

BARNSELY METROPOLITAN BOROUGH COUNCIL

This matter is a Key Decision within the council's definition and has been included in the relevant Forward

**Report of the Executive
Director, Development,
Environment & Culture**

Housing Strategy 2014 - 2033 Report

Developing a New Strategic Framework for Housing in Barnsley

1. Purpose of report

- 1.1 To highlight and discuss the draft long-term strategic framework for housing across the Borough.
- 1.2 To highlight and discuss the draft 4 Year Delivery Plan for housing.
- 1.3 To highlight the steps required to finalise and adopt the new Housing Strategy and 4 Year Delivery Plan for housing.

2. Recommendations

It is recommended:

- 2.1 **That Cabinet agrees with the vision, objectives and strategic approach as set out in the draft Housing Strategy and the significance that this will play in achieving some of the Council's core priorities as set out in its Corporate Plan.**
- 2.2 **That Cabinet notes that the new Housing Strategy and the 4-Year Delivery Plan are subject to further minor amendments (including formatting) and that the aim is to have these documents issued for wider stakeholder consultation in Spring 2014 and adopted by Summer 2014.**
- 2.3 **That Cabinet notes the wider strategic and policy shifts identified within the new strategic framework for housing delivery and growth regarded as essential if the Borough is to achieve its aspiration of bringing about a 'step change' in housing delivery to ensure the greatest impact on the economic growth.**
- 2.4 **That the draft Housing Strategy will be delivered within existing approved resources and where additional priorities are identified requiring additional resources these will be considered in more detail by Cabinet alongside the requirement to fund the redevelopment of the town centre and any other emerging Future Council priorities.**

3. Introduction

- 3.1 A discussion paper was brought to Cabinet on 23.10.13 which highlighted and discussed the following key issues:

- The approach and emerging developments concerning a new long-term strategic framework for housing across the Borough.
 - How the new strategic framework for housing fits within the national and local policies, the Corporate Plan and other strategic plans i.e. Economic Strategy, Health and Wellbeing Strategy, the Homelessness Prevention, Support and Independence Strategy and the Empty Homes Strategy.
 - A number of key strategic areas and issues which the Council and its partners will be required to embrace if the Borough is to achieve its aspiration of bringing about a 'step change' in the delivery and growth of new housing across Barnsley that forms a key part of the Economic Strategy for the Borough.
 - A number of fundamental changes to the approach currently being taken on affordable housing and the likely change to the locational areas where market housing is to be developed including some development in the Green Belt.
- 3.2 The discussion paper was approved by Cabinet (subject to minor amendments) with the following next steps and actions for Officers to implement:
1. Develop the New Housing Strategy and Delivery Plan
 2. Cabinet Approval of Draft Housing Strategy and Delivery Plan (Purple)
 3. Undertake stakeholder consultation on the New Housing Strategy and Delivery Plan
 4. Finalise the New Housing Strategy and Delivery Plan
 5. Cabinet Approval of Draft Housing Strategy and Delivery Plan (White)
 6. Adopt the New Housing Strategy and Delivery Plan
- 3.3 The following report covers the completed draft of the New Housing Strategy and the first 4 Year Delivery Plan and is present to Cabinet for discussion and approval to be used for wider stakeholder consultation.
- 4. Proposal and justification**
- 4.1 The following documents (attached) set out the Council's ambitions for the housing strategy are set out in the following documents:
- Barnsley Housing Strategy 2014 to 2033 (Appendix 1)
 - Barnsley Housing Strategy - 4 Year Delivery Plan (2014 to 2018) (Appendix 2)
- 4.2 Having looked at the current housing policy and investment landscape, the projected population and housing market changes in Barnsley, and having considered the priorities raised by our residents, we have established five key objectives for housing in the Borough over the next 20 years. These are:

- To support new housing development which creates a thriving and vibrant economy
- To ensure the design and delivery of new high quality, desirable and sustainable homes
- To make best use of improve existing housing stock in Barnsley
- To develop strong, resilient communities
- To support younger, older and vulnerable people to live independently

These objectives will be delivered by the Council and our partners through investment in physical interventions in the places that people want to live and work in, and by our approach to supporting our residents.

These objectives are outlined in more detail in the Housing Strategy chapters about a Better Barnsley (Section 2) and Strong and Resilient Communities (Section 3).

- 4.3 The new Housing Strategy has been developed in consultation with key stakeholders in response to the ever changing financial, economic, planning policy and housing market context. The Housing Strategy also includes an overview of the national and local context, and the actions will reflect the changing policy and investment landscape that we are operating within.
- 4.4 The new Housing Strategy sets out the Council's ambitions for housing provision, investment and management in the Borough over the next 20 years. It describes how we intend to use our resources and influence partners and the private sector to help us achieve our goals. Our priority actions will be set out in a series of four Delivery Plans. The draft first four (4) year Delivery Plan is included in Appendix 2.
- 4.5 In the future the Council will encourage greater diversification of the housing offer by fostering the building of larger family housing and a higher value offer as well as supporting delivery of a range of tenures including longer term private rented options and products to enable access into home ownership.
- 4.6 The new strategic framework for housing delivery and growth has been shaped against the social housing reform agenda, ongoing activity to prevent homelessness and to ensure the provision of a range of supported housing for a variety of vulnerable client groups and an increasing understanding of the role that housing plays in ensuring the health and well-being of the population

5. Consideration of alternative approaches

- 5.1 The alternative is for the Council not to adopt a new Housing Strategy which forms part of the Council's Economic Strategy. However, without a clear housing strategy it is likely that the economic performance gap between Barnsley and the region is likely to widen thus placing the Borough in an even less favourable position for inward investment, housing growth and generally providing local residents with lower levels of new economic opportunities.
- 5.2 Not progressing the implementation of the new Housing Strategy will also limit housing growth, Council Tax, New Homes Bonus and the Community Infrastructure Levy the Council is likely to collect thus having a more limited financial base for our core services.

6. Implications for local people / service users

- 6.1 One of the key priorities of the Council in its Economic Strategy is to create the conditions for economic growth and greater prosperity. This includes improving the quantity, quality and access to housing for all Barnsley citizens. This in turn will generate more local jobs, more training opportunities and more businesses and will connect local people with these opportunities. The effective delivery of the new Housing Strategy will therefore have a very positive impact on local people.

7. Financial implications

- 7.1 Consultations on the financial implications have taken place with representatives of the Director of Finance, Property and Information Services
- 7.2 The Housing Strategy has a number of variables with financial implications and it is possible that some of the budgets to support the Housing Strategy might change. However it is intended that delivery of the Housing Strategy will work within previously approved budgets and there are no additional financial implications at this stage. In relation to currently approved budgets, the Housing Growth Team has a net 2014/15 service budget of £420k. In addition Cabinet approved the 2014/15 HRA revenue budget (Cab15.1.2014/8.1) and 2014-19 capital investment programme (Cab15.1.2014/8.2) totalling £129m.
- 7.3 Where new projects are identified in the Delivery Plan and require additional funding from the Council and/or other external bodies then a business case will be prepared and the appropriate Council approvals processes would be followed.
- 7.4 Where projects identified within the Delivery Plan are managed by Berneslai Homes then these will be funded via the HRA. The HRA Budget 2014/15 together with the Capital Investment Programme 2014/19 were approved by Cabinet on 15 January 2014 (Cab.15.1.2014/8.2). As part of the delivery of the Housing Strategy the Council will seek to maximise any additional funding from Government to support housing programmes i.e. Affordable Homes Programme, Disabled Facilities Grants, Build to Rent, etc.
- 7.5 Notwithstanding the above a large part of the delivery of the Housing Strategy will require substantial inward investment from the private sector in building new homes. It is therefore imperative that the Council work closely with the private sector to maximise investment and housing growth for the Borough.

8. Employee implications

- 8.1 Alongside the adoption of the Housing Strategy, a restructure of the housing service will be conducted to ensure that delivery teams are fully aligned with the resources required to deliver tasks and projects within the new strategy.
- 8.2. The new structure will see the creation of new teams, with each team taking on a particular responsibility for the delivery of respective projects set out in the Delivery Plan.

- 8.3. This restructure is scheduled to be delivered following the establishment of the new housing business stream and will also seek budget savings needing to be implemented in 2015-16 and 2017-18.
- 8.4. A further detailed report will be presented to Cabinet as the restructure progresses.

9. Communications implications

- 9.1 The new housing strategy will play a vital role in the Council's key priority for 'Growing the economy'. In addition providing high quality new and affordable homes in the right place is essential for bringing more jobs, more businesses and greater prosperity for Barnsley. Therefore, alongside its sister strategies including the Jobs & Business Growth Plan, Transport Strategy, Learning and Skills for Employability Strategy there will be a wide range of public relations and communication notices and media publications to highlight the positive benefits that the Housing Strategy will contribute to the Borough.
- 9.2 A joined up communications plan will be developed and implemented to promote the new Housing Strategy. It will be essential that the final Housing Strategy is presented in a form which could be used as an external promotional document for developers and partners. As such, Corporate Communications will be involved in the production of the externally facing brochure to ensure key messages are included.

10. Consultations

Consultations have taken place with the following key stakeholders on the draft new Housing Strategy and 4 Year Delivery Plan:

- Representatives from Development Services
- Representatives from Adults and Communities
- Representatives from Housing Options
- Strategic Housing Working Group (Chaired by the Lead Member for Development, Environment and Culture)
- Berneslai Homes
- Senior Management Team

Further consultation with wider stakeholders will take place once the draft new Housing Strategy and draft 4 Year Deliver Plan has been approved by Cabinet for wider release.

11. Community Strategy and the Council's Performance Management Framework

- 11.1 The proposals contained within the report fully support the themes contained in the Community Strategy (2011 – 2015). In particular, the report presents key proposals which will make a significant contribution to one of the key priorities, namely 'Growing a 21st Century economy'. The Housing Strategy is also fully aligned with the Corporate Plan key priorities of 'Growing the economy', 'Improving people's potential and achievement' and 'Changing the relationship between the Council and the community'.

12. Tackling Health Inequalities

- 12.1 The unequal distribution of health between Barnsley and England and within Barnsley is in effect due to the unequal and unfair distribution of factors that affect health and the subsequent feelings of self-worth and position in society. It is clear that future housing strategy must therefore seek to make available high quality housing to all and should seek to address housing provision and housing improvements to the most deprived areas and to the most vulnerable communities as priorities. Housing and public health colleagues will work together to assess the health impacts of the strategy as it is implemented with a view to maximising positive impacts on health inequalities and seeking to mitigate any negative impacts.

13. Climate Change & Sustainable Energy Act 2006

- 13.1 The housing strategy will address Climate Change & Sustainable Energy Act 2006 through the new build of open market and affordable homes including meeting Code for Sustainable Homes.

14. Risk Management Issues

- 14.1 There are a number of risks associated with the new Housing Strategy, which are summarised below.
- 14.2 Although the production of the new Housing Strategy will be carried out in full consultation with the public and private sector partners, the “detail” of how each sector will be involved in each proposed intervention and what they can bring to the table will be developed in more detail as part of the Delivery Plan structure. Consequently, there is a high probability it is likely that the outcomes and costs of each of the proposed interventions contained in the first 4 (four) years Housing Strategy Delivery Plan will need refinement (see Section 7 above) but further cabinet approval will be sought where additional resources are required.
- 14.3 Following quantitative analysis the evidence shows that there is shortage of land/sites to meet the housing targets. Therefore, some elements of the housing growth sites may need to be developed in the green belt. There are a number of risks that could potentially materialise as a result of a fundamental change of policy and approach that the Council are considering which will be set out in detail as part of the Local Plan making process. Potential risks that could materialise would be local objections to planning policy and/or planning decisions, judicial review of decisions to build on green belt land, protracted delays as a result of objections and the potential withdrawal of support from landowners and developers to build on green belt land due to some/all of the above mentioned risks. A green belt review is being undertaken by the Council's consultants (Ove Arup) as part of a wider strategy to mitigate the risks around potentially developing out sites in the green belt. The Council will work closely with key stakeholders to address concerns and how these can be mitigated.
- 14.4 The general housing market has come through some severe and tough conditions over recent years and is still suffering as a result of the downturn in the economy and credit crunch. It is therefore difficult to predict with any degree of certainty what may happen to the housing market in the short and

long term future. There is a risk that the Barnsley's housing market continues to bump along and that even with the interventions proposed within the Housing Strategy, including changes in policy, that landowners and developers continue to resist developing sites and local people continue to struggle to afford to own their own home or move to a larger home. We will work closely with landowners and developers to encourage them to bring sites forward for development and to understand what issues would prevent them from developing sites and to assess if there are areas where the Council can intervene to assist with the supply of new homes in the Borough.

14.5 There are a number of risks associated with the proposal to increase the use of the private rented sector to provide housing that is affordable, such as:

- Poor quality accommodation; we will use measures such as the utilising Government and any other available funding schemes to improve poor quality accommodation including bring back into use empty private rented homes;
- Poor management standards; we will use the Landlord Accreditation Scheme and where necessary take the necessary enforcement action to raise standards across the stock; and
- Exacerbating or creating low-income ghettos of poor housing; using a combination of small-scale community investment, neighbourhood and estates management, community development work and taking corrective enforcement measures where necessary we will ensure there are zero ghettos of poor housing in Barnsley.

15. Health & Safety Issues

15.1 None arising directly from this report although there is the need for ongoing health and safety management within individual interventions.

16. Compatibility with the European Convention on Human Rights

16.1 In considering the European Convention of Human Rights, particularly article 8, no incompatibility was found with the recommendations set out in this report.

17. Promoting Equality & Diversity and Social Inclusion

17.1 The new housing supply will meet a range of diverse needs.

18. Reduction of Crime & Disorder

18.1 In investigating the options set out in this report, the Council's duties under Section 17 of the Crime and Disorder Act 1998 have been considered.

19. Conservation of Biodiversity

19.1 There are no issues arising from this report

20. Glossary

HRA - Housing Revenue Account

HCA - Homes and Communities Agency

21. List of Appendices

Appendix 1 - Barnsley Housing Strategy 2014 to 2033

Appendix 2 - Barnsley Housing Strategy - 4 Year Delivery Plan (2014 to 2018)

22. Background Papers

Emerging Housing Strategy 2013-2033 – Discussion Paper Developing a New Strategic Framework for Housing in Barnsley (9.10.13 v3)

Office Contact: Ian Prescott Telephone No: 01226 787513 Date: 21 March 2014

Financial Implications / Consultation

Steven Funn

Date: *28/3/14*

Consultations have taken place with representatives of the Acting Executive Director, Finance

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4. Delivery

4.1. Delivering the strategy

Forward

To be completed at a later date by the Leader and CEX. To include:

- How housing growth will underpin economic growth and prosperity
- How good housing plays a vital role in people's health and wellbeing
- Step change in housing growth and the broad mix of housing will have a positive impact in Barnsley for future generations
- To achieve the strategy will require strong partnerships with public and private sector - innovation, risk and rewards, etc

Our Priorities, Our Vision

The Council's strategic vision is 'enabling the improved wellbeing of individuals, families, communities and businesses in a healthy, safe and more prosperous Borough'.

The new strategic framework for housing will play a significant role in each of the Council's three key priorities:

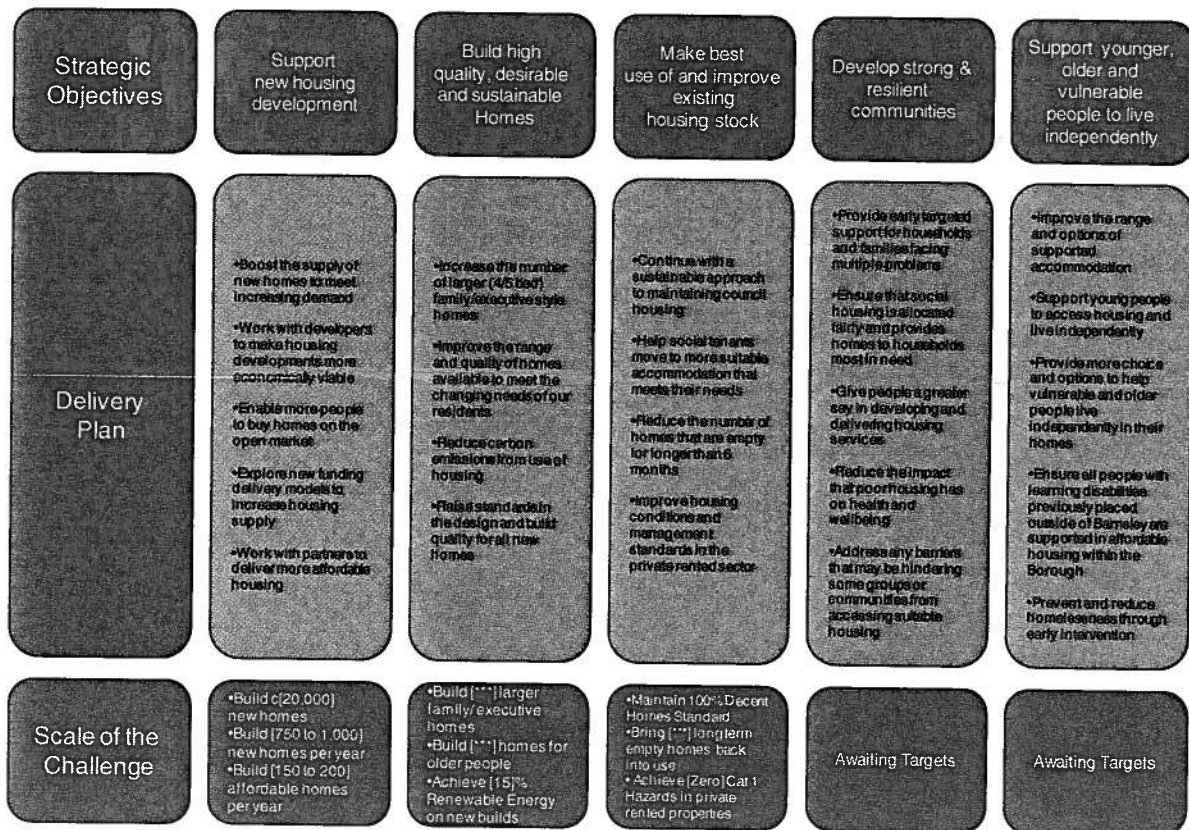
- Growing the economy;
- Improving people's potential and achievement; and
- Changing the relationship between the Council and the community.

The Council is working together for a brighter future, a better Barnsley. We are committed to driving change and improvements to achieve great things:

- A brighter future where people achieve their potential;
- A better Barnsley where our residents think and feel we are making a difference together; and
- Working together with our communities.

For housing this means boosting the supply, delivering a broad housing mix which brings about better access, more choice and a step change in the type and quality of housing.

An overview of the Council's new strategy for housing is summarised in the following flow chart.



1. The Context

1.1. Introduction

Barnsley lies at the mid point between the region's two main cities of Leeds to the north and Sheffield to the south. It covers an area of 320 square kilometres and is home to around 231,200 people.

The Borough has a varied geography. The west of the Borough is predominantly rural in character with open moorland, arable farmland and natural woodland. It is characterised by attractive hilly countryside part of which lies in the Peak District National Park, and it is centred on the rural market town of Penistone. In the centre of the Borough is Barnsley itself and the surrounding urban area which is the main shopping, administrative, business and entertainment centre. To the east of the Borough stretching from the M1 motorway to the Dearne Valley are the towns of the former Barnsley coalfield which form a dense settlement pattern and have a relatively high level of deprivation.

This new Housing Strategy for Barnsley 2014 – 2033 has been developed in consultation with key stakeholders (Council Members, the Department for Communities and Local Government, the Homes and Communities Agency, Berneslai Homes, Barnsley Federation of Tenants and Residents, private landlords, landowners, residential developers and house builders, registered providers, local property agents, tenants and residents) in response to the ever changing financial, economic, planning policy and housing market context.

The new strategy builds on the strategic housing and regeneration initiatives that have been delivered across the Borough. It also builds on the progress that Barnsley has already made over a number of years towards achieving the long-term vision for the Borough as “a successful, uniquely distinctive 21st century market town that offers prosperity and a high quality of life for all”. The delivery of the strategy over the next 20 years is premised on strengthening existing and creating new partnerships.

This Housing Strategy sets out the Council's ambitions for housing provision, investment and management in the Borough over the next 20 years. It describes how we intend to use our resources and influence partners and the private sector to help us achieve our goals. Our priority actions will be set out in a series of four year delivery plans. The delivery plans will include details about the national and local context, and the deliverables will reflect the current policy and investment landscape that we are operating within.

More information about how Barnsley is changing and the challenges for the Borough going forward can be found in the One Barnsley Community Strategy for Barnsley (2011 – 2015) report. A detailed assessment of Barnsley's housing issues, and the need to invest in new and existing homes and housing services is set out in the Strategic Housing Market Assessment Report 2013. Land supply issues and where new homes may be built in the future are set out in the Strategic Land Availability Assessment 2013. How poor quality housing affects people's health and wellbeing is set out in the Health and Wellbeing Strategy 2013-16. These reports contributed to the evidence base for this Housing Strategy.

1.2. Population changes

The population of the Barnsley MBC area is estimated to be 231,200 with ONS 2011-based interim population projections suggesting a total population of 248,657 by 2021.

Over the next few decades, the age profile of residents in the Barnsley MBC area is expected to change dramatically. There will be a considerable 'demographic shift' with both the number and proportion of older people increasing. Overall the number of people aged 60 and over is projected to increase by 17% (or by 9,317) by 2021; the number of residents aged 75+ is expected to increase by 26% (or by 4,710) by 2021.

1.3. Barnsley's Housing Market

Across the Barnsley MBC area according to the 2011 census there are a total of 104,975 dwellings.

Recent analysis of the housing market supply and demand suggests that demand exceeds supply across all sub-areas and:

- There are overall shortfalls of detached and semi-detached houses and bungalows, but sufficient supply of terraced houses and flats;
- There are shortfalls of all property sizes and limited choice in some areas, particularly larger family properties and executive housing.

Future development will focus on delivering housing to address identified shortfalls and reflect household aspirations for both smaller and larger homes.

1.4. New Homes

From 2008 to 2012 approximately 4,000 new homes had been completed across Barnsley. Local housing targets will be set out in the new Local Plan. Based on recent evidence the projected housing growth is likely to be over 20,000 new homes and probably more like 25,000 over the period of this Housing Strategy (2014 – 2033).

These housing targets are aligned to future housing developments including trends relating to household growth, household aspirations together with the need for affordable housing.

In the future the Council aims to diversify the housing offer by encouraging the development of larger family housing and a higher value offer but also delivering a range of tenures including longer term private rented options and products to enable access into homeownership.

The Council is fully committed to ensure that housing supply is increased.

1.5. Housing and the economy

Housing growth plays a strategic role within the wider economic strategy and is an important ingredient in ensuring there is a vibrant, sustainable and thriving housing market that forms part of growing Barnsley's economy. The Housing Strategy is therefore a direct response to presenting both a strategic and deliverable plan, which when implemented will meet the housing demands within the Borough, increase investment, jobs, training and skills. The Council will work closely with our public and private sector partners to create and sustain a thriving housing market.

The Council's aim is to create a residential offer that retains existing residents and continues to attract economically active households to the area (in-migration figures demonstrate a net increase of 1,200 people (around 400 each year)). Getting the housing offer right in terms of type, size, tenure and price/affordability and in

neighbourhoods that are sustainable in terms of popularity, low crime, quality environment and access to services is critical in underpinning Barnsley's economic success.

The interdependence of the economic, housing and planning strategies is critical.

1.6. City Region Development

Barnsley is in the favourable economic position of sitting within the Leeds City Region and the Sheffield City Region, it will contribute to and benefit from the growth ambitions of these city regions, which include:

- Developing a better balanced housing market with a full range of quality housing, including affordable housing;
- Outstanding natural, rural environments and in the Sheffield City Region an ambition to provide quality urban areas to match;
- Improving connectivity between urban areas, rural areas and outside to neighbouring city regions and London including the delivery of High Speed 2; and
- Providing key employment growth centres that contribute to the overall economic ambition of the Sheffield City Region, for example M1 Corridor (Junctions 36 and 37) and the Dearne Valley.

1.7. Role of Barnsley Council

We want Barnsley to be a better place to live, to have thriving and resilient communities, and our ambition is to ensure that everyone has a high quality of life and people feel proud of where they live.

Throughout the period of this housing strategy we will pool resources and target investment to achieve maximum outcomes, and extend our ability to lead and influence developments and housing services by working with partners, local people and communities.

We will provide strong leadership and involve local communities in planning, new developments and on regeneration matters. We will also use our land and assets to enable sustainable housing growth which supports our ambitions for a strong and competitive economy.

Access to good quality housing across all tenures will play a vital role in under-pinning the wellbeing of individuals and communities.

As part of this strategy we will ensure the continuing provision of an excellent Council Housing Service, in partnership with Berneslai Homes, with respect to the Council owned housing stock. Berneslai Homes will continue to help build, support and maintain strong and resilient communities across the Borough by continuing to place tenants and residents at the heart of the decision making and performance monitoring processes.

1.8. What residents have told us

A recent major household survey asked households intending to move in the open market what type and size of property they would like and expect to move to. The results confirmed that of households moving, most would like to move to a house

(79%), 18% would like to move to a bungalow and 3% to a flat. This compares with 80% who expect to move to a house, 15% to a bungalow and 5% a flat. A much higher proportion would like to move to a detached house (54%) but 31% expect to. In contrast, higher proportions expect to move to a semi-detached house (34%) than would prefer to (16%).

In terms of property size, the majority of respondents expect to move to a property with two (31%), three (51%) or four or more (17%) bedrooms. A higher proportion of households would like a property with four or more bedrooms (27%).

1.9. Objectives for this strategy

Having looked at the current housing policy and investment landscape, the projected population and housing market changes in Barnsley, and having considered the priorities raised by our residents, we have established five key objectives for housing in the Borough over the next 20 years. These are:

- To support new housing development which creates a thriving and vibrant economy
- To ensure the design and delivery of new high quality, desirable and sustainable homes
- To make best use of improve existing housing stock in Barnsley
- To develop strong, resilient communities
- To support younger, older and vulnerable people to live independently

These objectives will be delivered by the Council and our partners through investment in physical interventions in the places that people want to live and work in, and by our approach to supporting our residents.

This will be outlined in more detail in the following chapters about a Better Barnsley and Strong and Resilient Communities.

Over the life of this strategy we will:

- ***Support new housing development which creates a thriving and vibrant economy***
- ***Ensure the design and delivery of new high quality, desirable and sustainable homes***
- ***Make best use of and improve existing housing stock in Barnsley***
- ***Develop strong, resilient communities***
- ***Support younger, older and vulnerable people to live independently***

2. A Better Barnsley

2.1. A better Barnsley

There remains a firm commitment from the Council and its partners to achieve the vision set out in our Future Council strategy “Working together for a brighter future, a better Barnsley”.

Achieving this vision will involve taking advantage of Barnsley's existing assets and capabilities, developing these to make the Borough a thriving and unique place to live, work, visit and trade; providing an imaginative public realm, arts, culture and urban living. It will become a hub of creativity within a thriving green economy.

To enable us to effectively drive forward improvements in the relation to the economic priorities we must ensure that progress on issues such as health, education, skills, cohesion, community safety, child poverty and the quality of life and wellbeing of Barnsley's people is maintained and improved on in the future. Only if this is done will the full potential of Barnsley's economic growth be realised, enabling the Borough to be a better place to live.

2.2. Transforming neighbourhoods and communities

A balanced and well functioning housing market across all neighbourhoods and communities in the Borough is vital in defining Barnsley as a better place to live. But as well as containing a good range of homes, better places should be about place making as well as offering increased social and economic opportunities. It is important therefore to ensure that our approach to regeneration links physical changes to improved social, economic and environmental outcomes. This requires us to ensure that representative groups, public agencies and individuals operating within our neighbourhoods and communities are well connected to Borough-wide initiatives and services designed to help people take up opportunities for training, enterprise and employment, and more generally to help shape the future of their local areas.

We know we are going to have to do things differently in the future and target our resources more effectively to bring about change. This will mean consolidating investment and available resources, identifying and working in close partnership with the public organisations and private sector businesses who can deliver alongside the Council.

In the short and medium term we will continue to prioritise the economic renewal of Goldthorpe and the wider Dearne area through the delivery of the long-term integrated Masterplan. This will include delivering circa 2,000 new homes, new employment sites, provision of new retail, improvements to the existing retail offer and public realm and the development of a new school.

Any longer-term regeneration activity will be part of focussed investment which will be targeted in response to a range of social and economic indicators. This will include improvements to housing along with other measures relating to local shopping centres, education and environment. It is therefore important to recognise that whilst some of this activity is expected to be housing-led, other activities and improvements will be delivered by the appropriate service areas within the Council, by partner organisations and by helping local traders and businesses to work together to help themselves. In these circumstances, the main role for the Council will be to coordinate the delivery and broker the engagement of all relevant parties.

Across the Borough improving the quality and distinctiveness of the public realm and local facilities, such as shops and health services should improve the day to day lives of local residents. It will also have a positive impact on surrounding land and property values and help the viability of new housing development in these areas.

2.3. New developments

The Barnsley Local Plan provides a spatial strategy for the future development of Barnsley up to the year 20XX.

The Local Plan sets out the key elements of the planning framework for Barnsley, and the approach to its long-term physical development to achieve the Council's vision for Barnsley.

Our vision for housing development in the future is based on the regeneration and renewal of the existing urban areas as well as increasing the number of high value, low density developments in some Principal Towns. We will maximise the use of previously developed land in the urban areas, make efficient use of infrastructure and effectively link housing areas to employment opportunities and local services through sustainable modes of transport.

Our aim is to ensure that Barnsley continue to improve its residential offer, including providing an appropriate mix of housing and to create the optimum conditions for economic growth and greater prosperity. New developments will need to be in keeping with the character of the area, preserving the best and the unique, while contributing an appropriate supply of good quality energy efficient homes for the whole market.

Looking forward we want residents to feel pride in their homes and the built environment of their neighbourhoods. We will welcome input from communities and individuals who want to work with us to develop innovative policies on planning and building as part of the Local Plan making process. The Borough-wide need for more homes will mean there will be some hard choices about where new housing should be built in the future but we will ensure our land supply and design policies help us achieve sustainable communities and the right balance between high quality design and timely housing delivery.

2.4. Increasing housing supply

Barnsley's population is growing and the demographic profile is also changing. Therefore it is our intention to take steps to increase levels of house building so that the housing target in the Local Plan can be met. Our emphasis will be to accelerate housing supply by making development more economically viable, increasing the demand for new homes by enabling more people to buy on the open market and reviewing the supply of land capable of delivering new housing development.

Our most recent Strategic Housing Land Availability Assessment (2013) has identified that there is insufficient land to meet the housing targets by 20XX and that some of the previously identified sites will not be capable of being developed due to a number of factors.

In order to meet our housing targets we plan to review and may reallocate some land for housing that was previously designated as Green Belt as part of the Local Plan making process (we anticipate that this will be less than 1% of the current Green Belt land, which currently makes up 77% of all land in the Borough). We recognise that development of Green Belt sites will have many challenges that need to be resolved

before land can be brought forward for development. Therefore, we will prioritise investment which is aimed at unlocking existing sites in non-Green Belt. We will also explore the benefits of releasing land and assets that the Council and other public bodies own to help give more flexibility to deliver housing growth.

The Government has created financial incentives to encourage local authorities to facilitate housing growth. It is therefore in the Council's interest to prioritise projects that have the most significant impact on increasing housing delivery and on our ability to bring empty homes back into use.

2.5. Providing a range of homes

Over the life of this strategy we will ensure that the range of homes delivered by others in the future is helping us to achieve mixed and balanced housing markets, and that new homes are contributing to the Borough's changing housing needs. In our role as planning authority we will continue to set clear expectations and standards for new developments. Through our design policies for space standards, lifetime homes and wheelchair access we will guide the design of new homes and ensure that more homes are meeting the changing needs of Barnsley's citizens.

As a landowner we have the opportunity to influence housing developments on our own land to achieve enhanced standards which better meet our strategic aims. Over time our ageing population will create increased demand for adaptations to homes and the future cost to the Council will be significant. As part of the measures to create a sustainable solution to growing demand for adapted homes we will use the value in our land to provide homes with enhanced space standards, and provide more homes which can be easily adapted in the future.

We will prioritise the delivery, the quality and type of new housing development through a range of vehicles including long-term partnerships. Through these approaches the Council along with our partners will aim to provide a suitable mix of type and tenure, including an element of affordable homes that are of a high design quality and are environmentally sustainable. These kinds of partnership arrangements will enable a long-term solution to the regeneration of some of our neighbourhoods and provides local employment opportunities, apprenticeships, and the use of local businesses and social enterprises.

We will continue to identify opportunities to change the range of homes in neighbourhoods and create a mix in the type of homes, tenures and values, to attract and retain a skilled workforce in the future and to enable people to move through the housing market choosing either to stay within the communities where they have established ties or to move within the Borough to a new neighbourhood.

Although a significant amount of the new housing delivered in the Borough will be for market sale, renting allows people to access suitable homes without the need for a mortgage. Part of our ambition to increase the supply of homes in Barnsley includes the provision of quality new homes for market and intermediate rent.

Over the life of this strategy we will take a neighbourhood based approach to new provision in this sector, and work with our housing delivery partners to explore the potential to provide more high quality private rented accommodation for let at market and intermediate rent in areas with high levels of social housing or in areas with a shortage of open market houses at prices that are affordable.

An early priority for us will be to explore new delivery models including a combination of private and Council owned land to allow new housing developments to come forward. We will also explore the appetite and ability of local people to take up custom build opportunities as part of community led construction.

2.6. Balancing Housing Markets

Housing will play a key role in both stimulating and supporting the local economic growth. The Council's vision is to change the strategic housing mix within the Borough, particularly in respect of delivering more high value, lower density developments and increasing the breadth of housing supply.

The recent Strategic Housing Market Assessment (2013) for Barnsley highlights that the general demand for housing exceeds supply across the Borough. There have been around 4,000 new homes built within the last four years which have focussed on apartments, terraced housing and smaller family homes. Working with our partners we will address the shortfall of detached, semi-detached housing and bungalows, as well as other property types and sizes to reflect household aspirations across the Borough.

The Council's aspires to make a quantum leap in shifting the emphasis towards working with land owners and developers and focussing its efforts on greater collaboration with the private sector in securing a balanced housing mix, which positively contributes to making the Borough a more prosperous place.

The Council recognises the need to change its approach to achieving the optimum housing mix for the future, and this includes reviewing a number of its planning policies, including its approach to s106 agreements for affordable housing, the introduction of the Community Infrastructure Levy and potentially allowing building on limited Green Belt land.

Barnsley has clear ambitions to grow its economy and develop a highly skilled workforce. As the Borough's economy improves it will be important to provide the right mix of homes to attract and retain its workforce. Barnsley has a good supply and choice of housing. However increasing the prosperity of the Borough's workforce will increase demand for high quality homes in the Borough. Therefore the Council will continue to identify opportunities to develop more homes at the upper end of the housing market, particularly as Barnsley's economy and housing market improves. We will also continue to support people on low and middle incomes and an early priority for this strategy will be to work with partners to increase the supply and range of affordable homes for people living in the Borough.

2.7. Affordable Housing

Previously steep rises in house prices put home-ownership beyond the reach of many and prompted others to borrow beyond their means. However, the biggest barrier to home ownership is the level of deposit required to secure a mortgage, and first time buyers and home owners with little equity in their home are being affected the most.

In the near future we expect that the level of subsidy available from the Government or from developers is unlikely to be sufficient to meet the full need for affordable homes. However we think it is important for us to aim to increase the provision of affordable housing in the Borough and we have a number of partners and initiatives to help us achieve this. Improving access to housing will require different approaches in different areas therefore we intend to take a neighbourhood focussed approach to the delivery of affordable housing.

One distinct strand in the delivery of the Housing Strategy will be the refresh of the Council's Affordable Housing Policy. This will still require developers to contribute to the provision of affordable housing. The level of affordable housing contribution is negotiated through Section 106 agreements which are determined in Barnsley subject to financial viability. We will continue to work with developers on Section 106 contributions towards affordable housing and other community benefits to ensure that developer contributions are not creating financial barriers to housing delivery.

In the past, Section 106 contributions have been used predominantly to deliver affordable homes as part of a particular new development. In the future however, we will take a flexible and cost effective approach to providing new affordable homes in the Borough which could include the pooling of some specific Section 106 developer contributions for affordable houses as permitted under national planning regulations.

In areas of Barnsley where land and property prices are high we will explore the potential to use pooled receipts and work with our Registered Provider partners to purchase and improve homes that are available for sale on the open housing market, which can then be used to provide a supply of good quality affordable rent accommodation.

In parts of the Borough where the level of social stock is already quite high our approach to new housing developments will be to focus on the provision of an appropriate balance of homes for market or affordable rent and for sale.

We will continue to support the delivery of affordable rent homes on sites across the Borough and we will work with Registered Providers to deliver the maximum number of affordable homes through the Homes and Communities Agency's Affordable Homes Programme in Barnsley. In the future we intend to work closely with Registered Providers and the Government to ensure that Barnsley is ready to take the development of additional affordable homes as further funding is made available.

We recognise the importance of providing affordable homes in rural settlements and will continue to support affordable housing in the rural areas, including the Green Belt, using relevant planning policies.

2.8. New Supported Housing

We believe investment to deliver homes in the Borough should promote mixed communities and move Barnsley closer to the point where everyone living in the Borough will be able to live in a home which is suitable for them at different stages of their life. Sometimes this will simply be about providing the right type of buildings and sometimes this will require us to enable housing development that has support services attached.

Mention any specialised supported housing schemes i.e. for younger people, women's refuge, and mental health

2.9. Making best use of existing stock

At current rates of delivery of new homes, the Borough's existing housing stock is increasing by less than 1% each year. This means we need to ensure that the Borough's existing homes are contributing effectively to meet our communities' housing needs.

A priority for us will be to reduce the number of homes in the Borough which have been empty for more than six months. We will continue to target long term empty properties that will help to deliver our priorities, such as increasing the supply of affordable homes and contributing to the delivery of regeneration plans in certain parts of the Borough. Our Empty Homes Strategy sets out how we are bringing back into use as many of the long-term empty homes in the Borough as possible using a combination of Council and Government funding.

We will also continue to work with our partners to keep the numbers of social rented homes long term empty to a minimum as well as keeping void turnaround to a minimum

2.9.1. Council Housing - Berneslai Homes (and other social housing providers)

Berneslai Homes is an Arms Length Management Organisation (ALMO) which was set up, by the Council, in December 2002 to act as the Council's agent for the delivery of the housing services related to the management and maintenance of the Council's housing stock.

In 2012, as a result of legislation, Self Financing was introduced to the Housing Revenue Account (HRA). This means that the Council can now keep all the rental income from the Council's housing stock to fund the housing services delivered by Berneslai Homes. The advantage of Self Financing for the local authority is that it enables a more strategic view to be taken, particularly with respect to the maintenance and improvement of the Council's housing stock, allowing for more effectively management.

The details for the long term, sustainable investment strategy are set out in the Housing Revenue Account 30 Year Business Plan. The key priorities over the 30 year Self Financing Business Plan are:

- To continue the process of modernisation with respect to the Council's housing stock through the Barnsley Homes Standard programme which will maintain the level of decency established by the Decent Homes Programme;
- To effectively manage the Housing Revenue Account to ensure that funds are available to deliver the plan; and
- To continue to help build, support and maintain strong and cohesive communities across the Borough by continuing to place residents at the heart of the decision making and performance monitoring processes.

The key medium and short term objectives for Berneslai Homes are agreed with the Council and are set out in a series of Delivery Plans. The current Delivery Plan covers the period of the current contract from April 2012 to March 2016 and; following the 2013/14 refresh of the plan the current priorities for Berneslai Homes are:

- **Business as Usual:** Continuing to deliver efficient high quality/low cost housing management and maintenance services;
- **Welfare Reform:** Responding to the challenges raised by Welfare and Benefit reforms by effectively managing the impacts on tenants and on the 30 Year Business Plan;

- **Digital Inclusion:** Improving the range of housing services available on-line; promoting the use of digital technologies; and by supporting tenants and customers to take advantage of the benefits of getting on-line;
- **Green Initiatives:** Supporting the Council's Low Carbon Agenda by exploring opportunities to expand the use of renewable technologies; and by implementing initiatives which will help to address the problems faced by families at risk of or experiencing fuel poverty;
- **Customer Services Organisation Project:** To work in partnership with the Council to deliver improved access to housing services; and
- **Economic Strategy:** Contributing to the Council's strategy particularly through initiatives which support housing growth i.e. the acquisition and new build programmes

In the longer term the Council will look at balancing the need to repay debt over the life of the thirty year business plan with the achievement of efficiencies and savings that will allow the Council to address currently unaffordable activities that were identified with tenants such as the refurbishment of the HRA non housing assets such as shops and community centres as well as environmental improvements including boundary works.

As a result of the implementation of a series of Welfare and Benefit Reforms and the current austerity measures it is evident that a growing number of residents in the Borough are experiencing financial difficulties.

For tenants in social housing the change to their benefit entitlement based on the number of bedrooms the households needs has resulted in additional pressures being placed on some households. This has stimulated demand for some smaller units which the Council is currently able to meet as many under-occupying social tenants do not wish to move and are accepting this additional financial burden. We will continue to routinely review the Council's Lettings Policy on at least a biennial basis as agreed. As one of the key aims of the policy is to ensure that the best use is made of the Council's housing stock we will continue to prioritise the relocation of social housing tenants who wish to move to a smaller home. We will also work with other landlords with stock in the Borough to promote mutual exchanges and increase the opportunities for people to resolve their own housing need.

Going forward it will be increasingly important that within the social housing sector the right mix of property types and sizes is available to meet the needs and aspirations of the residents in the Borough.

2.9.2. Private renting

The private rented sector has grown rapidly over the last 10 years, more than doubling in size, and currently accounts for 14% (14,375) of housing stock. We expect to see this growth to continue and that by the end of the life of this strategy the Borough will have increased the number of private rented homes to around 22% (27,000) of household. Therefore it is essential that we make plans to meet this growth.

The Government's Housing Strategy recognised an increasingly important role for the private rented sector both in meeting people's housing needs and in supporting economic growth by enabling people to move to take jobs elsewhere and to respond to changing circumstances.

The expectations we have for existing and future private landlords are high and our ambition is that the Council will continue to play an active role in working with professionals and landlords within this sector most obviously through extending and strengthening our Landlord Accreditation Scheme. Working with these groups the Council will help to ensure that housing conditions and management standards in the sector continue to improve.

As the more and more groups/individuals become landlords we will continue to provide high quality advice and information to help educate them in their obligations and our expectations of landlords and managing agents.

We will advise and assist landlords who have failed to meet the required standards but are committed to improvement to meet them. We will also seek to cease activity by 'rogue' landlords that continually fail to meet their legal obligations and endanger their tenants. In areas of the Borough with high concentrations of poor quality private rented housing we have started to develop a register of landlords and privately rented homes to help us target our legal powers of enforcement on those bad landlords and bad housing conditions that have the most detrimental impact on tenants.

We know there will be an increasing number of vulnerable households being re-housed into the private rented sector and we are committed to ensuring their homes are safe and affordable. There are many factors that influence the health of Barnsley residents. One of the fundamental issues that are proven to affect health is the quality of the housing in which residents live. We will work with our health partners to help ensure that poor conditions which pose a risk to the health and wellbeing of private tenants are addressed.

2.10. Low Carbon Future

The Government intends to alter the Building Regulations in order to introduce a policy for zero carbon emissions for new homes from April 2016. This national commitment to delivering Zero Carbon homes along with other binding carbon reduction targets agreed by the previous Government, make home energy efficiency and tackling fuel poverty key issues for housing (especially as more than a quarter of greenhouse gas emissions are produced in homes).

The need to address the issue of climate change is also a key theme within our Community Strategy, the Home Energy Efficiency Strategy, the Barnsley Homes Low Carbon Strategy and the Local Plan. There are a number of policies that respond to the imperative of climate change including sustainable construction and renewable energy; a Supplementary Planning Document for renewable energy will be developed within the context of the Local Plan.

The Government's Green Deal programme supplemented by ECO funding measures intends to revolutionise the energy efficiency of existing properties across the country. In Barnsley the immediate opportunity for Green Deal is in regard to older stock in the private sector. Barnsley is currently implementing a green deal pilot programme, the Green Deal Pioneer Places scheme. The Council is also participating in the development of the Leeds City Region Green Deal scheme which is scheduled to go live in summer 2014; the ambition is for up to 1,800 private sector homes to become more energy efficient under this scheme during the first three years of its operation.

Poor levels of home energy efficiency are a major cause of fuel poverty for low income and often vulnerable households. For such households support is available through

initiatives such as the Government's Warm Home Discount scheme (for pensioners) through which a discount on household electricity bills may be available. In addition, the Energy Company Obligation (ECO) requires energy suppliers to help fund the cost of a range of home energy efficiency improvements for low income households. ECO funding is currently being used to support housing regeneration activity in Goldthorpe and the Council will continue to work with energy suppliers to developing other programmes elsewhere in the Borough.

With respect to the Council's housing stock the Council and Berneslai Homes will continue to work together to identify and access external funding sources that will support the on-going work to minimise and reduce fuel poverty for tenants and to improve energy efficiency. This will include the promotion of the use of renewable technologies such as photo voltaics and the use of air and ground source heat pumps.

2.11. Design and Quality

Good quality in housing design is of fundamental importance to the delivery of new housing that respects, takes advantage of and enhances the distinctive features of Barnsley. We will develop sustainable design and construction working closely with developers to ensure that the design of new housing helps to make Barnsley a more attractive place to live, reinforcing a sense of identity and place.

We will continue to use the South Yorkshire Residential Design Guide as our best practice guide as well as Designing New Housing Development. We will also continue to use the national standards to help frame planning application discussions on design and layout with housing developers. We will also continue to benefit from our local Design Panel to help us to raise standards of design during the early stages of a development proposal.

We will:

- ***Make Barnsley a better place to live with strong, resilient communities***
- ***Undertake work to make housing development more economically viable***
- ***Enable more people to buy homes on the open market***
- ***Improve the range and quality of homes available to meet the changing needs of our residents***
- ***Explore new funding delivery models to increase housing supply***
- ***Work with partners to deliver more affordable housing***
- ***Improve the range and options of supported accommodation available in the Borough***
- ***Reduce the number of homes that are empty for longer than 6 months***
- ***Continue with a sustainable approach to maintaining council stock***
- ***Help social tenants move to more suitable accommodation that meets their needs***
- ***Improve housing conditions and management standards in the private rented sector***
- ***Reduce carbon emissions from use of housing***
- ***Raise standards in the design and build quality for all new homes***

3. Strong and Resilient Communities

3.1. Equal life chances

We believe everybody in Barnsley should live in welcoming, inclusive, and safe neighbourhoods and have a good standard of housing that enables them to stay safe and warm. We know however, that some communities within Barnsley's diverse population will need extra support to achieve this and to actively participate in the life of the Borough.

As our population of older and vulnerable people continues to grow due to residents living longer, sometimes with complex health conditions, demand for this support will increase.

Major changes to the benefit system are also likely to have a detrimental impact on some of our least well off residents.

Going forward we will need to ensure that Barnsley's housing and support services are able to meet the diverse demands of our residents and that residents are able to access the services that they require now and in the future. This will mean working closely with our partners to develop and commission flexible services which make the most impact from limited resources.

3.1.1. Understanding supported and specialised housing needs

To ensure that we target our limited resources effectively we will need to be as well informed as possible about the needs of our diverse population. We will therefore work with residents and our partners to undertake comprehensive assessments of the housing needs of Barnsley's neighbourhoods and use these to inform future housing policies, schemes and services.

We will look at the particular barriers and challenges that can hinder some groups in accessing appropriate housing and support, and we will work with our partners to develop a housing equalities and inclusion action plan to address these.

3.1.2. Supporting household

As a landlord the Council is responsible for providing housing services to around 19,400 homes, although the delivery of these services is managed by Berneslai Homes. The Council will continue to work in partnership with Berneslai Homes, other Council services and external agencies to ensure that we are able to continue to provide the services necessary to identify and meet the needs of our tenants which in the case of particularly vulnerable households can often be very complex.

Over the lifetime of this strategy it is expected that major changes made to the benefits system will continue to have a big impact on some residents, particularly on tenants in the rented sectors. We will therefore explore the most effective solutions for helping tenants avoid getting into rent arrears and other financial difficulties. This will include working in partnership with Berneslai Homes, other social housing providers, private landlords and the voluntary sector to provide appropriate advice and support to tenants in areas such as financial and digital inclusion; and support to improve employment prospects.

3.1.3. Allocating social housing

We think it is important that social housing is available to support people who are vulnerable and who may not be able to resolve their own housing need through the open market. However, we also believe that social housing should support people to live in mixed and balanced communities.

Social housing is a scarce resource and demand for Council housing far exceeds the available supply. The Council's Lettings Policy ensures that we meet our legal and statutory duties and it describes the criteria by which the allocation of council housing is prioritised. The Council's Lettings Policy also reflects the national Government's agenda for choice in lettings and is consistent with legislative requirements as well as supporting the Council's corporate objectives.

As the Council has adopted a Choice Based Lettings scheme this ensures that prospective tenants are able to exercise choice in terms of their future home. The available properties are advertised openly and are let to an eligible applicant based on a short-list drawn up from all the expressions of interest in priority order.

The Council is committed to carrying out regular reviews of the Lettings Policy to ensure that it remains compliant with any changes to housing legislation and that it continues to be fit for purpose with respect to any changes in the housing market and the demography of the population of Barnsley.

3.2. Community engagement

We want to make sure that Barnsley's residents are able to have their say on housing matters and to give them more control over the decisions that affect them. We will continue to build on our existing Council tenant consultation and governance framework through the tri-partite Customer Involvement Agreement which has been agreed between the Council, the Barnsley Federation of Tenants and Resident, and Berneslai Homes. This agreement sets out the various mechanisms by which tenant and resident can have their say in the decision making processes with respect to housing matters across the borough.

We will also review the effectiveness of our existing forums for involving the most vulnerable and disadvantaged groups in developing housing and support services, and ensure our other engagement methods for these groups are working.

3.3. Housing and Health

There are many factors that influence the health of Barnsley residents. One of the fundamental issues that are proven to affect health is the quality of the housing in which residents live. In Barnsley it is in the private sector that the worst housing conditions are to be found (as evidenced by the Barnsley MBC private sector stock condition survey 2010). A recent Health Impact Assessment (HIA) of private sector housing conditions in Barnsley, drawing on data from the 2010 stock condition survey) was completed. The findings of the HIA throw into sharp relief the benefits that could potentially be realised if housing conditions were improved. The more vulnerable households would see an improvement in their health whilst there could be significant service benefits across health and social care services.

Using the HIA report as a basis, the housing and public health disciplines within Barnsley MBC will strengthen arrangements for joint working to ensure that the blight of poor housing conditions on the health of the Borough's residents is effectively tackled.

Providing improved access to appropriate good quality housing and support services will therefore be a priority for us and we will work closely with the newly established Health and Wellbeing Board alongside a wide range of partners to achieve this goal.

3.3.1. Preventing ill health

Our approach to ensuring that housing supports better health and wellbeing outcomes will focus on tackling the main reasons why people become ill or suffer health inequalities in the first place.

We will also support people to help themselves and by providing and improving access to the advice people need to make informed choices. As there is an agreed programme in place to ensure that standards in Barnsley's social housing sector are maintained and improved the priority going forwards will be to tackle poor quality housing in the private sector. This will be focused on the poorest quality private rented sector housing, based on the evidence of the occurrence of the highest levels of Category 1 Housing Hazards.

We will work with our partners in the health sector to help people with long term health conditions and will explore the feasibility of undertaking a jointly funded 'Invest to Save' project to increase the number of interventions dealing with Category 1 Housing Hazards.

We will also work with them to identify sustainable models for funding adaptations that will allow residents in both private and the registered social landlord sector housing to continue living comfortably and safely in their own homes for as long as possible.

Helping people to keep themselves warm enough to stay healthy and feel comfortable without overstressing their budget on fuel costs is another priority for this strategy. Fuel poverty is the result of different risk factors interacting in the household, such as heating needs, the price of the heating fuel used, income levels, and the energy efficiency of a property. We will therefore work with partners to identify ways of helping people out of fuel poverty to reduce the risk of cold and damp related illnesses and the instances of excess seasonal deaths.

3.3.2. Housing and community safety

Alongside the importance of having good quality decent homes that are comfortable and warm, it is important that people feel safe and secure in their home and neighbourhood. Tackling anti-social behaviour (ASB) is a corporate priority and we intend to work with our partners to build on the successful multi agency approach to ASB that has been developed in Barnsley through the Council's Neighbourhood Safety Unit to support the development and maintenance of peaceful secure environments for our communities.

We want to ensure that repeat vulnerable victims of ASB receive joined-up and consistent approach to their problem, regardless of where they live in the Borough. We will identify the areas and individuals that are most at risk of experiencing ASB and develop more coordinated tactical plans for tenants and homeowners to reduce ASB from occurring in the future. An early priority will be to work with partners in mental health and drug and alcohol misuse services to improve sustained support to victims and offenders.

3.4. Helping young people to live independently

Securing independent housing away from the family home is an important step for any young person. However, the current housing market and policy changes have impacted on young people's ability to get a home of their own and we know they are finding it harder than others to access and afford suitable housing. We therefore want to support young people so they can secure the resources they need to move into appropriate accommodation in a planned way.

3.4.1. Accessing home ownership

Home ownership is still unaffordable for many young people, and the large deposit now needed to secure a mortgage is a significant challenge for first time buyers. Although there are some Government backed initiatives to help people buy a home (i.e. Help to Buy) restricted mortgage access is expected to continue for the foreseeable future particularly for those without large deposits or those with lower incomes. Many young people are now living at home for longer, until they have saved enough for a deposit, or rely on financial help from their parents. The impact of this is an increase in unmet demand and potentially more overcrowding. We are therefore taking steps together with our partners to develop the right type of mortgage deposit support for Barnsley.

3.4.2. Living in the private rented sector

The housing market has changed and although home ownership is the long term housing goal for many, more people now live in private rented homes and young people are living in the private rented sector for longer.

Many young people enjoy living in shared private rented accommodation as it enables them to live in areas they would not otherwise be able to afford, and allows them to share the cost of the rent and bills. The demand for this type of accommodation is also likely to continue growing, given ongoing constraints on the supply of affordable housing and problematic access to owner occupation.

Teams across the Council will continue to work with the private rented sector to provide help and advice with supporting and sustaining tenancies, and with managing anti-social behaviour.

We will continue to work with private sector landlords and their agents with the aim of driving up the housing standards in this sector by encouraging participation in the Barnsley Landlord Accreditation Scheme.

As part of this strategy we will explore with other Council services and external agencies any opportunities to support private sector landlords in the effective management of appropriate and safe shared accommodation. There is likely to be an increased demand for shared accommodation in response the housing benefit changes which limit the eligible housing benefit for single people under the age of 35 to the shared room rate.

3.4.3. Sustaining tenancies

As well as helping young people to access the right kinds of housing, we also want to support the most vulnerable young people to sustain independent living. As a landlord we know that some young people fail their tenancy in the first two years or

become homeless because they do not always have the appropriate resources and life skills to manage and maintain their home.

We will therefore develop our understanding of the main reasons why young tenants are failing to sustain their tenancies and develop specific solutions to address these. We will continue to work with our partners to offer advice about managing money and running a home. For example, Berneslai Homes already offer new tenants money advice support and there is a range of floating support services active in the borough that work with particularly vulnerable groups.

3.4.4. Care Leavers

This strategy fully recognises the Councils Corporate Parenting responsibilities and this is reflected in the response to Care Leavers. Young people leaving the care of the Council will continue to be afforded Priority 1 status for one bedroom or bedsit accommodation. We will continue to work in partnership with other services that support Care Leavers to lessen the likelihood of problems with any tenancies and will act swiftly in a supportive manner to address any difficulties that do arise.

3.5. Helping vulnerable and older people to live independently

Providing suitable housing and age friendly neighbourhoods is essential for creating a Borough where people maintain the highest possible level of activity, independence and quality of life throughout their lives.

Our planning policies will help to ensure that new housing developments are built where a range of local services and community facilities are available within a reasonable walking distance, and ensure that people have opportunities for community engagement, sport and recreation close to their homes.

We will supplement these with a range of support to help people maintain or move into more independent living including the installation of facilities for disabled people in all housing tenures.

3.5.1. Preventing loss of independence

Our emphasis will be on early intervention to prevent loss of independence, minimise escalating needs and reduce the long term cost to health, social care and support services. This will include providing housing services and support as close to home as possible, and working with our partners to provide wider and more innovative opportunities for support at an earlier stage.

We will work with our partners to understand the greatest risks threatening residents' capacity to continue living safely and comfortably in their own homes. We will look to integrate services and create an effective structure for providing the right support for sustaining independent living. As part of this approach we will explore the potential to support the delivery of more practical support, such as help with maintaining gardens and homes.

We recognise that carers in Barnsley make an enormous contribution to independent living by providing care and support to many of the Borough's most vulnerable residents. We will explore how we can better meet the housing needs of all carers, and ensure that carers who need alternative housing to provide high levels of care and support to their families and friends are given appropriate advice and support and if eligible priority through our Lettings Policy.

3.5.2. Helping people to help themselves

Our approach will focus on helping people to help themselves. This will include exploring ways to make it easier for residents to find appropriate homes that better meet their needs. We will work with our social housing partners and letting agents in the private sector to promote the importance of identifying, recording and promoting accessible homes.

3.5.3. Providing flexible support

We understand that many of our most vulnerable residents require higher levels of support to live comfortably and with the level of independence they desire. To help people access and move on from supported housing services in a more planned way we will develop a supported accommodation pathway, which will also allow resources to be used more effectively and reduce the reliance on temporary accommodation. We will also remodel services for some vulnerable groups to help meet their needs better and support more people into independence, through focusing on early intervention and prevention and moving people towards more independent living options

The current Extra Care Housing schemes provide a high standard of design, security and privacy. However we need to ensure it is used to its maximum potential by keeping people independent for longer reducing the reliance on residential provision. We will therefore develop a range of options that will provide a sustainable choice of accommodation solutions for vulnerable people such as those suffering with dementia where there is a growing need. In order to deliver this we will map existing accommodation and services across the Borough, and work with our partners to ensure that public accommodation and services will complement those being developed and delivered by the private sector. We will use this information to inform future housing development and the development of long-term care and support commissioning plans.

To help people live with a greater degree of independence we will explore options for developing more tailored services for older and vulnerable people, including remodelling sheltered and extra care housing, developing other models of support including floating support, befriending and practical support to ensure people can stay independent for as long as possible. We will ensure there is clear integration with health and social care services where this is applicable extending the role of floating support and home care.

This will include exploring the potential for expanding services delivered as part of purpose-built supported accommodation to provide support services to people living in the wider community.

3.5.4. Help people with learning disabilities

Good progress has been made to support people with learning disabilities to access choice based lettings, private sector housing and in developing a range of specialist supported schemes, however more work is needed. We will therefore review and update our accommodation strategy for people with learning disabilities. This strategy will include the following three outcomes:

- increasing the number of people who have their own home;

- increasing the quality of housing and support for people with learning disabilities; and
- ensuring that housing and support is affordable.

In the short term, another key priority will be to ensure that all people with learning disabilities who have previously been placed outside of Barnsley can be supported in affordable housing within the Borough by the middle of 2016.

3.5.5. Adaptations and home improvements

As our population of older people grows demand for adaptations and assistive technology is expected to increase, and we will need to identify a long term sustainable solution to fund this. We will therefore look at different options for funding the delivery of the Disabled Facilities Grant (DFG) programme, including the potential for pooling health, social care and private sector housing budgets to provide more adaptations in the future.

The Barnsley Private Sector Housing Condition Survey (2010) indicates at least £189 million of investment is required to deal with non decency in the private sector and the Council does not have the resources to fund all of this work.

However, in partnership with other Council Services including Adults & Neighbourhoods and Public Health a sustainable way of helping the most vulnerable homeowners in the Borough will be developed. This strategy proposes an approach that encompasses the provision of comprehensive re-housing advice that covers renting a home as well as advice on repairs, maintenance, sale and repurchase. We will also explore the feasibility of developing practical support for owner occupiers who wish to move to a more suitable home.

3.5.6. Preventing homelessness

In Barnsley we work hard to reduce the number of people who become homeless. However, we know that the current economic climate is making it harder for people to keep up with housing costs.

Due to the problems people are facing in sustaining their homes, in the future we expect to see an increase in demand for services to help homeless people.

We will continue to provide advice and assistance to help prevent homelessness, and where this is not possible we shall assist customers into accessible, affordable housing. We want to be able to offer people who find themselves homeless or at risk of losing their home a better choice of accommodation, and we want to reduce the number of homeless households living in temporary accommodation.

We shall therefore work with landlords of private rented homes to provide a greater supply of good quality, safe and well managed homes for people who are homeless.

We will also develop flexible tailored tenancy support to reduce the risk factors that lead to tenancy failure, and to respond to the changing needs of the tenant throughout their tenancy.

We will also work with our partners to provide a range of supported accommodation options for homeless young people who are unable to return home. This will

provide a safe environment where they can gain the necessary life skills to sustain and enjoy their own home in the future. The development of an effective Supported Accommodation Pathway will also help vulnerable people of all ages to access and leave supported accommodation in a more planned way, and help to reduce homelessness.

3.6 Gypsies and Travellers

The South Yorkshire Gypsy and Traveller Accommodation Needs Assessment 2011 - 2016 indicates that there is a shortfall of permanent pitch provision for Gypsies and Travellers in Barnsley. There is a current shortfall of permanent pitches, which we know is also rising to take into account projected household growth. Our figures suggest a requirement for additional two (2) or three (3) sites over and above current site provision.

Land holdings that are suitable for potential development as permanent Gypsy and Traveller sites are being identified as part of the Local Plan making process.

We will:

- **Address any barriers that may be hindering some groups and communities from accessing suitable housing**
- **Provide early targeted support for households and families facing multiple problems**
- **Ensure that social housing is allocated fairly and provides homes to households most in need**
- **Give people a greater say in developing and delivering housing services**
- **Reduce the impact that poor housing has on health and wellbeing**
- **Support young people to access housing and live independently**
- **Provide more choice and options to help vulnerable and older people live independently in their homes**
- **Ensure all people with learning disabilities previously placed outside of Barnsley are supported in affordable housing within the Borough**
- **Prevent and reduce homelessness through early intervention**
- **Make suitable provision for Gypsy and Traveller sites in Barnsley**

4. Delivery

4.1. Delivering the strategy

In this Housing Strategy we have described our ambitions for housing in the Borough over the next 20 years, including the issues we expect to tackle first and the issues we expect to address over the long term.

We have also set out our expectations for others working with us to deliver our goals, and where appropriate we have made steps to outline our policy approach to housing delivery and to investment in housing and housing services across the Borough.

Alongside this strategy we will produce a series of 4-year delivery plans which will take us closer to achieving our long term goals for housing in the Borough. These delivery plans will reflect the current policy and investment landscape in which we are operating and respond to the levels of investment and resources available.

We will build upon a strong history of partnership working, and the direct contribution of our partners will maximise the resources available to enable the delivery of this strategy and delivery plan.

The extent of our ambition for housing will require changes at a national and local level. This might be in relation to devolved power and local governance arrangements or the levers required to exert influence on the aspects of this housing strategy which are outside of our control, for example the constraints on mortgage lending and wider economic conditions.

We recognise that the longer term housing needs and economic aspirations of the Council are fundamentally predicated on a new Local Plan. Our aim will be to increase the supply and choice of housing sites so that a 5-year supply of ready to develop sites can be maintained throughout the period covered by the new Local Plan.

However, to help with housing delivery in Barnsley, future housing requirements and the distribution of housing growth needs to be addressed at a City Region (Leeds and Sheffield) level and new governance arrangements may be required to enable this to happen.

We are also aware that the scale of the challenge facing us relating to the quality of existing private sector homes in the Borough is beyond the resources that we currently have available to us. We retain an ambition to improve the quality of the stock in the Borough and will continue to find ways of helping the most vulnerable homeowners to improve their homes.

Alongside the activity that we are directly responsible for and the work done with or by other organisations, we intend to continue to liaise with Government and others about how to reduce the barriers to delivery and create the right conditions and environment which will help us achieve our long term goals.

Performance on progress made against the delivery of the Housing Strategy Delivery Plan will be regularly reviewed by a newly created Strategic Housing Board.

We will also review the Council's key performance indicators which were established to sit alongside this housing strategy and delivery plan to help us to measure both the impact of our influence and the impact of our direct activity. A progress update of the

Delivery Plan and Key Performance Indicators will be published on the Council's website each year.

1. Introduction

This is Barnsley's Housing Strategy and covers the period 2014-33. The Housing Strategy Delivery Plan 2014 to 2018 describes what we will do over the next four years to help us achieve the housing ambitions contained within the 20 year Housing Strategy. The plan contains actions that are priority programmes and initiatives for the Council and our partners, and reflects the current national and local policy situation and financial challenges that Barnsley is facing.

To align with the Housing Strategy, the delivery plan has been split into five sections which are the five key objectives of the Housing Strategy, namely:

- To support new housing development which creates a thriving and vibrant economy
- To ensure the design and delivery of new high quality, desirable and sustainable homes
- To make best use of and improving the existing housing stock in Barnsley
- To develop strong, resilient communities
- To support younger, older and vulnerable people to live independently

2. Policy Context

This section describes the national policy context that we are now working in and the impact this will have on Barnsley and our residents.

2.1 National Policy

The Government's approach to national policy is currently being driven by the economic uncertainties and continuing financial pressures facing the country. Reducing the national deficit through cuts to public spending and supporting economic growth are therefore key priorities for the Government going forward. The role that local authorities and the housing market needs to play in delivering these priorities has been

continually stressed by the Government and a number of new policies have been implemented to reflect this, including:

2.2 The Localism Act 2011

This act aims to shift the power and decision making away from central Government back into the hands of individuals, communities and local authorities. The act has brought about a number of major changes that affect housing including: changes to how council housing is allocated; the abolition of Housing Revenue Account (HRA) subsidy and its replacement with HRA self-financing, which allows local authorities to control their own rental income; and amending homelessness legislation to allow local authorities to discharge their duty by offering accommodation in the private rented sector.

2.3 Welfare Reform Act 2012

This act legislates for the biggest reform to the welfare system for over 60 years. Its stated aim is to make the benefits system fairer and simpler, while encouraging people back into work. Central to the plan is the creation of the Universal Credit, a process which began (being piloted) in 2013. This will see existing out-of-work and in-work benefits, such as Working Tax Credit, Jobseeker's Allowance, Income Support, Income-related Employment Support Allowance and Housing Benefit being merged into one benefit, which will be paid directly to the claimant in one lump sum.

Alongside this, the Government has been focusing on reducing the Housing Benefits bill and a number of changes to Housing Benefits started coming into effect in April 2011, including:

- Capping the levels of Local Housing Allowance paid to private rented tenants.
- Increasing the age of the shared accommodation restriction, that applies to single private rented tenants, from 25 to 35 years.
- Reducing Housing Benefit for working age social tenants who are under occupying their property.

2.4 'Laying the Foundations: A Housing Strategy for England' 2011

This strategy outlined the Government's intended direction of travel for housing, its role in the wider economy and its contribution to social mobility. The strategy introduced a number of new initiatives particularly focused on increasing house building and getting the housing market moving, these included:

- The Get Britain Building fund - £650m has been made available to unlock housing sites with planning permission.
- The Growing Places Fund – £700m to support specific growth sites where the need for more infrastructure is a key barrier to new development.
- Custom Build - £30m to support self build projects.
- Help to Buy Guarantee – This scheme brings together lenders, builders and the Government to offer 95% mortgages to people wanting to buy a new build property up to the value of £600,000.
- Increasing the Right to Buy discount – The discount level for people wanting to buy their council home has increased and the maximum discount level is now £75,000.
- Build to Rent Fund - A £1bn fund to support the development of new purpose-built privately rented homes.

2.5 National Planning and Policy Framework 2012

This framework aims to make the planning process simpler and more accessible, while protecting the environment and promoting sustainable growth. The new system gives local authorities control over their housing plans and provides a framework for councils and local people to produce their own distinctive local and neighbourhood plans, which meet the needs of the local community.

2.6 Equalities Legislation

The Equality Act 2010 provides the overarching legislation which sets out public sector duties on equalities issues. It requires the Council to eliminate discrimination, harassment and victimisation; advance equality of opportunity; and fosters good relations. Having due regard to the need to advance equality of opportunity involves removing or minimising disadvantages suffered by persons; taking steps to meet the needs of persons that are different from others; and encouraging people to participate in public life or other activity in which participation is

disproportionately low. Through the One Barnsley Equality and Diversity Inclusion Partnership we will take a lead role in equality and diversity, inclusion, health and wellbeing across our communities and within the sub-region.

3. City Regions

Barnsley is in the favourable economic position of sitting within the Leeds City Region and the Sheffield City Region, it will contribute to and benefit from the growth ambitions of these city regions, which include:

- Developing a better balanced housing market with a full range of quality housing, including affordable housing
- Outstanding natural, rural environments and in the Sheffield City Region an ambition to provide quality urban areas to match
- Improving connectivity between urban areas, rural areas and outside to neighbouring city regions and London
- Providing key employment growth centres that contribute to the overall economic ambition of the Sheffield City Region, for example M1 Corridor (Junctions 36 and 37) and the Dearne Valley

4. Barnsley Context

4.1 Population

The population of the Barnsley MB area is estimated to be 231,200 with ONS 2011-based interim population projections suggesting a total population of 248,657 by 2021.

Over the next few decades, the age profile of residents in the Barnsley MB area is expected to change dramatically. There will be a considerable 'demographic shift' with both the number and proportion of older people increasing. Overall the number of people aged 60 and over is projected to increase by 16.9% (or by 9,317) by 2021; the number of 75+ residents is expected to increase by 26.1% (or by 4,710) by 2021.

There will also be an increase in the numbers of other vulnerable groups, such as people with learning difficulties and people with

dementia. This will require the council and other providers to adapt their services to meet future household needs.

4.2 Housing Market

Barnsley has 104,975 homes. Private properties make up three-quarters of Barnsley's housing stock and the largest proportion of these are owner occupied (64%). The remaining properties are social rented through the council or other Registered Providers. Barnsley Council currently owns around 19,400 properties.

Barnsley's housing stock contains a high proportion of semi-detached homes built in the 1950s and 60s and terraced properties built before 1945. Barnsley has lower levels of flats and detached properties when compared to national and regional averages. Since the start of the housing market downturn in 2008, Barnsley's average house price has decreased to around £120,000. However, the Boroughs housing market is polarised and house prices vary. The housing market in the rural west of the Borough is popular with an average house price of around £220,000. In contrast, the housing market in the east has some of the cheapest properties available, at approximately £60,000.

The changes in the housing market have in part been driven by the lack of available mortgage finance and the 20% deposit currently needed to buy a home. This large deposit of around £24,000 in Barnsley is now the biggest barrier to home ownership for first time buyers and home owners with little equity in their home.

The restrictions on mortgage finance have meant that more people are now accessing the private rented market. Almost 15% of Barnsley's households now rent privately and in the future this sector is expected to grow to a similar level as social housing. The average private sector rent for Barnsley is relatively low and is £470 a month.

Barnsley's housing market is also characterised by contrasting levels of quality. Over recent years we have made considerable progress to improve the condition of social housing in the Borough. The Council met the Decent Homes Standard in 2010 and have a rolling programme of investment to maintain this. However, there is still work to do in the

private sector and about a quarter of private rented properties have a Category 1 Hazards. This is a hazard that poses a considerable risk to the health and safety of the household. We have a statutory duty to tackle Category 1 Hazards and it is a priority to ensure that the private sector homes within the Borough are safe and comfortable to live in.

4.3 Consultation with residents

As part of the process to develop Barnsley's new housing strategy, a period of consultation was undertaken with residents, stakeholders and partners. The purpose of this consultation was to identify the housing issues facing Barnsley's residents and to establish the key housing priorities for the future. The following five priorities were selected as being the most important:

- Provide greater choice, more homes to buy and rent
- Improve the quality of some of Barnsley's neighbourhoods
- Increase support to help people remain independent in their own home
- Give people a greater say in decisions on housing
- Help young people to obtain and run a home

Analysis of the wider consultation findings highlighted other issues which are also a priority for our residents, partners and stakeholders. These were:

- Improving the quality of the private rented sector housing
- Bringing back into use long term empty homes
- Reducing anti-social behaviour and nuisance
- Improving energy efficiency and reducing fuel poverty
- Improving the range and quality of homes

These priorities have played a key role in shaping the development of the housing strategy.

4.4 Local Policy Context

The Council's Corporate Plan sets out the Council's strategic direction and priorities for the next three years, and this document has acted as a

reference point for the development of the Housing Strategy Delivery Plan. The Corporate Plan focuses on three strategic priorities and this delivery plan addresses each of these outcomes, which aims for Barnsley to be as “a successful, uniquely distinctive 21st century market town that offers prosperity and a high quality of life for all”.

The Barnsley Core Strategy sets out the overall vision, spatial and planning policies for development in Barnsley from 2008 to 2026. The Core Strategy set a target to deliver an additional 21,500 new homes by 2026 (1,200 per year). In the last four years Barnsley has delivered almost 4,000 new homes.

Constraints on mortgage lending and the wider economic conditions are affecting the demand for new homes and these are currently the biggest factors holding back the delivery of new homes. The refresh of the Barnsley Local Plan will reassess how much new housing is needed in the Borough and to enable a 5-year supply of ready to develop sites to be maintained.

The national policy direction and current economic situation described above is having an impact on people living in Barnsley and the Borough faces a number of challenges where housing plays a key role. The Localism Act gives more powers to the Council and we will need to establish the best ways to use these to meet the needs of Barnsley's residents, while the planning changes will give local communities the opportunity to influence what gets developed in their local area.

The welfare reforms, introduced by Government in 2011, will undoubtedly have a considerable impact on the Borough. Broadly speaking, Barnsley will see around £XXX million less benefits money coming into the local economy every year. The full impact of the reforms is not yet known, but the Housing Benefit changes will have impact on the affordability of housing in the Borough. The changes are already creating budgeting issues for residents and a risk of arrears for social housing providers, such as the Council. There is also a risk of more people becoming homeless and we have already started to see an increase, with XX% more homeless acceptances from 2012/13 to 2013/14.

There is a well established link between poor housing conditions and poor health. The government has given local authorities greater responsibility for improving public health, and Barnsley's new Health and Wellbeing Board will guide the approach taken by the Council and its partners for delivering this responsibility. Our guiding principles and goals are set out in Barnsley's Health and Wellbeing Strategy; these will help to transform the way healthcare is delivered in the future. This transformation will include greater integration between housing, social care and health provision, and developing new ways of working.

4.5 Financial Environment

The Government's commitment to reducing the deficit has meant that there is greatly reduced public funding to invest into our homes and neighbourhoods. We have therefore had to ensure that we consider the best way to use our existing resources and the different ways we can draw investment into the Borough.

The scale of changes to the housing investment landscape has been substantial over recent months and years. The Housing Market Renewal and Decent Homes programmes have ended, and the Housing Capital Investment Programme which funds a number of strategic housing projects is currently £129m 2014/15 – 2018/19 .

The Government's public expenditure austerity programme has also led to a reduction in the funding available to support vulnerable people living in Barnsley. Since 2011 we have seen a reduction of £XXm in funding for housing related support services and there is likely to be a further reduction of approximately £XXX in 2014/15.

Alongside these reductions in funding, the introduction of HRA self-financing presents opportunities and challenges for the Council. It has freed us up to move to long term (30 year) business planning for housing.

We intend to retain a plan for housing investment in the Borough, which is based on new ways of working and is less reliant on external grant. The local investment plan reflects the current funding environment and

the new funding opportunities, such as the Affordable Homes Programme 2015-18. The Affordable Homes Programme requires registered providers to deliver new homes with significantly less grant than previously. The previous Affordable Homes Programme (2011/15) granted £40m million to Registered Providers for the provision of new affordable rent homes in the Borough.

5. Policy and Strategy Sources

The national and local policy context and financial environment described above, as well as other policies and strategies, have all influenced and shaped the development of this plan and the priority actions contained within it. These supporting documents are listed below.

5.1 National

- Welfare Reform Act, March 2012
- National Planning Framework, March 2012
- Health and Social Care Act, March 2012

- Energy Act, October 2011
- 'Laying the Foundations' A Housing Strategy for England, November 2011
- Localism Act, November 2011
- Local Decisions 'A fairer future for social housing', November 2010
- The Spending Review, October 2010

5.2 Local

- Council's Corporate Plan, 2012-15
- Barnsley's Economic Strategy, 2012-33
- A Community Strategy for Barnsley, 2011-15
- Barnsley's Health and Well-Being Strategy, 2013-16
- Joint Strategic Needs Assessment, 2013
- Housing Independence and Prevention Strategy, 2012-17
- Core Strategy (Barnsley Local Development Framework), 2011
- Strategic Housing Market Assessment, 2013
- Strategic Housing Land Availability Assessment, 2013

Housing Strategy Delivery Plan

This delivery plan ends in March 2018. Progress on actions contained within this plan will be reported in March and September each year to the Strategic Housing Board.

Strategic Objective 1: To support new housing development which creates a thriving and vibrant economy

Task	Lead Officer / Support Officer	Completion Date	Milestones	Status
Commission a new Strategic Housing Board to oversee the implementation of the Housing Strategy.				
Develop a housing land and asset management strategy through working with BMC's asset management team to explore the benefits of releasing land and assets that the Council and other public bodies (i.e. Health Trusts) own to help give more flexibility to deliver housing growth.				
Identify and allocate a number of housing sites across the Borough to meet the strategic housing needs as part of the new Barnsley Local Plan.				
Develop a suite of Innovative Delivery Investment Models with private sector partners to develop new homes.				
Develop and adopt a new Affordable Housing policy.				
Prioritise the economic renewal of Goldthorpe and the wider Dearne including the construction of [2,000] new homes.				
Bid and secure maximum funding from Government for more affordable housing e.g. Affordable Homes Programme (2015-18).				
Establish a ring-fenced enabling fund from income				

received from s106 affordable homes commuted sums to build new homes, refurbish/acquire empty properties for re-use and land acquisition to promote economic regeneration.					
Work with our housing delivery partners to explore the potential to provide more high quality private rented accommodation for let at market and/or intermediate rent in areas with high levels of social housing or in areas with a shortage of open market houses at prices that are affordable (e.g QSH).					
Explore the appetite and ability of local people to take up custom build opportunities as part of community led construction and develop specific policies to support such self build schemes (e.g Section 106 asks).					
Continue to support affordable housing in the rural areas, including the Green Belt, using relevant planning policies.					
Work collaboratively across the Leeds and Sheffield city regions to maximise opportunities for housing growth for Barnsley i.e. SCRIF, SEP, Growth Fund.					

Strategic Objective 2: To ensure the design and delivery of new high quality, desirable and sustainable homes

Task	Lead Officer / Support Officer	Completion Date	Milestones	Status
Encourage the private sector to build more executive larger family homes using new and existing policies.				
Via BMBC Design Panel collaborate developers/ house builders to improve the quality designs, energy efficient homes supported by our local design guide and national standards.				

Continue to implement Barnsley's low carbon agenda based on the principles set out in the Community Strategy, the Home Energy Efficiency Strategy, the Berneslai Homes Low Carbon Strategy and the Local Plan.				
Develop and implement a policy for domestic renewable energy within the context of the Local Plan.				
Channel funding streams from Government "Allowable Solutions" approach to low carbon construction into programmes to support local green initiatives.				
Allocate a portion of HRA funds to develop a rolling programme of building/acquiring affordable homes to replace Council homes sold via Right to Buy.				

Strategic Objective 3: To make best use of and improve the existing housing stock in Barnsley

Task	Lead Officer / Support Officer	Completion Date	Milestones	Status
Participate in the delivery of the Leeds City Region Green Deal scheme. BMBC's ambition is for up to 1,800 private sector homes to become more energy efficient under this scheme during the first three years of its operation.				
Continue to maximise the use ECO funding to support housing regeneration activity in Goldthorpe. BMBC to also continue to work with energy suppliers to develop other domestic energy efficiency programmes elsewhere in the Borough.				
BMBC and Berneslai Homes to continue to identify and access external funding sources that will support the on-going work to minimise and reduce fuel poverty for tenants and to improve energy efficiency for Council				

homes.				
Oversee and monitor performance of Berneslai Homes, BMBC's managing agent for the management, modernisation and maintenance of Council housing stock.				
Oversee the budgeting, expenditure and financial performance of the Housing Revenue Account which is administered by BMBC's managing agent Berneslai Homes.				
Implement the BMBC Empty Homes Strategy (2012 to 2017).				
Develop a register of landlords and privately rented homes (intelligence re: PRS market activity in BMBC.				
Develop a strategy to maximise the Council's legal powers of enforcement on those rogue landlords and poor housing conditions that have the most detrimental impact on tenants.				
Obtaining funding for carrying out improvements to Private Sector housing in poor (Category 1 Hazard) condition.				
Promote Landlord Accreditation Scheme and explore opportunities for self funding.				
Explore Opportunities for Selective Licensing in specific areas.				
Undertake targeted area based and multi agency intervention to improve both housing standards and quality of life (assist in supporting tenancies) for private sector tenants etc - pilot 'Our Street' approach.				

Strategic Objective 4: To develop strong, resilient communities

Task	Lead Officer / Support Officer	Completion Date	Milestones	Status
<p>BMBC to work collaboratively with Berneslai homes and alongside other agencies, community groups, tenants and residents to identify emerging housing investment priorities (PRS and BH) and to explore funding opportunities/options appraisals to ensure long-term sustainability of our neighbourhoods.</p>				
<p>Berneslai Homes to continue to build on our existing Council tenant consultation and governance framework through the tri-partite Customer Involvement Agreement.</p>				
<p>Undertake a review the effectiveness of Berneslai Home's existing forums for involving the most vulnerable and disadvantaged groups in developing housing and support services, and ensure our engagement methods for these groups are still working well.</p>				
<p>Seek support from the Health & Wellbeing Board to obtain funding for making improvements to existing private housing stock to improve health outcomes and reduce health inequalities.</p>				
<p>Identify the areas and individuals that are most at risk of experiencing ASB and develop more coordinated tactical plans for tenants and homeowners to reduce ASB from occurring in the future.</p>				
<p>Continue to work with the private rented sector to provide help and advice with supporting and sustaining tenancies, and with managing anti-social behaviour.</p>				

Strategic Objective 5: To support younger, older and vulnerable people to live independently

Task	Lead Officer / Support Officer	Completion Date	Milestones	Status
Finalise and implement the Housing Independence and Prevention Strategy (2013 - 2018) in partnership working with Housing Options and Supporting People teams.				
Housing services to work proactively to ensure that Care Leavers who are not ready to live independently are able to have access to a range of supported accommodation as befits their needs.				
Undertake a detailed needs assessment for older people and vulnerable adults housing and services. Develop an accommodation and care services plan to meet the needs for older and vulnerable people.				
Work with housing partners to bid for, secure funding and deliver more older persons, disabled and learning difficulty accommodation schemes e.g. care and supported living funding.				
Review options for funding the delivery of the Disabled Facilities Grant (DFG) programme, including the potential for pooling health, social care and private sector housing budgets to provide more adaptations in the future.				
Review and update BMC's accommodation strategy for people with learning disabilities.				
Identify land holdings that are suitable for potential development as permanent Gypsy and Traveller sites as part of the Local Plan making process.				

