homes

Planning Policy
Somerset West Private Sector Housing Partnership

Rural Housing Project

WEST SOMERSET COUNCIL COMPREHENSIVE ACTION PLAN

Key to Delivery Responsibility:

AD H&C – Assistant Director Housing and Communities

DH&C – Director Housing and Communities

HFS Ops Group – Homefinder Somerset, Choice Based Operational Working Group

HFS CBL WG – Homefinder Somerset Choice Based Lettings Working Group

H&WB – Health & Wellbeing Board

HOM- Housing Options Manager

SSHG – Somerset Strategic Housing Officers Group

SWELT – Somerset West Landlord and Tenant Service

WS AHG – West Somerset Affordable Housing Group

WS Hsg Enabler – West Somerset Housing Enabler

Strategic Housing Framework Priority 1: Increase the supply of affordable housing to support economic growth & development

Key Area of Focus 1.1: WORK TOWARDS ADDRESSING BLOCKAGES TO DELIVERY

Outcome: WSC Service Plan - Delivery of 140 homes by 2016

1.1	WSC Service Plan Key Task 2.2.1 – 2.2.7: Facilitate delivery of 65 additional affordable homes on 7 specified sites by 31.3.15	WS Hsg Enabler	31.3.15
1.2	Work with the West Somerset Affordable Housing Group (WSAHG) to identify barriers and facilitate solutions (eg developing a Planning & Transport Protocol) and support both traditional and innovative ways of delivering affordable housing, including through Housing Associations, Private Developers or Self-build opportunities, or Neighbourhood Planning initiatives	WS AHG	Ongoing

Key Area of Focus 1.2: EFFECTIVE USE OF PLANNING

Outcome: Reduce blockages to delivery of 140 affordable homes by 2016

1.3	Prepare documentation for the Publication version of the Local Plan, its subsequent Submission to Secretary of State and, Examination stages by late summer.	Policy Planners	Late summer
1.4	<ul style="list-style-type: none"> Review the principles and wording of S106 agreements to enable greater flexibility including exploring the cascade of S106 monies to smaller communities (<i>this may require amendments to the existing WSC Planning Obligations SPD</i>) – see also KAOF 1.1 Use standard clauses/conditions regarding the delivery of affordable housing <i>through the planning system</i> 	Development Control	31.3.15
1.5	Encourage ENPA to progress their Local Plan ensuring it has a focus on delivering sustainable affordable housing for local communities to meet identified ongoing local need inc consultation on the Publication Version of the Local Plan during Nov 14	ENPA	31.12.14
1.6	Assist and work with rural communities to deliver rural exception sites to help meet their housing needs where it can be demonstrated that these are the most practical and sustainable solutions to meeting an ongoing need for affordable housing.	WS Hsg Enabler	Ongoing

Key Area of Focus 1.3: INCREASING SUPPLY OF LAND FOR AFFORDABLE HOUSING**Outcome: Identified supply of land adequate to meet affordable housing need in West Somerset**

	No specific actions but See Key Principles and other actions		
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Key Area of Focus 1.4: IDENTIFYING NEED EFFECTIVELY**Outcome: All new developments contain an appropriate mix of size and type of property, and tenure, to best meet local needs.**

1.7	Ensure a reasonable supply of 1 and 2 bedroom properties in relation to housing need when considering new developments (Homelessness Strategy Action 15: To ensure planners and enablers are aware of lack of 1 & 2 bedroom properties by providing evidence from Homefinder Somerset and other sources)	WS Hsg Enabler	Ongoing
1.8	Utilise information from the recently completed Strategic Housing Market Assessment Update to inform planning applications	WS Hsg Enabler	Ongoing
1.9	Rural Housing Project – Making better use of existing rural housing project to provide an accurate reflection of need and how to address it, and to help identify where new affordable housing is appropriate by better matching housing need to supply: Stage 1: Survey of rural housing applicants, Final Report and Rural Housing Fair - project completion by 31.5.14 Stage 2: Addressing and implementing the conclusions of the Final Report - ongoing	Rural Housing Project	31.5.14 then ongoing

Key Area of Focus 1.5: IDENTIFYING MORE CREATIVE WAYS OF DELIVERING AFFORDABLE HOMES**Outcome: Maximising the number of affordable homes becoming available from limited resources**

1.10	Identify innovative options for strategic sites to best meet affordable housing needs in the most appropriate way.	DH&C	31.3.15
1.11	Facilitate a supply of schemes which have been sufficiently progressed to maximise use of funding pots	WS Hsg Enabler	Ongoing
1.12	Review current delivery model for Empty Homes to make it more effective in maximising New Homes Bonus, and/or delivering additional bedspaces to mitigate the impact of Hinkley workers (see Action 1.27 below)	ADH&C	30.9.14

Key Areas of Focus 1.6: SUSTAINABLE & AFFORDABLE DEVELOPMENT**Outcome: Homes that are affordable to live in and to maintain, in sustainable communities**

1.13	Secure social rent levels wherever possible	WS Hsg Enabler	Ongoing
1.14	Monitor market to determine the impact of “Affordable Rent”	WSC Hsg Enabler	Ongoing
1.15	Investigate the HCA Special Interest Group Rural Network to evaluate whether it could benefit West Somerset	WSC Hsg Enabler	31.6.14

Key Area of Focus 1.7: CONTINUE TO MAXIMISE NEW HOMES BONUS			
Outcome: New Homes Bonus and all other available funding is maximised			
	No specific action but see Key Local Principle - Make best use of all available resources including enabling, funding and land.	AD H & C	31.10.14

Key Area of Focus 1.8: CO-ORDINATION OF PARTNERSHIP WORKING WITH PARTNER LANDLORDS SUCH AS HOUSING ASSOCIATIONS			
Outcome: Effective partnerships contributing to maximising housing supply			
1.16	Maintain a West Somerset focussed Affordable Housing Group into the future	WS Hsg	Ongoing
1.17	Carry out annual evaluation of the West Somerset Affordable Housing Group to ensure partnership remains effective	Enabler	Ongoing

Key Area of Focus 1.9: DELIVER PITCH REQUIREMENTS AS SET OUT IN THE SOMERSET GYPSY & TRAVELLER ACCOMMODATION ASSESSMENT 2013			
Outcome: An additional 2 pitches delivered by 2015 followed by a further 3 by 2020 in West Somerset			
1.18	Identify sites for additional gypsy and traveller pitches in accordance with the GTAA	Policy Planners	31.3.15
1.19	Investigate effectiveness of Mendip Loan Scheme for private gypsy sites	AD H&C	31.9.14

Key Area of Focus 1.10: INCREASE THE AVAILABILITY OF HOUSING SUPPLY TO MITIGATE THE IMPACT OF THE HINKLEY PROJECT			
Outcome: An adequate supply of available housing to meet the needs of local residents and Hinkley workers			
1.20	Keep Hinkley Housing Funding Strategy under continuous review to ensure relevance in the event of access to the EDF Housing Fund, at which time the new timetable will be also be confirmed (<i>the original Hinkley Housing Funding Strategy was agreed in principle in January 2013 by Hinkley Planning Obligations Board but no further progress as no access to funding</i>) Service Plan 2014-15 Key Task 5.1.1: Submit a bid for use of the Hinkley Housing Fund by 30.7.2013 to the Planning Obligations Board detailing the proposed interventions to deliver the key task. Subject to the approval of the bid:	WS Hsg Enabler	<i>NB: All dates under review subject to access to EDF funds</i>
1.21	Service Plan 2014-15 - Key Task 5.1.2: Facilitate the delivery of 15 bed spaces by Housing Associations in priority areas through implementation of their Downsizing Policies		31.3.15
1.22	Service Plan 2014-15 - Key Task 5.1.3: Work with housing associations and private developers to maximise opportunities in conjunction with the fund to bring forward both open market and affordable homes in Watchet (120 b/s) and Williton (50 bs)		31.3.15
1.23	Service Plan 2014-15 - Key Task 5.1.4 Provide empty property loans and advice to deliver an additional 30 bed spaces over and above the requirements of Key Task 5.3 (400 properties)	SWPSHP	31.3.15
1.24	Include an affordable housing focus in the Community Investment Plan to maximise resources for community benefit	WS Hsg Enabler	31.9.14
1.25	Utilise SWELT and the Landlord Accreditation Scheme to achieve good quality housing and sustainable tenancies in the PRS	SWPSHP	Ongoing

Strategic Housing Framework Priority 2: To make the best use of Somerset's existing housing stock

Key Area of Focus 2.1: TO ENSURE THAT HOMEFINDER SOMERSET CONTINUES TO DELIVER MOBILITY AND CHOICE OF HOUSING OPTIONS TO THOSE WISHING TO ACCESS AFFORDABLE HOUSING IN SOMERSET

Outcome: *Homefinder Somerset is an effective choice based lettings scheme providing mobility, housing options and access to affordable housing*

2.1	Ensure better provision and promotion of information to applicants on all aspects of Homefinder Somerset including reviewing the HS Guide for Users to ensure it provides comprehensive guidance through all stages of the moving process.	HFS Ops Group	30.9.14
2.2	Undertake analysis of Homefinder Somerset for a better understanding of applicant's needs as part of Rural Housing Project – Making better use of existing rural housing project - including an analysis of refusals. Refer recommendations back to Homefinder Somerset CBL Working Group	WS Hsg Enabler	31.5.14

Key Area of Focus 2.2: ENSURE THAT THOSE ALREADY IN SOCIAL HOUSING HAVE MOBILITY WHEN THEY NEED IT THROUGH THE PROMOTION AND FACILITATION OF MUTUAL EXCHANGE WHEREVER POSSIBLE

Outcome: *Mutual exchanges become an effective housing option for social tenants enabling moves to more suitable housing in terms of size/location/rent*

2.3	Promote the implementation of Mutual Exchange Plus including encouraging all tenants wanting to transfer to use ME+, providing information to help tenants pro-actively market their properties (eg, taking photos, property descriptions, moving checklist) and supporting multi-way exchanges.	HFS Ops Group	31.12.14
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Key Area of Focus 2.3: BRINGING HOMES, UP TO THE DECENT HOMES STANDARD WHEREVER POSSIBLE

Outcome: *300 (to be agreed) properties brought up to the Decent Homes Standard available for use across West Somerset in 2014-15*

2.4	Service Plan 2014-15 - Key Task 5.3.1: In partnership with Wessex Home Improvement Loans deliver 15 low interest loan products	SWELT	31.3.15
2.5	Service Plan 2014-15 - Key Task 5.3.2: Delivering 55 (to be agreed) Disabled Facilities Grants		
2.6	Service Plan 2014-15 - Key Task 5.3.3: Improving 50 privately rented properties to the minimum standard		
2.7	Service Plan 2014-15 - Key Task 5.3.4: Delivering the remaining 235 (to be agreed) properties through other mechanisms		
2.8	Encourage SWELT to develop and deliver Private Sector Action Plan including maintaining a wide range of financial assistance options	SWELT	30.9.14

Key Areas of Focus 2.4: BRING EMPTY HOMES BACK INTO USE AND UTILISE THEM FOR THOSE IN HOUSING NEED

Outcomes:

- *Empty Homes Action Plan;*

• 55 empty properties brought back into use in West Somerset			
2.9	Somerset Homelessness Strategy 2013-16: Action 7: <i>Consider creating an EH Action Plan which sets out how the LA will bring EHs back into use to help those on the housing register or threatened homeless</i>	AD H&C	30.9.14
2.10	Service Plan 2014-15 - Key Task 5.2.1: Deliver 25 empty properties back into use in the Quantock Panel Area	SWELT/	31.3.15
2.11	Service Plan 2014 -15 - Key Task 5.2.2: Deliver 10 empty properties back into use within the Exmoor Panel Area		
2.12	Service Plan 2014-15 - Key Task 5.2.3: Deliver 20 empty properties back into use within Minehead and Dunster Panel Areas		

Key Area of Focus 2.5: MAXIMISE WORKS TO IMPROVE ENERGY EFFICIENCY AND THERMAL COMFORT			
Outcome: People living in comfortable homes with a reduced risk of physical or mental illness			
2.13	Promote and facilitate through the SWELT service the free CSE advice line, Landlord Accreditation, EPCs, eco/Green Deal options	SWELT	Ongoing
2.14	Promotion of West somerset Ichooser scheme	Community Development	Ongoing

Key Area of Focus 2.6: COMBAT DEPRIVATION BY ENSURING DIVERSIFICATION OF TENURE MIX WITHIN EXISTING & NEW DEVELOPMENTS			
Outcome: All new developments contain an appropriate mix of size and type of property, and tenure, to best meet local housing needs (Key Principle 3)			
	No specific action but see Key Local Principle 3 and other actions		

Key Area of Focus 2.7: IMPLEMENTING CO-ORDINATED APPROACHES TO SMALL SCALE ADAPTATIONS AND REPAIRS TO ENABLE PEOPLE TO REMAIN IN THEIR HOMES			
Outcome: People able to live independently in their own homes for longer			
2.15	Developing Joint Plan for Disabled Facilities Grant funding for Health & Wellbeing Board	AD H&CD	31.9.14
2.16	Be involved in recommissioning of Home Improvement Agency contract by SCC to commence 1.4.2015 via SSHP	AD H&CD	31.3.15
2.17	Promote the role of HIA with Clinical Commissioning Group and Adult Social Care, via the Health & Wellbeing Board, to help older people remain independent in their own home.	AD H&CD	31.3.15 ongoing

Strategic Housing Framework Priority 3: To meet the housing and accommodation related support needs of Somerset's most vulnerable and least resilient residents

Key Area of Focus 3.1: SUPPORT THE DELIVERY OF THE PRIORITIES WITHIN THE Somerset Health & Wellbeing Strategy 2012-15			
Outcome: Somerset residents are aware of the importance of housing and housing-related options for maintaining independent living			
3.1	Adopt the Somerset Health & Wellbeing Framework	AD H&C	

3.2	Deliver the actions	AD H&C	Ongoing
3.3	One Page Action Plan-P6: Review strategic housing policy in relation to demographic change, economic growth and the future care needs to inform the Joint Strategic Housing Framework	Policy Planners	31.3.15
3.4	WSC to maintain pro-active involvement - One Page Action Plan-P8: Integrated and early support for families in need – increase preventative activity for targeted families through the Family Focus Programme and Early Help Strategy.	AD H&C	Ongoing

Key Area of Focus 3.2: REFRESH AND IMPLEMENT THE *Somerset Financial Inclusion Strategy 2011-13*

Outcome: Somerset Financial Inclusion Strategy/Framework 2013-16

3.5	Refresh and implement the Financial Inclusion Strategy	SSHG	31.3.15
3.6	Implement and Deliver the Financial Inclusion Strategy Action Plan	SSHG	Ongoing

Key Area of Focus 3.3: SUPPORT THE PRIORITIES WITHIN THE *Housing, Health, Care & Support Strategy for Older People in Somerset 2012 – 15*

Outcome: Housing options integrated within a seamless service for older people

3.7	Review extra care housing and supported housing: ST1.1: Contribute to the development of the commissioning plan and service specification following the review of extra care housing and supported housing and try to secure sufficient revenue funding to ensure that preventative services such as sheltered housing continue	Housing Associations	31.3.15
3.8	Address the needs of older people by delivering the Strategic Theme Actions which are addressed by other actions in this AP	ADH&C	Ongoing

Key Area of Focus 3.4: SUPPORT THE DELIVERY OF THE PRIORITIES OF THE SOMERSET HOMELESSNESS STRATEGY 2013-16

Outcome: People have settled homes which enable them to build settled lives

3.9	Address key goals of the <i>Somerset Homelessness Strategy</i> through delivery of the adopted Action Plan	HOM	Ongoing
3.10	Specific Actions featuring in Strategic Housing Framework: Deliver the Pathway for Adults	Bridgwater YMCA	Ongoing

Key Area of Focus 3.5: SUPPORT THE DELIVERY OF THE KEY OUTCOMES FROM THE *Somerset Youth Housing Strategy 2012 – 15*

Outcome: There is clear pathway of housing options and accommodation available for young people

3.11	Support and facilitate the development of the Beach Hotel by YMCA Somerset Coast, delivery partners for P2I, to provide the West Somerset Hub. Links to <i>Homelessness Strategy - Action 10: Preventing young people from becoming homeless by creating a single point of access (HUB)</i>	AD H&C/ YMCA	30.6.14
3.12	Implement and deliver the P2I: <i>Links to Somerset Homelessness Strategy – Action 10 (as above): Work within schools and colleges to provide young people with information on what to do in a housing crisis (including how to access HS).</i>	Bridgwater YMCA	Ongoing

Appendix 1

SOMERSET STRATEGIC HOUSING FRAMEWORK: WEST SOMERSET FACTS & ISSUES

Strategic Housing Framework Priority 1: To increase the supply of affordable housing to support economic growth and development

Key Area of Focus 1.1: WORK TOWARDS ADDRESSING BLOCKAGES TO DELIVERY

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
<p>SHF 4.12 West Somerset has the highest ratio of house price to earnings in Somerset at almost nine times the average earnings figure</p> <p>SHF 4.31: In 2009 almost 6% of West Somerset's homes are second homes, placing this area tenth out of all rural and coastal authorities</p>	<ul style="list-style-type: none"> • Geographical constraints including lack of large-scale sites • Lack of opportunities to achieve economies of scale, which can make development more expensive leading to viability issues • Perceived lack of desirability of West Somerset as a location for development amongst non-local and/or national developers/operators due to its accessibility to the strategic communications networks (e.g. West of England main railway, M.5/A.303) • Decrease in HCA funding resulting in low prospect of RPs bidding in 2015-18 HCA round; without grant RPs are unable to develop even their own sites; • Increased reliance on private developers may impact on space standards, location, staff resources to facilitate the development • Currently (Autumn 2013) a rising and active construction market resulting in: <ul style="list-style-type: none"> - Increased costs of materials and labour leading to increased tender prices; - Making it difficult for developers to appraise financial viability of development sites when having to guess tender prices in 18months time - Materials shortages and trades skills shortages which can result in contractors paying more to sub-contract for poorer quality - WS schemes competing on financial viability with other schemes in other districts that may be easier/cheaper to deliver - Contractors less likely to tender as currently over-committed within the current bid process until 2015 • The Hinkley development is likely to exacerbate all the above 	<p>Action Plan: 1.1 – 1.2</p> <p>Corporate Plan: Service Plan: Key Tasks 2.1, 2.2;</p> <p>Somerset County Council ;</p> <p>WS AHG;</p> <p><i>Key Area of Focus 1.8</i></p>	<p>Service Plan: Deliver 80 affordable homes by 31.3.14;</p> <p>Deliver 65 affordable homes by 31.3.15;</p> <p>Deliver 140 affordable homes by 2016;</p> <p>Planning & Transport Protocol</p>	<p>WS Housing Enabler</p> <p>WS Affordable Housing Group</p>

Key Area of Focus 1.2: EFFECTIVE USE OF PLANNING

WS Key Issues	Links	Measure/Output	Delivery
<p>Viability issues may well effect the ability for developers to provide the full quota of affordable housing requirement under the Council's SPD</p> <p>Legal Agreements have a perception of slowing down negotiations</p> <p>Delays in signing of S106 Agreements because of planning/legal/transport/development viability issues</p>	<p>Action Plan: 1.3 – 1.6</p> <ul style="list-style-type: none"> Corporate Plan 2013-16: Key Tasks 2.1, 2.2; Service Plan 2013-14: West Somerset Local Plan ENPA Local Plan Rural Housing Project WS SPD Hinkley Community Investment Plan – see <i>KAOF 1.10</i> 	<p>WS & ENPA Local Plans;</p> <p>31.3.14: 4 rural housing need surveys;</p> <p>Housing sites;</p> <p>Revised SPD by 2015</p>	<p>AD Property Services WS Planning Policy,</p> <p>Housing Enabler, Development Control;</p> <p>Rural Hsg Project</p>

Key Area of Focus 1.3: INCREASING SUPPLY OF LAND FOR AFFORDABLE HOUSING

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
<p>The Strategic Housing Market Assessment update has identified the objectively identified housing need for the West Somerset LPA area as 2,400 dwellings over the 20-year period ending in 2032. The emerging Local Plan is seeking to provide for 2,900 new dwellings over this time-scale in the West Somerset LPA area during that time, half of which are proposed to be built on a number of selected sites at Minehead, Watchet and Williton.</p>	<p>See 1.1 above</p>	<p>See above: Key Principles</p> <p>See Actions 1.4, 1.5; 3.3</p> <ul style="list-style-type: none"> HHC&S for OP ENPA Local Plan WS Local Plan 	<p>ENPA & West Somerset Local Plans</p>	<p>WS Housing Enabler;</p> <p>Rural Hsg Project;</p> <p>Parish Councils</p>

Key Area of Focus 1.4: IDENTIFYING NEED EFFECTIVELY

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery																																													
<p>SHF 4.3: The largest increase in terms of household types will be in single person households.</p> <p>Number of West Somerset applicants on Homefinder Somerset by bedroom size required:</p> <table border="1"> <thead> <tr> <th>Size</th> <th>1B</th> <th>2B</th> <th>3B</th> <th>4B</th> <th>5B</th> <th>6B</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>707</td> <td>343</td> <td>131</td> <td>38</td> <td>7</td> <td>2</td> </tr> <tr> <td>%age</td> <td>57%</td> <td>28%</td> <td>11%</td> <td colspan="2">4%</td> <td></td> </tr> </tbody> </table>	Size	1B	2B	3B	4B	5B	6B	Number	707	343	131	38	7	2	%age	57%	28%	11%	4%			<ul style="list-style-type: none"> Small number of 1 bedroom units available Homefinder Somerset Lettings 2012/13 in West Somerset by bedroom size: <table border="1"> <thead> <tr> <th>Size</th> <th>1B</th> <th>2B</th> <th>3B</th> <th>4B</th> <th>5B</th> <th>6B</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>55</td> <td>76</td> <td>31</td> <td>1</td> <td>0</td> <td>0</td> <td>163</td> </tr> <tr> <td>%age</td> <td>34%</td> <td>47%</td> <td>19%</td> <td colspan="2"></td> <td></td> <td>100%</td> </tr> </tbody> </table> <p>Of the 163 vacancies, 52 (32%) were in sheltered accommodation, of which 38 were 1B, and 14 x 2B, accommodation all with age/support restrictions</p>	Size	1B	2B	3B	4B	5B	6B	Total	Number	55	76	31	1	0	0	163	%age	34%	47%	19%				100%	<p>Action Plan: 1.7 – 1.9</p> <p>Homelessness Strategy Action 15;</p> <p>Strategic Housing Mkt Assessment;</p> <p>See <i>KAOF:2.1, 2.2</i></p>	<p>Increased proportion of 1B affordable properties;</p> <p>ENPA & WS Local Plans</p> <p>Fewer refusals of offers;</p>	<p>WS Housing Enabler;</p> <p>Homeless Strategy Action Plan;</p> <p>Rural Hsg Project</p>
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Number	55	76	31	1	0	0	163																																										
%age	34%	47%	19%				100%																																										

Key Area of Focus 1.5: IDENTIFYING MORE CREATIVE WAYS OF DELIVERING AFFORDABLE HOMES

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
See 1.1 above – Addressing blockages to delivery: Geographical constraints, Lack of available sites, Funding etc	Lessons learned from the legacy of previous creative ways of delivering affordable homes!	Action Plan: 1.10 – 1.11 See Key Principles; <i>KAOF: 1.1; 1.2; 1.3; 1.8; 2.4; 3.3;</i> HHC&S for OP	Bid to HCA for unspent funding	WS Hsg Enabler WS Affordable Housing Group

Key Area of Focus 1.6: SUSTAINABLE & AFFORDABLE DEVELOPMENTS

WS Key Issues	Links	Measure/Output	Delivery
<ul style="list-style-type: none"> Need to deliver homes that are affordable to reside in and maintain Affordable rents are not affordable in West Somerset – cross reference with Financial Inclusion Strategy below 	Action Plan: 1.12 – 1.14 SPD; Planning Framework; Rural Hsg Project	Additional social rent/ affordable homes	Developer partners; WS Planners; WS Hsg Enabler

Key Area of Focus 1.7: CONTINUE TO MAXIMISE NEW HOMES BONUS

WS Key Issues	Links	Measure/Output	Delivery
<ul style="list-style-type: none"> Lack of volume building Focus on bringing empty properties back into use but is complex and time-consuming for individual properties – lack of multiple owners 	Action Plan: 1.15; See Key Principles; Corporate Plan: Corporate Priority - Local Democracy; WS Local Plan;	Corporate Plan: NHB for 2014/15 is in excess of the accumulated total of £444k (based on 2012/13 figures)	WS Hsg Enabler SWPSHP Local Enterprise Partnership

Key Area of Focus 1.8: CO-ORDINATION OF PARTNERSHIP WORKING WITH PARTNER LANDLORDS

WS Key Facts	Links	Measure/Output	Delivery
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West Somerset Affordable Housing Group (comprising Housing Associations and private developers) is an established, evaluated and effective partnership to encourage and monitor development	<ul style="list-style-type: none"> • Action Plan: 1.16 – 1.18 • Key Principles • <i>KAOF : 1.1; 1.4; 2.1; 2.2; 3.4;</i> • Homefinder Somerset 	AHG attendance; Resolving barriers; Smooth operation of Wizard & Mutual Exchange Plus	WS AHG; HS CBL Working Group;
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Key Area of Focus 1.9: DELIVER PITCH REQUIREMENTS AS SET OUT IN THE GTAA 2013

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
<ul style="list-style-type: none"> • HS4.32: Pitch requirements: 2010-15: 2; 2015-20: 3; • Gypsy & Traveller Accommodation Assessment adopted for the Local Plan 	Often community opposition to planning applications for gypsy and traveller site	Action Plan 1.19 – 1.20 Somerset Gypsy & Traveller Accommodation Assessment (GTAA); WS & ENPA Local Plans; HCA, MDC	2 pitches by 31.3.15 2 further pitches reqd. between 2016 and 2020 and a further 5 pitches between 2021 and 2030	Criteria based policies in emerging Local Plan to provide Planning Framework for additional pitches

Key Area of Focus 1.10: INCREASE THE AVAILABILITY OF HOUSING SUPPLY TO MITIGATE THE IMPACT OF THE HINKLEY PROJECTS

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
Joint EDFe Housing Fund Strategy developed, with SDC and in consultation with key stakeholders, prioritising Housing Fund bids, with in principle approval from Planning Obligations Board (POB) in January 2013 The EDFe Housing Fund is still not available at the time of developing this Action Plan so the initial targets and outcomes in the Service Plan have been extended to 2015 from 2014.	SHF 4.27: This heightens concern that the demand from Hinkley workers for accommodation will have a particular impact on the under 40s who are reliant on low cost accommodation in the affected areas. This will place additional demands on private sector accommodation in the affected areas which will impact on the ability of local housing authorities to place/discharge homeless applicants into private sector accommodation.	Action Plan 1.21 – 1.26 Corporate Plan 2013-16: Service Plan 2013-14: Key Tasks 5.1 EDFe Housing Fund Strategy <i>See KAOF: 2.3, 2.4</i>	Provide 100 additional bedspaces in the West Somerset area, in the first year towards a 2016 target of 300 using the EDFe Housing Fund – when it becomes available Community Investment Plan – Action Plan	Service Plan Performance: Housing Enabling <ul style="list-style-type: none"> • SWPSHP • Community Development Affordable Housing Group

Strategic Housing Framework Priority 2: To make the best use of Somerset's existing housing stock

Key Area of Focus 2.1: TO ENSURE THAT HOMEFINDER SOMERSET CONTINUES TO DELIVER MOBILITY AND CHOICE OF HOUSING OPTIONS TO THOSE WISHING TO ACCESS AFFORDABLE HOUSING IN SOMERSET

WS Key Facts	WS Key Issues	Links	Measure/ Output	Delivery																														
<ul style="list-style-type: none"> Change of Homefinder Somerset Policy – adopted October 2013 is having an adverse affect on around 250 households. It's difficult to quantify how many applicants will directly benefit from the changes although most may indirectly benefit from having less competition. Homefinder Somerset Housing Options Wizard upgrade being introduced in February 2014 which will deliver a much more joined up and consistent housing options service and a wider set of options available via the website. Somerset West Private Sector Housing Partnership (SWPSHP) was established to improve private sector housing conditions including private rent and owner-occupied properties; SWPSHP set up Somerset West Landlord and Tenant Service (SWELT), a one stop shop providing information to tenants and landlords. There appears to be a high refusal rate – see Key Issues <p>No of West Somerset (WS) applicants on Homefinder Somerset (HS) by priority band:</p> <table border="1"> <thead> <tr> <th>Band</th> <th>Gold</th> <th>Silver</th> <th>Bronze</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>123</td> <td>470</td> <td>635</td> <td>1228</td> </tr> <tr> <td>%age</td> <td>10%</td> <td>38%</td> <td>52%</td> <td>100%</td> </tr> </tbody> </table> <p>HS Lettings 2012/13 in WS by priority band:</p> <table border="1"> <thead> <tr> <th>Band</th> <th>Gold</th> <th>Silver</th> <th>Bronze</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Number</td> <td>64</td> <td>73</td> <td>26</td> <td>163</td> </tr> <tr> <td>%age</td> <td>39%</td> <td>45%</td> <td>16%</td> <td>100%</td> </tr> </tbody> </table>	Band	Gold	Silver	Bronze	Total	Number	123	470	635	1228	%age	10%	38%	52%	100%	Band	Gold	Silver	Bronze	Total	Number	64	73	26	163	%age	39%	45%	16%	100%	<ul style="list-style-type: none"> Currently a significant number of properties are refused when offered to applicants who previously expressed an interest. Refusals are roughly 50% related to the suitability of the property and its location, and 50% related to the personal circumstances of the applicants. Accepting that some applicants will not consider the suitability of the property until an offer is made, why are people expressing an interest even if they don't want to move, or failing to respond to the offer process? The new Homefinder Somerset policy addresses some of the issues including providing information provided to applicants regarding the bidding process and implications. There is a significant cost to landlords of refusals To maximise the outcomes by ensuring that "bids" are seen 	<p>Action Plan: 2.1 – 2.2</p> <ul style="list-style-type: none"> Homefinder Somerset Somerset West Landlord & Tenant Service (SWELT) Tenant Passport Scheme Rural Housing Project Homefinder Somerset Policy 	<p>See 1.4 above</p> <ul style="list-style-type: none"> Number of skipings per advert by landlord? Lower Number of refusals per advert by applicants Better info for applicants (via new Scheme Guide etc); Annual Housing Fair; Quarterly Newsletters 	<ul style="list-style-type: none"> SWPSHP CBL WG Homelessness Strategy Action Plan RP Policies Rural Hsg Project; WS Hsg Options; CBL Working Group
Band	Gold	Silver	Bronze	Total																														
Number	123	470	635	1228																														
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HS Lettings 2012/13 in WS by residency at time of let:

Resident in WS	Moving to be near relatives in WS	Previously resident elsewhere in HS area	Moving near relatives in HS area	No local connection at all	Total
109	5	38	6	5	163

WSC Refusals 2012/13: 43 applicants refused properties

Reasons for Refusal (after expressing an interest in a property)

Reason	Count	Category
Unsuitable area or location	8	Property related: 22
Unsuitable property	13	
Unaffordable property	1	
Can't afford or don't want to move	6	Applicant related: 21
Failed to respond to offer	2	
Failed to attend viewing or letting	2	
Failed verification	7	
Landlord not prepared to accept	1	
Change of circumstances	3	
Total	43	

Current address:

Outside HS area	Homefinder Somerset area	West Somerset	(Of which, WS RP tenants)	Total
6	17	20	(9)	43

9 Transfer tenants refused accommodation previously bid on:

Property/Area unsuitable	Property unaffordable	Can't afford or don't want to move	No response to offer
4	1	3	1

Band:

Gold	Silver	Bronze	Total
18 = 42%	22 = 51%	3 = 7%	43

WSC Skipping Reasons 2012/13: 84 applicants skipped by landlords

Reason for Skipping:

Unable to proceed	No longer want to be considered	Other	Total
27	44	13	84
The majority have been unable to be contacted	Of which 38 considered the location or property unsuitable	Of which 4 were on health grounds	

Band:

Gold	Silver	Bronze	Total
19	54	11	84
23%	64%	13%	100%

through to offers by reducing the number of refusals ie that applicants are offered properties that they really want to move into! This means ensuring that applicants only expressing an interest in properties they really want to live in, and that there are no barriers to landlords offering them a tenancy.

- On the face of it, people from within West Somerset seem just as likely as those from outside not to know the rural areas and subsequently refuse properties because of their isolated location. There doesn't appear to be an apparent correlation for people from outside West Somerset . Do we need to consider providing more information about location, facilities and amenities.
- A third of the 9 transfer applicants above expressed interest in another property, which they then refused, even though they can't afford/don't want to move!
- 10% of applicants over all are in Gold Band but 42% of refusals are by Gold Band applicants.
- Perceptions that the Homefinder Somerset policy does not treat everyone equally despite it treating those in the same housing need equally

Tenant Ready Scheme

Key Area of Focus 2.2: ENSURE THAT THOSE ALREADY IN SOCIAL HOUSING HAVE MOBILITY WHEN THEY NEED IT THROUGH THE PROMOTION AND FACILITATION OF MUTUAL EXCHANGE WHEREVER POSSIBLE

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
<ul style="list-style-type: none"> There is a free (for tenants and landlords) mutual exchange facility on Homefinder Somerset that advertises properties but does not show tenants potential matches to their stated criteria. By advertising mutual exchange properties on Homefinder Somerset applicants can also see nationwide vacancies via the links to the National Homeswap Scheme (which ties together the House Exchange, Homeswapper, Abritas and Locata mutual exchange systems) 791 M/E properties advertised on 12.11.2013 – of which 22 are in West Somerset; In addition to Homefinder Somerset, some of the larger landlords are signed up to the House Exchange or Homeswap The majority of mutual exchanges are within Somerset. 	<ul style="list-style-type: none"> Currently no method of reporting on the number of successful Mutual Exchanges However the Homefinder Somerset Working Group is purchasing a Mutual Exchange Plus operating system that will also become a housing option for social tenants receiving advice at the end of their fixed term tenancy. The module will also enable reporting on the number of mutual exchanges. Mutual Exchanges can benefit from proactive dedicated mutual exchange officer involvement within housing providers, to identify and promote multi-way exchanges 	<p>Action Plan: 2.3</p> <p>Rural Housing Project</p> <p>Homefinder Somerset Policy</p> <p>Support Workers Network</p> <p>Mutual Exchange Plus</p>	<p>Increase in number of mutual exchanges to ??</p> <p>Factsheets</p>	<p>HS CBL Working Group</p> <p>Housing Options</p> <p>Registered Providers</p>

Key Area of Focus 2.3: BRINGING HOMES UP TO THE DECENT HOMES STANDARD WHEREVER POSSIBLE

WS Key Facts	Links	Measure/Output	Delivery
<ul style="list-style-type: none"> SHF 4.38: WS has a relatively high proportion of 'unfit' dwellings, indicating this rural district faces a notable issue in terms of private housing conditions Somerset West Private Sector Housing Partnership (SWPSHP) was established to improve private sector housing conditions including private rent and owner-occupied properties 	<p>Actions Plan: 2.4 – 2.8</p> <p><i>Key Area of Focus 1.10</i></p> <p>Green Deal Plan</p> <p>Service Plan Key Task 5.3: To work with landlords and owners to bring 400 properties up to the Decent Homes Standard making them available for use</p>	<p>See Action Outputs</p> <p>Increased Number of accredited landlords</p> <p>400 properties brought up to the Decent Homes Standard</p>	<p>SWPSHP – SWELT Private Sector Action Plan</p>

Key Area of Focus 2.4: BRING EMPTY HOMES BACK INTO USE AND UTILISE THEM FOR THOSE IN HOUSING NEED

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
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See SHF Table 7: Empty homes data for Somerset 2011-12 – Source Empty Homes Agency Ltd:

Total Dwellings	Total Empty	% empty	Short term empty	LA	Hsg Ass	Other Public Bodies	Private Owners	Long Term Empty
17,563	545	3.10%	336	-	12	4	529	209

- During 2012/13 63 empty properties were actively assisted back into use, exceeding the target of 45.
- During 2013/14 WSC aims to bring 55 empty properties back into use, plus an additional 70 for the next 2 years to mitigate the effect of the Hinkley Point development by targeting properties in the Hinkley Point, Watchet, Williton and Minehead priority areas
- The potential of Empty Property Regeneration is recognised in the joint WSC & SDC EDFe Housing Fund Strategy. £650,100 has been identified to provide an additional 72 “top up” loans of £15,000 to top-up the existing maximum loan of £15k, to a total of £30k, via Wessex Home Investment Loans, to provide an additional 300 bedspaces over 2 years from properties in substantial disrepair requiring more than the initial £15k loan.

- Lack of multiple owners of empty properties – tends to be individuals owning one property
- Bringing empty properties back into use can be complex and time-consuming for individual properties
- Empty properties are not always classified as such – a number of high profile empty properties are classified as second homes or uninhabitable which can be difficult to disprove and/or take further action.
- Maximise re-use of empty properties to contribute to New Homes Bonus (*see above 1.7*)
- Maximise re-use of empty properties in villages where they may also be more visible.

Action Plan: 2.9 – 2.12

Somerset Homelessness Strategy;

EDFe Housing Fund

Key Area of Focus 1.7, 1.10 and

Actions 1.13. 1.27:

Empty Homes Action Plan;

No of EH brought back into use in each LA;

Service Plan Key Task 5.2: Return 55 empty properties back into use across West Somerset with priority on the eastern area parishes

SWPSHP - Jan 2014

Rural Housing Project

Housing Enabler

Homelessness Strategy Action Plan

Key Area of Focus 2.5: MAXIMISE WORKS TO IMPROVE ENERGY EFFICIENCY AND THERMAL COMFORT

WS Key Facts

- **SHF 4.40:** WS has a high proportion of dwellings with Category 1 hazards – above the national average of 12%.
- It also stands out as having a relatively low average Standard Assessment procedure (SAP) rating on which the EERs are based and is the only district within Somerset with a SAP rating below the national average.
- **SHF 4.44:** high level of fuel poverty throughout West Somerset
- **SHF 4.42:** A statistically positive relationship between low thermal efficiency of housing and excess winter deaths (EWD) and the considerable number of EWDs attributable to cardio-vascular disease (CVD) and respiratory diseases has been shown to exist. Cold housing can impact on health in various ways. For instance, children living in cold homes are more than twice as likely to suffer from a variety of respiratory problems, including asthma, than those living in warm homes. It is clear that fuel poverty/cold housing can impact a variety of health outcomes and affect different groups of people, including those that may be asset rich but revenue poor.

Links

Action Plan: 2.13- 2.14; SWELT;
H&W Strategy;
HHC&S;
Green Deal:
Forum 21;

Measure/ Output

Delivery

SWPSHP

<ul style="list-style-type: none"> • SHF 4.43: Mental health is negatively affected by fuel poverty and cold housing for all age groups. In particular, more than one in four adolescents living in cold housing are at risk of multiple mental health problems compared to one in twenty adolescents who have always lived in warm housing. Cold housing also increases the level of minor illnesses such as colds and flu and exacerbates existing conditions such as arthritis and rheumatism, which can have a greater impact on the morbidity and mortality of older people who are more likely to have pre-existing conditions. 	WS Community Development		
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Key Area of Focus 2.6: COMBAT DEPRIVATION BY ENSURING DIVERSIFICATION OF TENURE MIX WITHIN EXISTING & NEW DEVELOPMENTS

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
<ul style="list-style-type: none"> • SHF 4.9: The Williton LSOA falls within the 20% most deprived nationally. • Williton is priority area for EDF Housing Fund 	<ul style="list-style-type: none"> • Affordable Housing: Social Rent/ “Affordable Rent”/Low Cost Home Ownership/Intermediate Rent/Market Rent? • Affordable Rent is unaffordable in West Somerset 	Action Plan See all other Actions		WS Hsg Enabler

Key Area of Focus 2.7: IMPLEMENTING CO-ORDINATED APPROACHES TO SMALL SCALE ADAPTATIONS AND REPAIRS TO ENABLE PEOPLE TO REMAIN IN THEIR HOMES

Links	Measure/Output	Delivery
Hsg, Health, Care & Support Framework for Older People in Somerset (3.3 below) Somerset Health & Wellbeing Strategy	Action Plan: 2.15 - 17; DFG Joint Plan	SWPSHP; Strategic Partnership Group Board

Strategic Housing Framework Priority 3: To meet the housing and accommodation related support needs of Somerset’s most vulnerable and least resilient residents by working in partnership

Key Area of Focus 3.1: SUPPORT THE DELIVERY OF THE PRIORITIES WITHIN THE SOMERSET HEALTH& WELLBEING STRATEGY 2012–15 (SH&WS)

WS Key Issues:	Links	Measure/Output	Delivery
<p>Somerset Health & Wellbeing Strategy 201 – 16 (SH&WS): Actions relevant to the Somerset Housing Strategy:</p> <ul style="list-style-type: none"> • Action 2 – Healthy planning and policy: The Health and Wellbeing Board will ensure that health and wellbeing is given due consideration in planning and other policy decisions to maximise the positive impact of our environment on healthy lifestyles. Examples of action could include identification of community food growing spaces and use of planning to influence the position of takeaways. • Action 4 – Well-connected, vibrant communities: There will be a much greater focus on supporting neighbourhoods and communities to take responsibility for shaping and transforming their own lives and their local services. Examples of action include the development of more local community and health services. • Action 6 – Supporting families with low resilience: There will be specific focus on working with the least resilient families in our communities and ensuring smooth access to relevant and tailored services. Examples of action include the development of a Troubled Families Programme. • Action 7 - Housing for independence: There needs to be an increased focus on the changing housing needs of the Somerset population, with particular focus given to widening the housing options for maintaining independent living. Examples of action include delivery of the Somerset Vision for Housing through a joined-up Somerset Housing Strategy, which also considers issues of affordability, benefit changes and fuel poverty. • Social Isolation 	<p>Action Plan: 3.1 – 3.4</p> <p>HHC&S Strategy for Older People in Somerset; WS & ENPA Local Plans; Family Focus Programme; Early Help Strategy; Financial Inclusion Strategy</p> <p>Key Areas of Focus: 1.2, 1.3, 1.4,1.6, 2,3,2.5; 3.3, 3.2</p>	<p>H&W Framework adopted</p> <p>Strategic Hsg Framework</p> <p>No of houses given pp?</p> <p>No affordable homes?</p> <p>No of new lifetime homes?</p> <p>16 yr olds not in education or training</p> <p>FI Strategy</p> <p>%age of children in relative poverty</p> <p>The proportion of people who use services and carers who find it easy to find information about services</p>	<p>WS Corporate & Service Plans</p> <p>WS Local Plan;</p> <p>SWELT</p> <p>Health & Wellbeing Board</p> <p>WS Housing Options</p>

Key Area of Focus 3.2: REFRESH AND IMPLEMENT THE *SOMERSET FINANCIAL INCLUSION STRATEGY 2011-2013 (SFIS)*

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
<ul style="list-style-type: none"> Somerset Financial Inclusion Strategy – due to be refreshed Key partners include West Somerset Advice Bureau, Moorvale Credit Union, West Somerset Food Bank; Established model of regular meetings with practioners, to resolve practical issues 	<ul style="list-style-type: none"> Affordability, benefit changes and fuel poverty; “Affordable Rent”; Bedroom tax; Council Tax; Community Policy Action Group - large amount of social isolation particularly as West Somerset is such a rural area 	<p>Action Plan: 3.5 – 3.6</p> <p>Key Areas of Focus:2.3, 2.5, 3.1;</p> <p>Corporate Debt Policy;</p> <p>H&W Strategy;</p> <p>HHC&S Framework for OP;</p>	Adoption of Somerset Financial Inclusion Strategy & Action Plan	Somerset Health & Wellbeing Board

Key Area of Focus 3.3: SUPPORT THE PRIORITIES WITHIN THE *HOUSING, HEALTH, CARE & SUPPORT STRATEGY FOR OLDER PEOPLE IN SOMERSET 2012 - 15 (HHC&SS)*

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
<ul style="list-style-type: none"> HS4.1: 30% of West Somerset’s population is aged 65 or over. HS4.35: When asked why they didn’t plan ahead, a major factor was not knowing the options open to them and the precautions they should take to prepare Note that older people’s housing needs are included in overall assessments of need – eg affordability, transport links, etc are relevant to all age groups. Age-specific funding is no longer available for housing related accommodation 	<p><i>Housing, Health, Care and Support Strategy for Older People in Somerset 2012 – 15 (HHC&SS):</i></p> <p>STRATEGIC THEME 1: Within the available resources, we will make best use of all types of housing and related services to meet, where possible, the needs of older people.</p> <p>STRATEGIC THEME 2: We will promote health and wellbeing through an emphasis on preventative services in order to reduce the impact on high cost health and social care services</p> <p>STRATEGIC THEME 3: We will seek to promote housing and related services as one system, so that each part links together to meet the needs of older people where possible</p> <p>STRATEGIC THEME 4: We will promote the integration of those services that will improve outcomes and the seamless service provision that older people seek</p> <p>STRATEGIC THEME 5: We will promote workforce stability and recognise the value of unpaid carers and the voluntary sector in working to achieve more joined-up services</p> <p>STRATEGIC THEME 6: We will seek to share and use data and other available information more effectively</p> <p>STRATEGIC THEME 7: We will seek to change the way we work across traditional agency boundaries to create the right partnerships for seamless service delivery</p>	<p>Action Plan: 3.7-3.8</p> <p>HHC&SS Action Plan;</p> <p>Wessex Home Improvement Loans;</p> <p>Key Principles;</p> <p><i>KAOF: 1.1, 1.2, 1.3, 1.4,1.6,1.7,1.8,1.28, 2.3,2.5,2.7,3.1,3.2,3.12</i></p> <p>WS & ENPA Local Plans;</p> <p>Financial Inclusion Strategy;</p> <p>Health &Wellbeing Strategy;</p> <p>Local Enterprise Partnership</p>	All to be determined by the Health, Housing, Care & Support Strategy for Older People in Somerset Action Plan	Registered Providers Somerset Strategic Housing Group; SWPSHP Health & Wellbeing Board Local Enterprise Partnership WS Housing Enabler WS Housing Options Parish Councils Developers Rural Hsg Project SWPSHP Housing Providers

Key Area of Focus 3.4: SUPPORT THE DELIVERY OF THE PRIORITIES OF THE *SOMERSET HOMELESSNESS STRATEGY 2013-16*

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
<ul style="list-style-type: none"> West Somerset Council has adopted the Somerset Homelessness Strategy 2013-2016 and Action Plan Contracts began 1.5.13 for The Somerset Pathway for Adults to provide an*<i>integrated</i> range of targeted services to meet the needs of vulnerable people. *Integrated Services each with three elements:- Outreach, Accommodation, Resettlement 	<p>Somerset Homelessness Strategy 2013-16 Goals:</p> <p>Goal 1: Reduction and prevention of homelessness</p> <p>Goal 2: Provision of appropriate advice, accommodation and support if crisis occurs</p> <p>Goal 3: Maximise effective partnership working to provide cost-effective and responsive services</p> <p>Specific Actions featuring in Strategic Hsg Framework:</p> <p>Homeless Strategy Action 7 = Key Area of Focus 2.4</p> <p>Homeless Strategy Action 10 = Key Area of Focus 3.5</p> <p>Homeless Strategy Action 15 = Key Area of Focus 1.4</p> <p>Homelessness Strategy Action 16 = Key Area of Focus 2.1</p> <p>Homelessness strategy Action 17 = Key Area of Focus 2.1</p> <p>Lack of move-on accommodation from supported housing</p>	<p>Action Plan: 3.9-3.10</p> <p>Empty Homes Action Plan</p> <p>Youth Housing Strategy</p> <p>WS & ENPA Local Plans</p> <p>Homefinder Somerset</p>	<p>Reduction in homelessness;</p> <p>Increased number of empty homes brought back into use for homeless households</p>	<p>Housing Options Managers</p> <p>Homeless Strategy Action Plan</p>

Key Area of Focus 3.5: SUPPORT DELIVERY OF THE KEY OUTCOMES FROM THE *SOMERSET YOUTH HOUSING STRATEGY 2012-15*

WS Key Facts	WS Key Issues	Links	Measure/Output	Delivery
<p>West Somerset Council has adopted the Pathway to Independence (P2I), an Integrated Pathway of accommodation and support services in all relevant localities to meet the needs of young people. P2I is the delivery mechanism for the Somerset Youth Housing Strategy, YMCA Somerset Coast is the delivery partner.</p>	<p>Somerset Youth Housing Strategy and Action Plan 2012 – 15: Priorities</p> <p>Priority 1: Preventing young people from becoming homeless or from living in unsuitable accommodation</p> <p>Priority 2: Encourage young people to develop positive relationships</p> <p>Priority 3: Encourage and assist young people to live in safe environments</p> <p>Priority 4: Enable young people to grow in confidence, strength, self esteem and skills. Help young people to enjoy life.</p>	<p>Action Plan: 3.11-3.12</p> <p>Somerset Homelessness Strategy – Action 10</p> <p>Service Plan</p>	<p><i>HUB established – Dec 2013</i></p> <p><i>Number of P2I advice sessions delivered to schools and colleges-Jan 2014</i></p>	<p>Homeless Strategy Action Plan</p> <p>P2I Dashboard</p> <p>WS Service Plan</p> <p>Somerset Coast YMCA</p>