

Action plan 2009

This action plan will be monitored on a regular basis by the Housing Partnership for Lambeth, and then updated annually.

B1 Increase the supply of dwellings in the borough				
Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead
Increase the supply of housing, especially affordable	To work with our social housing provider partners to deliver 1,900 new affordable homes over the duration of the strategy	[LAA target]		
		480 affordable homes	2009	LBL LAMHAG
		550	2010	
		570	2011	
To bid for additional regular market engagement funding	Ongoing			
		Develop a set of policy guidelines for the disposal of council land for sale to social housing providers or private sale	July 2009	
		Develop a set of policy guidelines for the disposal of council land for sale to social housing providers or private sale		
		Note - The market conditions, and difficulties obtaining credit, especially over 2009/10 will make this challenging to bring in sufficient funds		
	Monitor progress	Produce an update on the progress toward increasing the affordable housing strategy in light of the housing market, taking account of new government initiatives (April 2009 and ongoing)	April 2009 Ongoing	LBL
	Supply of intermediate housing	670 new units of intermediate housing Note – as per above, difficult market conditions	2012	LBL/ LAMHAG
	Maintain our 50% affordable housing target through S106 agreements	Ongoing	Ongoing	Planning

B1 Increase the supply of dwellings in the borough

Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead
Increase the supply of housing, especially affordable	Confirmation of approach to asset based vehicles	Option paper presented to HPL and agreement on best way(s) for Lambeth to take (June 2009) Report to cabinet with business case and feasibility (Autumn 2009) Issues and options paper to cabinet on options Note - funding subject to approval depending on proposal	June 2009 Autumn 2009 October 2009	LBL
	Preparation of LDF core strategy	Pre-submission publication	October 2009	Planning
	Preparation of LDF site allocations Development Plan Document (major Development Opportunity (MDO) site and others identified through masterplan and other sources	Initial Public consultation	March 2009	Planning
		Draft	December 2009	
The right balance and types of property	Increasing the supply of gypsy and traveller sites	Approach agreed with the SW London sub-region	Sept 2009	SW London Housing Partnership
	Better understanding of the housing market	Conduct a strategic housing market assessment working with other boroughs in South West London	Sept 2009	SW London Housing Partnership
	Programme of withdrawal from shortlife	Three blocks sold in Rushcroft Road Programme completed	March 2010	LBL
Making better use of our existing assets	Doomsday Programme	Complete the first phase Phase II, nine sites marketed to private / public sector developers	April 2009 April 2010	LBL
	Bringing empty properties above shops into use	Scoping strategy and identify funding Note – funding to be identified	June 2009	LBL/Private sector housing forum
	Look at existing stock	Audit all estates Develop firm proposals with members in line with audits Note – funding to be identified	Aug 2009 October 2009	

B2 Improving neighbourhoods

Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead
Meeting decent homes	Delivering the identified stock option approaches to deliver decent social housing	Lambeth Living inspection, two star rating	2010	Lambeth Living/LBL
		PFI at Myatt's Field programme starts Start the demolition/construction of PFI at Myatt's Field	July 2009	LBL
		RSL properties meet decent homes April 2010 ¹⁶	2010	LAMHAG
		Identify alternative mechanisms to bring in funding, depending on final allocation from CLG, and to meet gap from any negative stock transfers Ballot Ashmole Residents (May 2009) Decide on the investment plan for Leigham court (April 2009)	2009 May 2009 April 2009	Lambeth Living/LBL
		LATMOS estate, submission to CLG Commence offer document negotiations	Dec 2009 March 2009	LBL
		Lambeth Living to prepare a detailed investment programme of DHIP in anticipation of Dec 2009 start	Nov 2009	Lambeth Living
		Confirm with RSLs that their stocks will meet the decent homes standard by April 2010	April 2009	LAMHAG
Decent homes in private sector housing	A new stock condition survey (2009) Get results from survey and check if the right estates are being targeted (Nov 2009) Publish Private Housing Assistance Programme (PHAP) plan Review plan following stock condition survey Note – funding for condition survey to be identified	Autumn 2009 Nov 2009 Feb 2009 Nov 2009	LBL	

¹⁶ Excludes recent stock transfers or estates earmarked for remodelling

B2 Improving neighbourhoods

Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead
Tackling climate change	Per capita CO ₂ emissions in the local authority area	[LAA target] 5% reduction of CO ₂ emissions	2011	All
	Delivering the decent homes programme	SAP rating in council owned homes	2009	Lambeth Living/URH
		66	2010	
		67 68	2011	
		Annual improvement in SAP rating in housing association homes	Ongoing	Housing Associations
	Actions through the Home Improvement Agency	Maximising grants year on year	Ongoing	LBL
	Combined heating and power	Roupell Park	2009	Lambeth Living
		Ethelred Tower	August 2009	Lambeth Living
	Partnering contract	List of key performance indicators developed and monitored	Ongoing	Lambeth Living/LBL
	Housing Association grants for renewable technology	£100k allocation	Annually	LBL
Concerto funding	Decision for energy saving company to be established	Feb 2009	LBL	
	Coldbusters programme	200 grants per year	Annually	LBL
Helping people to remain in their homes	People are aware of the benefits of maintaining a good home and the different funding options available	Provide major disabled adaptations to 230 disabled households across all tenures	Annually	LBL
	Maximising grants	Successful grant applications to CLG for minor repair handy person services Improve use of targeted home renovation grants and equity release to vulnerable, older or disabled home owners to help them make their homes safe, secure or energy efficient	2009 Ongoing	LBL

B2 Improving neighbourhoods

Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead
Helping people to remain in their homes	Improving safety of older owner occupiers	Regular partnership working	Ongoing	LBL
Improving safety	Reducing accidental fires	Smoke alarms and fire safety checks carried out in all council owned properties during the gas inspection Rolling out of programme to other large social landlords Note – funding dependent on annual application for central government grant	2010 2011	LBL/ Lambeth Fire
Improving the public realm	Improved environmental and street cleanliness	[LAA target- levels of graffiti, litter, detritus and fly posting] 11% - 2009 9% - 2010 8% - 2011	2009 2010 2011	LBL

B3 Improving access to housing and supporting vulnerable people in the borough

Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead	Resources
Preventing homelessness	Increase numbers of homeless preventions in the borough	Households prevented from being homeless 850 (2009/10) 900 (2010/11) 950 (2011/12) 1,000 (2012/13) Review homelessness strategy Pilot of enhanced housing options Publish a three year business plan for a building partnership scheme with social housing providers	2010 2011 2012 2013 April 2010 April 2010 June 2009	LBL	Existing
	Reduce the number of households in temporary accommodation	[LAA target] 1,812 1,412 1,000	2009 2010 2011	LBL	Existing

B3 Improving access to housing and supporting vulnerable people in the borough

Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead	Resources
Preventing homelessness	Work more effectively with the private rented sector as the main provision of affordable housing	Roll out of rent deposit scheme to include single applicants	April 2009	LBL	Existing
Reducing youth homelessness in the borough	End the use of bed and breakfast accommodation for 16/17 year olds in the borough	End use of bed and breakfast for 16/17 year olds	2010	LBL	Existing
	Providing targeted support to teenage mothers	Development of seven units Review the need for further specialist support and make child poverty action bid to build on floating support models	Dec 2008 Dec 2008	LBL	Existing
Reducing the number of rough sleepers in the borough	Updating of rough sleepers strategy	Rough sleeper strategy completed 0 rough sleepers	Sept 2009 2012	LBL	Existing
	Development of a Re-offending Strategy for ex offenders	Strategy completed	April 2009	LBL	Existing
Increasing housing choice for residents	Better options for under occupiers	Review complete Publish report on the review of allocation policy with options for under-occupiers and options for reducing overcrowding	Sept 2009 April 2009		
	Choice based lettings	Advocate use of a pan London choice based letting across boroughs and make the case for social housing providers to be the channel for moves across London. Reviewing the effectiveness of CBL across all client groups Scoping of work required to set up a register of adapted social rented properties	Ongoing Sept 2009 Sept 2009	LBL	Existing

B3 Improving access to housing and supporting vulnerable people in the borough

Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead	Resources
	Development of a strategically planned range of housing related support services for all vulnerable groups	Development of a housing framework for vulnerable people Social inclusion strategy Finalise terms of reference for Lambeth's Social Inclusion Commissioning Board Scope strategy Publish interim report	June 2009 Feb 2009 Dec 2009 March 2010	LBL	Existing
Promoting independence and choice for vulnerable residents in the borough	Identification of older peoples' needs in the borough	[LAA Target] Increase the number of vulnerable people (in receipt of housing related support from the supporting people programme) living independently to: 74% 76% 78%	 2009 2010 2011	LBL	Existing
		Extra Care Strategy (January 2009) Review of sheltered housing provision Update report Sheltered schemes at Cheviot Gardens, and Patmos Lodge undergo a full financial appraisal at cabinet	Jan 2009 Spring 2009 July 2009	LBL	Existing
	Support the transition of young people into suitable accommodation	Creation of multi agency partnership board to examine transitional services	2009	LBL	Existing
	Development of a new children and young people strategy	Strategy complete	Nov 2009	LBL	Existing

B4 Mixed, sustainable communities

Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead
Continue to deliver the Future Lambeth programme	Future Brixton	The masterplan will be submitted to Cabinet	Dec 2008	LBL
		Launch masterplan	Jan 2009	
	Future Streatham and Streatham Hub leisure development	The masterplan will be developed and submitted to Cabinet	Early 2009	
	Future Norwood	Masterplan will be submitted to Cabinet	Early 2009	
	Future Clapham	Approve planning proposals	Nov 2009	
Reduce crime and the fear of crime	Establishment of community partnerships around the estates	Expand youth partnerships boards in estates	Ongoing	Safer Lambeth Partnership
	Easier mechanisms for the public to report incidents	Setting up a borough wide anti-social behaviour report line	January 2009	
Identify estates for major regeneration	Undertake an audit of all the council's estates to see which best fit the criteria mentioned in the strategy	Audit Complete Note - Funding to be identified	August 2009	LBL
Use Section 106 agreements to create more sustainable communities	Use the planning system to oblige private sector developers to create public facilities	Ongoing	Ongoing	LBL
Reducing the carbon footprint	Sustainable new developments	44% improvement in energy/carbon performance	2013	LBL
Appropriate sizes of properties	Requirements for housing embedded in planning documents	Local Development Framework	2010	LBL
	Better understanding of the housing market	Conduct a strategic housing market assessment working with other boroughs in South West London	Sept 2009	SW London Housing Partnership

Tackling worklessness				
Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead
Tackling worklessness	All	[LAA target] Overall employment rate 67.8% 68.5% 69.3% Review the 'in and out' project	2009 2010 2011 Spring 2009	All
Helping ex-offenders into work	Employment Academy; Re-offending strategy	[LAA target] Young offenders engagement in suitable education, employment or training 72% 76% 78% Increase the number of offenders under provision supervision 40%	2009 2010 2011 2012	LBL, Probation Safer Lambeth Partnership
Creating employment and training opportunities with local partners	Providing training through construction	Increase in the number of trainees in the borough with qualifications and apprenticeships Using Section 106 agreements to increase employment and training opportunities in the borough, and track to make sure they are delivered	Ongoing Ongoing	LBL
	Becoming an employer of choice	Increased number of unemployed residents accessing opportunities in the public sector Rollout of programme to other public sector employers	2009	LBL
Enhanced housing options	Improve links between benefits and housing. Integrate employment and housing advice	Reduction of tenants in receipt of benefit Increasing the number of tenants and people approaching for housing assistance into work Complete review of housing options service Roll out enhanced housing options pilot with JCP	Ongoing March 2009 April 2009	LBL

Tackling worklessness

Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead
Improve access	Neighbourhood hubs	Open neighbourhood hub in Coldharbour (March 2009) Open neighbourhood hub in Gypsy Hill (Dec 09) Secure funding for the third neighbourhood hub to open in 2010/11	March 2009 December 2009 2009	LBL
Removing barriers to employment for disadvantage groups	Assisting marginalised and hard to reach groups into meaningful education, employment and training	Reducing the amount of NEET ¹⁷ in the borough Publish young people housing strategy to review the range of provision for young people and propose further actions	Nov 2009	LBL
	Assisting care leavers	Helping care leavers in education, employment or training (eight placements a year)	ongoing	LBL
	Removing the challenges created by housing benefit	Review following changes to benefit system	2009	LBL
	Helping single parents back into work	Roll out of the Childcare Affordability Programme	Ongoing	LBL

¹⁷ Not in Employment Education or Training

B6 Empowering tenants

Housing strategy objective	Activity / Workstream	Milestones / Targets	When	Lead
Empowering tenants	Overall	[LAA target] % of people who feel they can influence their local area 44%	2011	LBL
	New compact for Lambeth Council tenants and leaseholders	Compact complete Annual review and tracking of action plan	Sept 2009 Ongoing	LBL
	Social Tenants' Charter for Lambeth	Charter complete and signed up to by all major housing associations in Lambeth	July 2009	LAMHAG
	Different delivery vehicles to regenerate estates	All affected residents consulted	Dec 2009	LBL
	Private sector housing	Private sector housing forum: more involvement from tenants	Ongoing	LBL
	HMO licensing/other actions against private sector landlords	All HMOs which require licensed by 2013	2013	LBL
	More accredited landlords	12 landlords accredited/month	Ongoing	LBL
	Meeting decent homes	Any new approaches must place residents at the heart of decision making Lambeth Living, URH and stock transfers monitored by council to ensure delivery	ongoing	LBL/ Lambeth Living/URH
			Ongoing	LBL
	Tenant Satisfaction	Tenant Satisfaction among Lambeth Living and URH residents 75%	2011	Lambeth Living/URH

