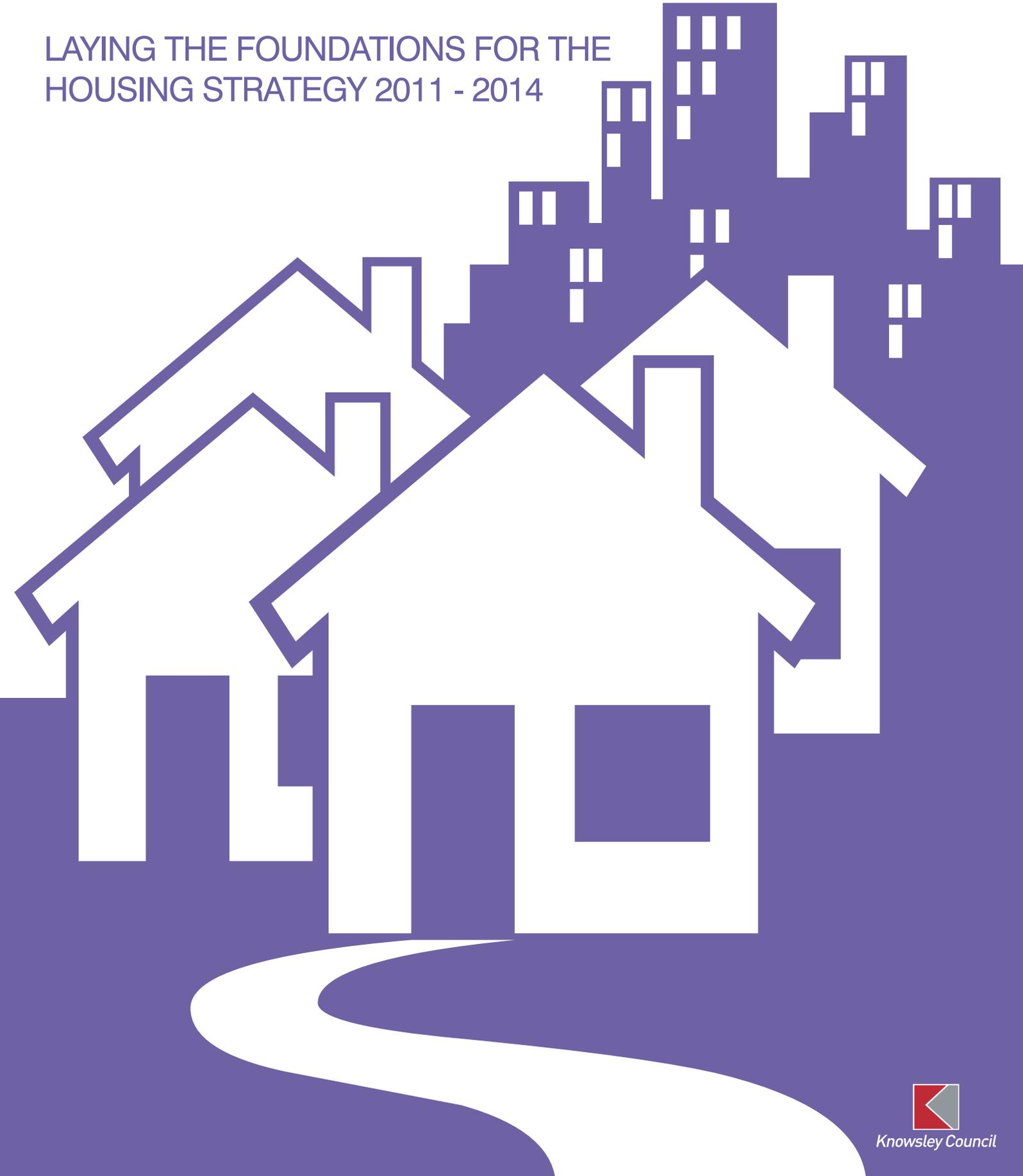


Knowsley Interim Housing Strategy 2010 - 2011

LAYING THE FOUNDATIONS FOR THE
HOUSING STRATEGY 2011 - 2014



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Foreword

This new interim strategy replaces the Housing Strategy 2004-2010, which identified a range of priorities to meet housing needs within Knowsley. Many of these priorities still remain relevant. However, our new Housing Strategy 2010-2011 is a visionary document, showing clear links to other strategies and plans that will affect future housing delivery.

We have developed this strategy during a period of very challenging economic conditions. Therefore, while the Strategy will link in to our longer term vision next year, it also recognises the short and medium term actions that are needed to address issues facing the housing market now. We recognise that this is only an Interim 12 month strategy that will set the scene for a full strategy in 2011 onwards. It has been prepared to allow up to date information and evidence to be gathered, to better understand the housing market, and to allow the strategic goals to link in with our local development framework.

The strategic housing priorities and objectives, which bind this document together, have arisen as a result of talking and listening to those with the best knowledge of housing issues in the Borough: front-line housing professionals such as housing association staff, landlords, estate agents; support, welfare and advice agencies. To enable us to deliver the Strategy's objectives, we will continue to work with a range of agencies and organisations.

The recession has affected several of the council's priorities with fewer affordable homes being built as the construction industry has slowed. There has been an increase in the number of 16-18 year olds not in employment, education or training and unemployment levels across the borough have increased. Knowsley has many people who are not in work and who lack the necessary skills and experience to find jobs obviously affecting the resident's ability to access housing.

This strategy aims at laying the foundations for future housing delivery, to make sure that the most appropriate housing is available for all residents, making Knowsley the borough of choice.

I am delighted to endorse this document.



Councillor Lonergan
Portfolio holder for Regeneration, Economy and Skills
July 2010



CHAPTER 1

Introduction

Knowsley has, since the last Housing Strategy achieved a great deal but due to the recent changes in the housing market more needs to be done.

Over the next five years there are a range of regeneration and development opportunities in Knowsley including the transformation of Kirkby Town Centre and Stockbridge Village.

Improving the range and availability of the sustainable housing offered by the authority should help underpin Knowsley's renaissance.

Introduction

This Interim Housing Strategy 2010-11 for Knowsley identifies the housing priorities for the borough over the next year and beyond, and the relevant actions and resources required in order to deliver these priorities. It will also play an important role in delivering many priorities of Knowsley's Sustainable Communities Strategy 2008-23.

The Interim Housing Strategy will follow the 2004-10 Housing Strategy and highlights and implements the many changes in policy that have occurred since 2004.

Review of the last housing strategy

The Council and its partners have achieved a great deal since the launch of the last Housing Strategy 2004-10, including:

- 🏠 Delivering the priorities of the Housing Strategy with partners, and through the Housing Partnership
- 🏠 Undertaking a Housing Needs Assessment update; the results of which are being used to shape interventions in the housing market
- 🏠 Commissioned a Strategic Housing Market Assessment (SHMA)
- 🏠 Opening of Roughdale Court, young single parents' accommodation
- 🏠 Opening of Ross House, housing scheme for families fleeing domestic violence
- 🏠 Opening of Yates Court, homeless families' scheme
- 🏠 All RSL partners' stock now meets Decent Homes Standard
- 🏠 New homes transformation in Huyton, Kirkby and Halewood

Current Housing Market Issues

Despite these many achievements, the impact of the credit crunch and the subsequent recession has been considerable. Knowsley has not been immune from the problems it has brought, and these impacts have contributed to existing housing market issues in the borough. The housing market has changed considerably since the Housing Needs Assessment in 2007; a recently completed study suggests the need to address the following issues in the borough's housing market:

- 🏠 Too few 2 bed bungalows
- 🏠 A shortage of 4 and 5 bed houses - mainly in the private but also in the public sector
- 🏠 A need to release under used capacity in the existing housing stock
- 🏠 Help increase access to affordable housing
- 🏠 Supported Housing
- 🏠 Provision for an ageing population

Overview of Knowsley

Knowsley is one of five metropolitan districts of the Liverpool City Region and is located within 10 minutes' drive of Liverpool City Centre, close to the Manchester-Liverpool economic corridor, with excellent connections to the motorway network, the region's main airports and the Liverpool ports.

The borough comprises of four main settlements set within a significant area of countryside and green belt:

- 🏠 Kirkby lies to the north of the Borough, and is home to Knowsley Industrial Park and Knowsley Business Park
- 🏠 Huyton, to the west, has one of the main town centres within Knowsley and provides the base for the Council's administration and Primary Care Trust
- 🏠 Prescot, to the east, is renowned for its history and heritage and has a thriving retail park
- 🏠 Halewood, to the South of the borough, provides the home for Jaguar Land Rover and a range of key supply chain businesses

Knowsley has attracted businesses that trade and that are recognised worldwide, such as Jaguar Land Rover, QVC, News International and Vertex. The area is also home to a number of tourist attractions; for example, Knowsley Hall, Knowsley Safari Park (including the new Aerial Extreme), the National Wild Flower Centre and the new Land Rover Experience.

During the past 20 years the population of Knowsley had been declining, but in recent years this has begun to change. The population now stands at 151,000 in 64,383 households, and the latest estimates suggest that the number of residents has actually increased in recent years. The age structure of Knowsley's population is similar to that of Merseyside, the North West and the UK average. The working age population is a little less than the average, while there is a slightly higher proportion of residents in the 0-14 years age group than regionally or nationally.

As is the case in many parts of the UK, the number of older people in the Borough has increased during the past 20 years. New estimates suggest that there will be an increase in the 45-64 and 65+ age groups, with an estimated rise of 36% in the 65+ age group by 2029. Other notable characteristics of the Borough's population include:

- 🏠 a higher than average proportion of people who class themselves as 'White British', representing 97% of the population;
- 🏠 a higher than average proportion of lone parent households, which are particularly concentrated in North Huyton, North and South Kirkby.

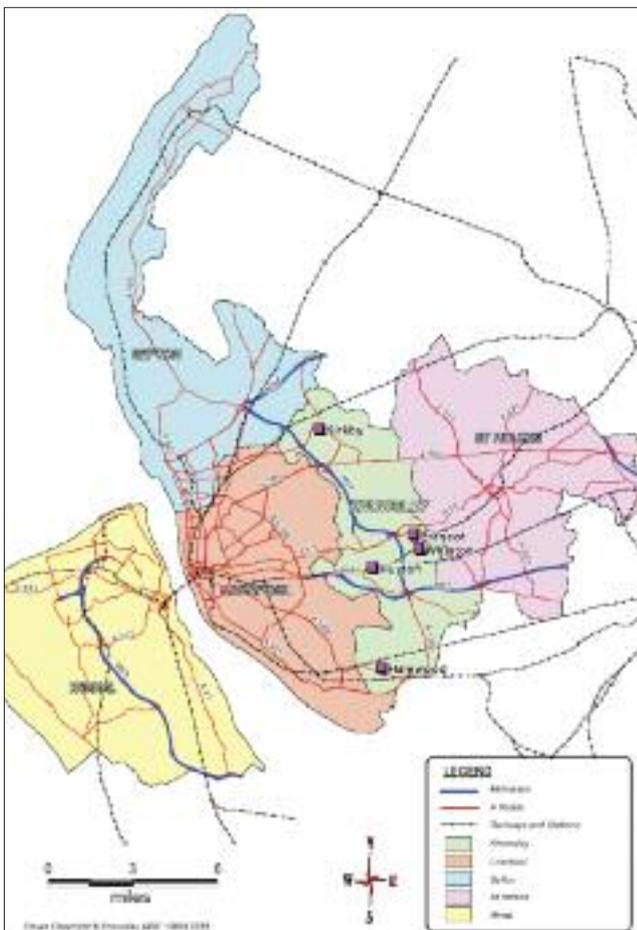


Figure 1:
Map of Knowsley and surrounding Boroughs

Key Regeneration Projects in Knowsley

The Council recognises the interaction between housing and sustainable economic development. The right quantity, quality and range of housing are vital to achieve economic growth as labour mobility requires choice and a range of housing opportunities; in turn a healthy economy underpins and sustains a vibrant housing market.

The Council and its partners are working together to ensure the housing in Knowsley facilitates sustainable economic development. Housing regeneration schemes have a crucial role to play in improving the range and availability in the borough's housing offer and continued partnership working will ensure the successful delivery of regeneration schemes.

Key regeneration projects include:

🏠 North Huyton Revive Programme

This transformational housing based programme is located within the designated New Deal for Communities area of North Huyton. The scheme is based around a master-plan for the area which calls for the removal of 1,200 units and their replacement with 1,450 new homes. Of these units, 158 will be for affordable housing. The tenure aim of the scheme is to deliver a more balanced offer in the area from 80 public/20 private, to something nearer 50/50.

The scheme has been running from 2002 supported by a Partnership of KMBC, KHT and the North Huyton NDC programme. By the end of the financial year 2009/10 all but 40 residents will have been relocated and over 1,000 units demolished.

The housing element of the plan is being delivered by a consortium of developers, led by Keepmoat PLC, with around 100 units built and sold to date. 20 of these units have been built for social rent which, along with 72 earlier build sheltered units, has provided alternative accommodation for displaced residents.

The plan is set to be delivered over the next 10 years and has already seen capital developments in employment/training, health, education and community development.

🏠 Stockbridge Village

A major physical regeneration of the Stockbridge Village Centre will act as a catalyst for a long term sustainable regeneration plan for the estate.

The master plan will see the development of a £25 million enhanced Village Centre, due to start in summer 2010, which will complement the existing retail offer at the Croft. The redevelopment will include a new build Neighbourhood Centre, including leisure facilities, café and youth facilities. There will also be a new state of the art Children, Family and Education Centre, complete with primary school, nursery and community library, children's centre and shared operational facilities. The master plan also includes a new retail unit, play pathfinder scheme and multi-use games area together with significant public realm and highway improvements.

🏠 Kirkby

The regeneration of Kirkby as a whole, including the town centre and surrounding areas, remains a major priority for Knowsley Council. The town centre is subject to proposals for a major regeneration programme; incorporating retail led mixed use development. Further details about this are to be confirmed in spring 2010.

🏠 Building Schools for the Future

It is our vision to transform Knowsley's education system and create a service which better meets the needs of children, young people and their families, and contributes to the wider delivery of children's and neighbourhood services. This will be achieved by new facilities, equipped with the latest technology; teaching and learning will be transformed for both students and teachers. Students will be encouraged to stay at school longer and create a new sense of purpose which will benefit the whole community. In addition, people in the local community will be able to access facilities at the school.

Knowsley's £150m Building Schools for the Future (BSF) programme saw the creation of seven new Centres for Learning, which replaced the ten existing secondary schools.

In addition to the BSF programme, Knowsley's primary and special sectors also received significant investment. The first phase of these works will see the creation of three new primary schools and a new state of the art special school in the borough.

LIFT

Knowsley PCT was successful when it applied for funding under the NHS Local Improvement Finance Trust (LIFT) which aims to develop a new market for investment in primary care and community-based facilities and services.

The PCT together with the private sector partner (William Pears Partnership) and Partnership for Health are in the process of delivering a series of brand new state of the art health centres. In Knowsley £20 million of investment has already delivered the Tower Hill Primary Care and Community Resource Centre, and the Halewood Clinic as part of a comprehensive regeneration of the Raven Court Centre on Leathers Lane.

Employment initiatives

There is a well established link between housing need and unemployment. Levels of unemployment within the borough have contributed affordability issues in accessing private sector housing in the borough. These issues are discussed in more detail in Chapter 4. As well as housing specific projects throughout the borough, the Council is responsible for key initiatives in encouraging and supporting people into work. Supporting residents to increase household incomes can help to combat some of the affordability issues relating to housing in the borough.

Knowsley Works Plus

Offers employment related information, advice and guidance to Knowsley residents. Anyone living in Knowsley is eligible for the service, although it is predominantly aimed at the five key groups identified in the Knowsley Employment and Skills Strategy. The service is delivered from five centres placed strategically around the borough where the need for the service is greatest, in Huyton, Stockbridge, Halewood, Kirkby and Prescot.

Knowsley Works

Aims to recognise and remove barriers to unemployment by matching people's skills and qualifications directly to the needs of local employers. Knowsley Works programmes are aimed at people who are long term unemployed and would benefit from additional support in order for them to move into sustainable employment. This additional support includes a 13 week Intermediate Labour Market programme, New Deal programme, Routeway Pre Employability Programme and the Future Jobs Fund.

Knowsley Apprentice

This innovative and pioneering programme provides local businesses with the opportunity to employ some of the best young talent in the borough in a structured and supported way. In just over a year, 206 local young people secured a 3-year apprenticeship with a variety of businesses across the borough. This is a great example of private/public sector partnership working and is seen as a flagship scheme by employers and young people alike, and something that councils across the country have sought to replicate.

Development Opportunities

Review of Knowsley Industrial Park (KIP)

KIP is located close to Kirkby Town Centre and is the largest industrial area in Merseyside, comprising 1000 acres. It is a major asset for Knowsley and Liverpool City Region, with over 600 businesses. An independent comprehensive review of KIP will regenerate the site to maximise its full potential, to attract new inward investment and develop KIP's potential as a green energy park.

Prysmian Site

The Prysmian Site is a substantial site, comprising an area of approximately 61.4 acres and is well placed, near Prescot Town Centre, Prescot Business Park. The site also has good transport links, such as the M57 and Liverpool Airport.

Within the Knowsley Council's Issues and Development Paper for the Local Development Framework, it presented an option exploring the possibilities of mixed use development on this site.

🏠 **Cronton Gateway**

The Cronton Gateway, the former Cronton Colliery, is approximately 106 acres and is situated south of the M62. It is physically separated from the urban areas of Huyton and Whiston by intervening areas of green belt. The Land Restoration Trust has masterplanned the greening up of the area with the creation of a country park and planning permission for a country park was granted in 2008.

Underpinning the housing market

Knowsley has many opportunities including the availability of land, an excellent road and rail infrastructure as well as strong communities. By continuing to invest in its communities, improve the borough's environment, driving up educational attainment, helping to improve resident's employability and improve people's health, the Council and its partners are helping to deliver a sustainable housing market as well as address issues such as affordability.





CHAPTER 2

Vision and Priorities

The provision of sufficient number of good quality homes will play an important role in delivering the Sustainable Community Strategy and establish Knowsley as the Borough of Choice.

The strategy has three objectives:

- **Achieving the right quantity of housing**
- **Continue to raise housing quality**
- **Connecting people to an improved housing offer**

The Borough's Sustainable Community Strategy (SCS) 2008-23 sets out the 15 year vision for residents, businesses and agencies working in Knowsley. As the overarching strategy for Knowsley, the SCS guides partner's strategies and investments decisions.

The SCS's vision for the borough is:

Knowsley - the borough of choice:

If we successfully achieve this vision in 15 years time Knowsley will have a sustainable and diverse population.

The area will be known for its successful suburban townships that provide a sense of place and community.

By 2023, Knowsley will have:

- 🏠 attractive, sustainable neighbourhoods with a wide choice of housing and excellent community facilities;
- 🏠 vibrant town centres;
- 🏠 residents and local communities who are able to make positive lifestyle choices;
- 🏠 high quality employment areas which help to drive economic growth in the Liverpool City Region;
- 🏠 narrowed the gap in deprivation levels, both between different parts of the borough and between Knowsley and elsewhere.

Delivering the Sustainable Community Strategy

In order to help deliver this vision for the borough, the Interim Housing Strategy will contribute to the SCS's drivers by:

Increasing economic activity at all levels

- 🏠 Improved working and increased opportunities within neighbourhoods and communities; maximising opportunities to address worklessness in the most deprived housing areas through initiatives such as apprenticeships, community enterprise, and tenant/community involvement

Raising attainment and skills

- 🏠 Good housing is an important factor in educational achievement, therefore the Strategy aims to address overcrowding, eliminate the use of bed and breakfast as temporary accommodation and continue to improve housing standards through the decent homes programme
- 🏠 Increase training opportunities associated with all housing regeneration programmes

Unlocking potential and raising aspirations

- 🏠 Allowing vulnerable adults to live independently in suitable housing which meets their needs
- 🏠 Supporting people who are homeless or at risk of homelessness into achievable, sustainable long-term housing
- 🏠 Developing quality housing options for older people
- 🏠 Well-targeted and resourced programme of Disabled Facility Grants (DFG)

Diverse and prosperous economy

- 🏠 Development of thriving, fit for purpose, private rented sector
- 🏠 Development of energy efficiency homes using renewable energy products
- 🏠 The creation of local employment initiatives and the enabling of local business to compete for contracts in major housing regeneration projects more efficiently, such as North Huyton New Deal for Communities

A well-connected Knowsley

- Ensuring joined-up working through all departments in Knowsley MBC to eliminate inefficiencies and provide improved outcomes for people in the borough
- Improved partnership working with external agencies who provide services, particularly relating to housing, to people in the borough
- Improved communication and consultation with people in the borough to ensure our customers have a voice in service improvements and delivery

Safer, more cohesive community

- Improved regulation of the private rented sector
- Effective enforcement of housing standards
- Support for housing providers to use powers for dealing with Anti-Social Behaviour
- Reduction of crime through better designed housing developments

Improving the offer and quality of place

- Demolition of properties which are unsuitable or not fit for purpose
- Transformational housing regeneration schemes

- Offer a range of housing options to increase population retention and provide choice
- Bringing empty properties back into use
- Improved energy efficiency of homes thereby reducing the borough's carbon emissions
- Enabling broader efficiencies in water consumption and energy security through such things as district level energy generation
- Making best use of existing stock to reduce over crowding and under occupation
- Improving the housing offer and embedding sustainability by promoting life long homes

A sustainable and diverse population

- Well-housed community
- Effective equality impact monitoring of access to housing
- Support for disabled/elderly people through Home Improvement Agency
- Ensuring effective support is in place to support vulnerable people in their own homes
- Increasing housing options and housing support initiatives to prevent homelessness

Priorities, objectives and aims of the housing strategy

In support of the Knowsley's vision contained in the SCS a new vision for the borough's housing, to achieve by 2016; the vision is:

'To deliver a choice of high quality and affordable housing which meets peoples needs and ensures attractive, sustainable neighbourhoods and economic growth'

This Vision will be carried forward into the new Housing Strategy 2011-2014.

In order to deliver this vision, the Interim Housing Strategy 2010-11 has three priorities. These priorities have been developed with regard to the Regional Housing Strategy and the borough's SCS. The Priorities and Objectives will form the basis of the new Housing Strategy 2011-14. It is envisaged that, by achieving the aims detailed below against each of the three priorities, a stronger 'baseline' position will be established on which to build plans and objectives for continuous improvement in the new Housing Strategy. These priorities and aims are supported by the Interim Housing Strategy Action Plan, which will be published alongside this strategy with progress reviewed on a quarterly basis.

Priority 1: Achieving the right quantity of housing

Objectives

1. Provide sufficient housing to meet residents needs
2. Address under occupation and overcrowding
3. Bring empty properties back into use
4. Continue with major housing regeneration projects, including North Huyton Revive Programme
5. Make best use of the continuing National Affordable Homes Programme (NAHP)

Outcomes for 2010-2011

- 🏠 Adopt Strategic Housing Land Availability Assessment (SHLAA) and Strategic Housing Market Assessment (SHMA) as part of Core Evidence Base for future planning and strategic development in the borough
- 🏠 Ensure close working links with Asset Management
- 🏠 Review of the Council's land holdings
- 🏠 Continue Pathfinder programme of work for over crowding and under occupation
- 🏠 Implement programme of enforcement for bringing empty properties back into use
- 🏠 Continue key regeneration projects
- 🏠 Continue to take advantage of key development opportunities

Priority 2: Continuing to raise the quality of existing stock

Objectives

1. Decent Homes Programme
2. Reduce numbers living in fuel poverty
3. Improve partnership working with private sector landlords and improve standards of private rented accommodation
4. Increase energy efficiency and reduce carbon emissions of domestic properties in the borough

Outcomes for 2010-2011

- 🏠 Continue Decent Homes and Decent Homes Plus programmes of work
- 🏠 Housing Design Standards and site Development Briefs prepared
- 🏠 Promote Energy Efficiency schemes to Knowsley residents including the adoption where appropriate of 'Smart Grid Technology'
- 🏠 Work in partnership with RSL, private sector landlords and utility providers to ensure energy efficiency and deliver Community Energy Saving Programme (CESP)
- 🏠 Introduce Landlord Accreditation Scheme

Priority 3: Connecting people to the improved housing offer

Objectives

1. Work with RSL partners to deliver affordable housing in mixed tenure neighbourhoods
2. Identify gaps in specialist housing provision, including Extra Care Housing for Older People, and develop where necessary
3. Continue to tackle homelessness in Knowsley
4. Making best use of existing social housing stock, improving access to housing and increasing choice

Outcomes for 2010-2011

- 🏠 Establish a working group to develop an Extra Care model and delivery plan
- 🏠 Carry out Homelessness Review and implement changes
- 🏠 Develop a new Homelessness Strategy
- 🏠 Develop and implement sub regional Allocations Policy and Choice Based Lettings System
- 🏠 Work in partnership with housing providers and housing management teams to reduce levels of evictions from RSL properties
- 🏠 Work in partnership with Supporting People to ensure close working links with Supported Living and Supported Accommodation programmes



CHAPTER 3

The Strategic Framework

- **The delivery of good quality housing in sufficient numbers is a national and sub regional priority**
- **The Local development Framework which is currently being prepared will identify land for housing**
- **Housing has an important role in achieving community cohesion**

The national context

The national context on housing and homelessness has changed considerably over recent years with a plethora of initiatives, legislative changes and guidance. These changes have inevitably had an impact on Knowsley's housing market.

Homes for the future: more affordable, more sustainable

Launched in July 2007, the Housing Green Paper set out the Government's main housing priorities which were based on three principles:

- 🏠 Increasing Housing Demand
- 🏠 More Affordable Homes
- 🏠 Greener, Better Designed Homes

Planning Policy Statement 3: Housing

Produced in response to The Barker Review of Housing Supply, Planning Policy Statement 3 (PPS3) replaces Planning Policy Guidance 3: Housing. The aim of the document is to ensure everyone has the opportunity of living in a decent home, which they can afford, in a community they want to live in. This aim is to be delivered through 4 strategic objectives:

- 🏠 To achieve a wide choice of high quality homes, both affordable and market housing to address the requirements of the community
- 🏠 To widen opportunities for home ownership and ensure high quality housing for those who can afford market housing, in particular those who are vulnerable or in need
- 🏠 To improve affordability across the housing market, for example, by increasing the supply of housing
- 🏠 To create sustainable, inclusive mixed communities in all areas both urban and rural.

Transforming Places; Changing Lives

In May 2008, the Government published its regeneration framework, *Transforming Places; Changing Lives*. The document sets out the Government's approach to regeneration and the three priority outcomes: improving economic performance in deprived areas; improving rates of work and enterprise in deprived areas; and creating sustainable places where people want to live and can work, and businesses want to invest.

Delivering Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society

Published in 2008, this document is a response to the UK's ageing population. It estimates that there will be 2.4 million older households by 2026, and older people will account for 48 per cent of the population. The strategy sets out how the right level of housing and support can be delivered to meet the growing need.

The regional and sub-regional context

North West Regional Housing Strategy 2009

This strategy builds on the 2005 document and seeks to ensure that housing plays a full and integrated role in achieving the region's economic, social and environmental ambitions. The overall vision of the strategy is: *"to create balanced housing markets across the North West that support economic growth, strengthen economic and social inclusion and ensure that everyone has access to appropriate, well-designed, high quality, affordable housing in sustainable, mixed and vibrant communities."* To ensure this vision is achieved, the strategy has three long-term objectives:

- 🏠 Achieving the right quantity of housing
- 🏠 Continuing to raise the quality of the existing housing stock
- 🏠 Connecting people to the improved housing offer

Liverpool City Region Housing Strategy and Housing Multi Area Agreements

The Liverpool City Regional Housing Strategy provides the framework for investment across the Liverpool City Region, and supports the Liverpool City Region Development Programme.

The Liverpool City Region Housing Multi Area Agreements (MAA) build on the work from the Liverpool City Region Housing Strategy. There are three proposals which will help to support the objectives identified in Strategy, and also support Local Strategic Partnership Local Area Agreements. The three proposals are as follows:

- 🏠 Supporting Growth and Renewal
- 🏠 Affordable Warmth
- 🏠 An effective private rented sector

The Liverpool City Region Housing and Spatial Planning Board, which is answerable to the Liverpool City Region Cabinet, will oversee the implementation of the Housing MAAs.

The local context

In addition to Knowsley's Sustainable Communities Strategy, the wider Strategic approach set out by Knowsley MBC, through documents and programmes of work, has been considered in the development of the Interim Housing Strategy.

Local Development Framework

Knowsley Council is producing a new development plan that will shape the growth and development of the Borough up to 2026. The Local Development Framework (LDF) will over time replace the existing Replacement Unitary Development Plan (UDP). The LDF will be made up of a number of individual documents that set out the Councils' policies for promoting, guiding and managing the development of the Borough.

The LDF will help ensure that Knowsley becomes a Borough of Choice by 2026. It will identify how and where our towns will develop, providing a development focus for issues such as; housing, employment, leisure, and retail for the next 10-20 years, whilst identifying areas of restraint, protection of the environmental or heritage value

A key feature of LDF is that the policies and proposals are based on a robust and up to date evidence base. The evidence base requirements are set out in various Planning Policy Statements (PPS). To ensure these requirements are met, a number of specialist studies or research projects have been undertaken or are ongoing. This evidence base, in addition to providing valuable information to support the preparation of the LDF, will be essential to monitor and review the various documents that comprise the LDF.

Child Poverty

Evidence has shown that poor housing can have a negative effect on children's overall wellbeing. Poor housing can impact on children's health, their educational attainment and overall development. Children growing up in poverty are more at risk of living in temporary, overcrowded and/or non decent homes.

Nationally 58% of children in social housing are in poverty while in the Liverpool City Region three quarters of LSOA's with a high level of child poverty also have a high proportion of social rented housing. The proportion is 100% in Halton, 93% in St Helens, and 89% in Knowsley. In Sefton (74%), Liverpool (73%) and Wirral (59%) the association of child poverty with social rented housing is weaker.

Living in social rented housing does not of course cause child poverty but the links are clear; long term worklessness leads to low incomes and social rented housing is allocated predominantly to low income households. The link to child poverty is even stronger because social housing allocation policies further favour households with children.

One of the key challenges of the activity to tackle child and family poverty will be to ensure greater strategic alignment between the housing and child poverty agendas and to build on the developing good practice within the sector.

One such opportunity is to the development of a Housing Compact which is being drawn up in association with a number of Housing Providers across the city region. Briefly this Compact will complement and supplement and not duplicate existing planned activity at a local level. If agreed, it will build on the existing arrangements between the six LCR local authorities and their partners to tackle worklessness and will have particular focus on; front line advice, the role of Housing Associations as employers, procurement, asset management and data sharing.

Other Inter Related Strategies

Supporting People Strategy 2005-2010

The Supporting People Strategy 2005/2010 sets out the vision for the Supporting People programme, which is: "to work in partnership to improve the quality of life of vulnerable people by the provision of effective housing related support services that maximise the potential for independence and social inclusion". The Strategy is based on 5 strategic objectives, including to develop a comprehensive range of good quality housing related support services which are appropriate to local need, offer choice, and are responsive to the needs of a diverse community and to increase the number of vulnerable people accessing and maintaining independent housing by providing suitable support to meet a range of local needs. There is strong emphasis on partnership work to provide 'joined-up' services that are effective and better able to meet the multiple needs of service users.

The Strategy aims to achieve excellence in housing support services for vulnerable people in Knowsley, and aims to do this by tackling key issues such as value for money, access to and awareness of services, co-ordination of services, ensuring high quality services, ensuring that certain groups are not overlooked and maintaining a financial balance. It also aims to include access to service for all service users, regardless of their tenure type, and to ensure that referral routes are strategically controlled in order to ensure that services are strategically relevant to Knowsley MBC, NHS Knowsley and Probation.

The Strategy also introduces the Priority Need Panel to assist agencies to find accommodation and support packages for vulnerable people in one place. The Panel ensures that short stay services can achieve more, that homelessness is prevented as often as possible, and that landlords can be confident that suitable support is available to new tenants to help them maintain their tenancies.

Knowsley Homelessness Strategy 2006-10: Prevention in Action

Under the Homelessness Act 2002, all Local Authorities have a statutory duty to formulate a Homelessness Strategy, based on a full scale review of homelessness services in their area. This review and strategy must be revised and redeveloped within 5 years of the original publication date.

The Homelessness Strategy 2006-2010 was developed following a review of homelessness services in Knowsley and reflected the National strategic priority of homelessness prevention. The document sets out the position of homelessness in the borough as compared to both national and regional statistics and states how the Local Authority will work with partner organisations to deliver high quality homelessness prevention services to those in housing need.

Due to the considerable changes in the economic climate and the challenges these have brought to homelessness prevention services, as well new guidance issued since its publication in 2006, the new Homelessness Strategy will be written and released in 2010. A full review of homelessness prevention services is now underway and this review will inform the development of the new Homelessness Strategy for 2010-2015.

Accommodation and Support Strategy for Older and Vulnerable People 2008

The Accommodation and Support Strategy for Older and Vulnerable People was developed in response to the 2007 research into accommodation and support needs of older people in the borough. The findings of the study formed the basis of the Strategy, along with the findings of the 2007 Housing Needs Survey. The key findings showed that 10% of properties in Knowsley were inadequate to the current housing needs of the resident households, and there is a strong unfulfilled demand for 2 bedroom bungalows. The findings also highlighted energy efficiency and fuel poverty as key areas of concern for older people, with evidence suggesting that many homes did not have or did not use central heating.

There are concerns about the level of provision for sheltered accommodation, with 20% of current provision deemed not fit for purpose. The study estimates a need for 243 units each year until 2029. In addition, Extra Care housing provision was identified as being in limited supply, and demand is likely to increase in the next 5-10 years. Residential care and nursing home provision was seen to be sufficient. The Strategy sets out the strategic objectives, including providing information and advice on housing options and supporting services, promoting and supporting independent living, and providing adequate sheltered and extra care accommodation.

Knowsley Young Person's Accommodation Strategy 2008-12

The Young Person's Accommodation Strategy was developed following the review and update of the Homelessness Strategy Action Plan, and fulfils the requirement to develop a specific Strategy focussing on the accommodation and support needs of young people in the borough.

Legislation places a statutory duty on housing and social services to ensure that young people in housing need receive appropriate advice and support. The Strategy identifies gaps in current provision and aims to fulfil the obligations to meet the needs of young people through early intervention to prevent homelessness, to provide adequate support for vulnerable young people, to develop a wider choice of housing options, to provide fair and equitable access to homelessness services and housing advice, and to improve joint working with partner agencies.

The development of the Strategy was followed by the creation of a Joint Protocol for Young People in Housing Need, which sets out the ways in which housing and social services will work together to provide advice, support and assistance to young people in housing need in the borough.

Affordable Warmth Strategy

Fuel poverty is defined as "the inability of a household to afford adequate warmth". This is usually caused by a combination of low household income, inadequate or expensive forms of heating and poor insulation. Living in cold damp homes can have significant health impacts, including increased risk of heart attack, and can contribute to excess winter deaths. A recent report on fuel poverty in Knowsley found that 4 in 10 households in the borough live in fuel poverty.

The Affordable Warmth Strategy sets out to tackle fuel poverty in the borough, in particular by continuing work through the Heatstreets scheme, Hard to Heat Homes, Energy Efficiency Rating - Standard Assessment Procedures (SAP), and the Hospital Discharge Scheme. The Strategy aims to improve the energy efficiency of housing to contribute to affordable warmth. The delivery of the Strategy, and work in key areas and projects, is led by the Affordable Warmth Focus group.

Empty Homes Strategy

The aim of the Empty Homes Strategy is to provide a framework for working with partners in bringing long term empty properties back into use in Knowsley, within both private and social housing sectors.

The principal objectives of the strategy are:

- 🏠 To encourage owners to bring empty homes back into use
- 🏠 To develop and maintain an accurate database of empty homes
- 🏠 To support the supply of affordable homes for local people
- 🏠 To raise awareness of the issue of empty homes

A Housing Study of BME Households 2006

In 2006, Knowsley MBC commissioned a housing study of BME households in the borough. The study based its finding on a sample of around 12% of BME households in Knowsley.

The study found that the BME population is significantly younger than the general population,

with far fewer resident aged 61+. There are a higher proportion of BME households in owner-occupied homes, and the numbers of households living in housing association properties is significantly lower. Generally speaking, household sizes are higher than average, whilst the size of property in terms of number of rooms per family member is lower. Overcrowding was found to be the highest cause of dissatisfaction with current home, and is significantly higher in Asian and mixed Asian households. The study indicates that there is rising demand for social rented housing, although this remains at a fairly low level with owner-occupied and private rented tenure being the preferred options.

As the survey sample for the 2006 study was relatively small, it is proposed to carry out a new BME housing study in 2010.

The Council and its partners have a number of strategies which have a direct impact on housing provision throughout the borough including the Child Poverty Strategy, the Green Space Strategy, the Local Transport Plan, the Economic Regeneration Strategy as well as the Knowsley Homelessness Strategy 2006-10.

Supporting a more cohesive community

Knowsley Council and its partners are committed to supporting a more cohesive community and the way the partnership goes about managing its housing stock will go a long way to helping achieve this objective. There are a range of actions that the council and its partners will continue or propose to undertake to help deliver a more cohesive community, including:

- 🏠 Develop specialist and supported housing schemes
- 🏠 Effective Housing Enforcement and Management including owner occupier protocols
- 🏠 Develop suitable provision for Gypsies and Travellers

- 🏠 Continued Partnership Working
- 🏠 Ensure joint working initiatives to ensure continued development in work programmes such as the Knowsley Anti-Social Behaviour Unit (KASBU) and Area Partnership working
- 🏠 Ensure effective links with employment initiatives
- 🏠 Improve consultation and engagement with local communities, including hard to reach groups



CHAPTER 4

Housing Needs Assessment

- **Make better use of Existing RSL stock to help reduce Overcrowding and under occupation**
- **Need for extra provision of accommodation suitable for older people and vulnerable groups**
- **Need for extra provision of 4 and 5 bed private and public sector accommodation to help retain families in the borough**
- **Need for further 1 and 2 Bedroom stock to meet the need of young, single, homeless people in the borough**
- **The Joint Strategic Needs Assessment recognises the link between good housing and good health**

Government Guidance in PPS3 and the Practice Guidance for Strategic Housing Market Assessment require that local authorities have robust and up to date assessments of housing needs in their area. These are required to support the Housing Strategy, bids for resources, policies and targets for future delivery by type and size in all sectors, and as evidence for affordable housing provision in Development Plan Documents.

The data developed in this Housing Assessment drew on Population, Housing demand, Affordability and other housing statistics allowing the authority to properly prepare for future housing delivery. The Key elements of the data follow.

In May 2007, Knowsley Metropolitan Borough Council formally commissioned David Couttie Associates to undertake a Borough Housing Needs Study, following a competitive selection process. Given the turbulence in the housing market due to a national and global recession, it was decided to refresh the study to analyse the 2009 recession's effects locally.

Population growth and household formation

Population Projections

The projections in the table below are based on the predictions made by ONS (2006 - based). These figures are based on assumptions regarding mortality, fertility and migration etc. and are contained in population projections for the borough for the period 2006 - 2031.

Table 1:
Population Change in Knowsley Borough 2006 - 2031

	2006	2011	2016	2021	2026	2029	2031	Change
Total population	151,300	152,900	154,900	156,600	157,900	158,500	158,800	
Change		+1,600	+2,000	+1,700	+1,300	+600	+300	+7,500
% Change		+1.1	+1.3	+1.1	+0.8	+0.4	+0.2	+5.0

Source: ONS 2006 - Based sub-national population projections

The table preceding shows an increase in the population of Knowsley Borough of 7,500 people over the forecast period (5%). The table below, based on the net migration model and for this purpose best represents the position.

Table 2:
Population Age Band Forecast, Knowsley Borough, 2006 - 2031

	2006	2011	2016	2021	2026	2029	2031	Change
0 - 19	40,700	39,000	38,700	39,600	40,000	39,500	39,100	-1,600
20 - 29	19,000	21,900	20,900	18,700	17,500	17,800	18,400	-600
30 - 44	32,700	28,900	28,200	30,300	31,700	31,000	30,000	-2,700
45 - 64	35,900	39,900	41,900	41,000	38,500	37,800	37,500	+1,600
65+	23,000	23,100	25,100	27,000	30,300	32,400	33,800	+10,800
Total	151,300	152,900	154,900	156,600	157,900	158,500	158,800	+7,500
% Change		+1.1	+1.3	+1.1	+0.8	+0.4	+0.2	+5.0

Source: ONS 2006 - Based sub-national population projections

The 0-19 age range shows a decrease of 1,600 people, 3.9%. Numbers fluctuate throughout the forecast period with the largest decrease of 1,215 people seen between 2006 and 2011 (4.2%). The 20-29 age range comprises new households forming and will have implications for future affordable housing need both in the short and longer term. Overall this age group shows a fall of 600 (3.2%). Numbers fluctuate throughout the forecast period with the largest decrease seen between 2006 and 2011 (2,900; 15.3%).

The 30-44 age group, the main economically active and household forming and moving group also shows a decline overall (2,700; 8.3%). The largest fall is between 2006 and 2011 (3,800; 11.6%). The 45-64 age group shows an increase in numbers of 1,600 people (4.5%), with the main increase between 2006 and 2011 (4,000; 11.1%). The most significant feature is the growth of the population in the over 65-age group with an increase of 10,800 people (47.0%) over the forecast period. Numbers rise throughout the forecast period, with the largest rise of 3,500 occurring between 2026 and 2031.

Household Size

CLG data which is available at a national and North West regional level shows that over the forecast period 2006 to 2029, the average household size in the North West region is projected to fall from 2.3 to 2.05. The scale of reduction in Knowsley from 2.44 to 2.35 is lower than the national and regional pattern with only a marginal fall throughout the period to 2029.

This forecast decline in household size to 2029 can be linked to the significant predicted growth in the over 65 population where older people are living longer; the impact of relationship breakdown, and the increase in the number of single/couple households. Declining average household size combined with a growing population creates a requirement for additional housing units. This pattern is similar to almost all authority areas nationally except growth areas where younger populations are forecast to immigrate due to economic expansion.

Current housing and future demand in Knowsley

The table below indicates the type of accommodation occupied by existing households in the borough.

Table 3:
Occupied Properties in Knowsley, by Type of Accommodation

Type	2009%	Nos implied
Detached house / bungalow	9.7	6,001
Semi-detached house / bungalow	45.3	28,076
Terraced house / bungalow	37.7	23,405
Flat / maisonette	6.3	3,886
Multi-storey	0.3	208
Bed-sit	0.4	278
Houseboat / caravan / mobile home	0.3	183
Total	100.0	62,037

Source: 2007 Housing Needs Survey data - re weighted

The proportion of semi-detached and detached houses and bungalows at 45.3% is lower than the national level of 55%. Terraced properties represent 37.7% of the existing stock and flats/maisonettes represent 6.3%. The average number of bedrooms across the stock in the District was 2.9, slightly above the average found in other recent DCA surveys (2.8).

Table 4:
Size of Occupied Properties, By Tenure Type

	Bedsit	One	Two	Three	Four	Five+	Total
Properties owned	40,700	39,000	38,700	39,600	40,000	39,500	39,100
Private rented	19,000	21,900	20,900	18,700	17,500	17,800	18,400
HA rented	32,700	28,900	28,200	30,300	31,700	31,000	30,000
Shared ownership*	35,900	39,900	41,900	41,000	38,500	37,800	37,500
Tied to employment	23,000	23,100	25,100	27,000	30,300	32,400	33,800
Living rent free	35,900	39,900	41,900	41,000	38,500	37,800	37,500

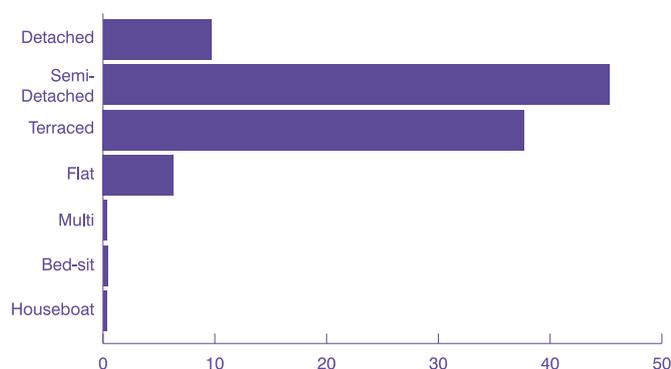
Source: 2007 Housing Needs Survey data - re weighted * Low sample

Current housing stock



The Knowsley housing stock is characterised by a relatively modern housing stock with less than 5% of properties built before 1919 compared to a national figure of 21%. The proportion of semi detached and detached houses and bungalows at 45.3% is lower than the national level of 55%. The level of Terraced properties represent 37.7% of the existing stock and flats/maisonettes represent 6.3%.

**Chart 1:
Housing Stock, by Accommodation Type**



Source: 2007 Housing Needs Survey data - re weighted

The following table shows the tenure of the existing stock in the borough. 40.6% of existing households are owner-occupiers with a mortgage, 22.3% own the property outright. 29.5% are social rented and 6.0% are private rented.

**Table 5:
Existing Housing Stock, by Tenure Type**

Type	2009%	Nos implied
Owner occupied (with mortgage)	40.6	25,162
Owner occupied (no mortgage)	22.3	13,858
Private rented	6.0	3,703
HA rented	29.5	18,277
Shared ownership	0.7	437
Tied to your employment	0.3	177
Living rent free	0.7	423
Total	100.0	62,037

Source: 2007 Housing Needs Survey data - re weighted

Over occupation and Under occupation are an issue in the borough, the overall over occupation level in the Borough is 5.6%, or 3,479 implied households, significantly higher than the average UK level indicated by the Survey of English Housing Preliminary Report 2007 / 08 of 2.7%. It is however 8.7% in the social rented stock.

Under occupation in social rented stock is 23.0% and 5.2% in the shared ownership stock. This represents approximately 4,200 social rented family units, with two or more spare bedrooms. This is an issue for this Strategy to consider, both to make best use of the housing stock and address the needs of families in this sector, particularly those who are living in overcrowded conditions.

Knowsley's housing market

Since 2007, the UK market has seen a crisis in economic terms starting with insecurity in the financial markets following the sub-prime mortgage crisis beginning in the American market. This led to a fall in house prices throughout the UK, which has left recent buyers and those on 100% mortgages with negative equity.

The table below examines average house prices for Knowsley as recorded by the Land Registry in quarter three 2009 and comparing nearby authority areas of Liverpool, Sefton, West Lancashire, St Helens, Halton, Warrington and the Wirral.

The average price of all properties across all areas is £150,809 (£151,778 in 2007) and the average prices in Knowsley £115,550 are 23.4% below this figure. The highest average price across all areas is that of West Lancashire (£188,912), followed by Sefton (£175,238). The lowest average price across all areas is Knowsley.

Terraced properties are the most affordable property type across all areas at an average of £102,360. Average prices are the lowest in St Helens at £84,303 followed closely by Knowsley at £85,840. The highest average price of a terraced property is in Warrington at £126,241 followed by Sefton at £114,216.

Sales levels have seen a considerable fall both regionally and locally since 2007. In the North West the overall decrease in sales is 54.9% and 56.7% in Knowsley. The largest fall per property type was seen in terraced houses at 62.6% in the North West and 70.3% in Knowsley.

Table 6:
Average Price of Properties, by Area

	Terraced	Semi-detached	Detached	Flat / maisonette	All properties
Knowsley	85,840	117,938	173,474	78,204	115,550
Liverpool	105,271	155,268	253,282	135,922	136,684
Sefton	114,216	163,013	294,280	133,335	175,238
West Lancashire	107,850	161,045	269,319	180,596	188,912
St Helens	84,303	122,029	214,416	90,746	123,395
Halton	91,936	132,636	212,143	85,708	134,456
Warrington	126,241	146,746	254,987	91,659	167,893
Wirral	103,222	154,027	297,309	11,2325	164,344
Total average	102,360	144,088	246,151	113,562	150,809

Source: Land Registry Residential Property Price Report, Quarter 3 2009, Crown Copyright

Affordability

At the time of writing, Housing is technically more affordable than it has been for the last six years. Nationally mortgage payments at 31% of earnings are now below the 25 year average of 37% and far below the unsustainable peak of 48% in July 2007. However, despite the outlook for affordability being more optimistic, the small supply of properties on the market and tightening of lending criteria for mortgages at high loan to valuation ratios (LTV) has resulted in a 46% decline of first time buyers coming into the market than a year ago.

New forming and low income households can only enter the market in any numbers where there is an adequate supply of affordable dwellings. First time buyers, as new entrants to the housing market do not purchase houses at average prices, as they do not have average incomes. In broad terms new purchasers of either flats or terraced properties buy in the lowest quartile of prices i.e. the bottom 25%.

Although the average price of terraced properties according to the Land Registry survey is £85,840, entry sales levels vary across the Borough with the lowest entry prices, starting at around £61,000 in North and South Kirkby, rising to £84,950 in Halewood. 3 bed terraced properties start at £60,000 in North Kirkby rising to £104,950 in South Huyton. The entry sales level for flats / maisonettes start at £45,000 in South Kirkby for a 1 bed unit and rise to £69,950 in Halewood. 2 bed flat prices average £42,500 in South Kirkby rising to £79,950 in Prescot and Whiston / Cronton and Knowsley Village.

Table 7:
Affordability of Private Sector Housing in the Borough, to purchase

Type of property	Area	Income Required	% unable to buy
1 bed flat	South Kirkby (cheapest)	£12,200	54.8
2 bed flat	Prescot / Whiston / Cronton / Knowsley Village and Halewood (most expensive)	£21,700	90.2
2 bed terraced	North and South Kirkby (cheapest)	£16,600	74.1
2 bed terraced	Halewood (most expensive)	£23,100	91.5

Source: 2009 Housing Needs Assessment

Another important factor regarding affordability is regarding the issue of concealed households. The Table above shows that 54.8% of concealed households are unable to buy the cheapest 1 bed flat in South Kirkby and 90.2% are unable to buy the most expensive 2 bed flat in Prescot and Whiston / Cronton / Knowsley Village and Halewood. 74.1% of concealed households were unable to buy the cheapest 2-bed terrace in North and South Kirkby and 91.5% were unable to buy the most expensive 2-bed terrace property in Halewood.

Table 8:
Affordability of Private Sector Housing in the Borough, to rent

Type of property	Area	Income Required	% unable to buy
1 bed flat	South / North Huyton and South Kirkby (cheapest)	£18,000	78.7
2 bed flat	Prescot / Whiston / Cronton / Knowsley Village (most expensive)	£23,800	92.1
2 bed terraced	North Huyton (cheapest)	£16,800	74.8
2 bed terraced	Prescot / Whiston / Cronton / Knowsley Village (most expensive)	£23,800	92.1

Source: 2009 Housing Needs Assessment

The table above shows that 78.7% of concealed households cannot afford to rent a 1 bed flat in the cheapest area of South / North Huyton and South Kirkby. 92.1% are excluded from renting a more expensive 2 bed flat in Prescot / Whiston / Cronton and Knowsley Village. 74.8% of concealed households are excluded from renting the cheapest 2 bed terraced houses in North Huyton whilst 90.1% cannot afford to rent the more expensive 2 bed terraced houses in South Huyton / South Kirkby / Prescot / Whiston / Cronton and Knowsley Village.

The future housing market

A sound Housing Strategy will provide targets on the size of future affordable housing units required. Stock balance, turnover and waiting list demand analysis are vital to identify the gaps in the stock and the proportions by type and size required to address current and future need. This evidence can also be used to support affordable housing targets within Local Development Frameworks (LDF).

Currently in Knowsley, even if no new need arose, it would take:

- 🏠 Just over 2.5 years to meet the requirements for 1 bed properties
- 🏠 Nearly 3 years to address the 2 bedroom requirement
- 🏠 Almost 1 year to address the 3 bedroom stock requirement
- 🏠 Just over 1 year to meet the need for larger 4+ bedroom family units

Generally, 65.3% of stock turnover is from 1 and 2 bedroom units, lower than the waiting list need of 84.1% for these units. Although these are significantly the highest need in terms of unit numbers, a number of factors need to be considered in determining targets by size which clearly also influence property type. Small units turn over significantly more regularly in the existing stock than family units. The waiting list, in particular for one-bedroom properties, contains a large number of households who have very low priority or are older households registering for sheltered housing as insurance for a future potential need. These factors are important in judging future delivery to meet priorities rather than arithmetic scale of recorded need. The important factor is to meet priority needs and there is still a requirement for 1 and 2 bedroom units to meet the needs of young, single, homeless households in the Borough.

Annual affordable need and supply

It is an accepted norm that 90% of all housing requirements should be met by the turnover of the existing stock. The Housing survey data suggests that there will be a total shortfall of 741 units per annum after allowing for market housing turnover. This is particularly significant bearing in mind that the total RSS annual target of housing for Knowsley is 450 units per annum between 2003 and 2021 to cover market and affordable housing, a total of 8,100 additional dwellings by 2021, net of clearance replacement.

The total affordable housing need annually is for 1,479 units. Net re-lets of the existing social stock average 927 units and are the major means of addressing the scale of need identified. After allowing for this level of existing social stock net re-let supply and 37 estimated shared ownership re-sales, there will still be a total annual affordable housing shortfall of 515 or 443 units. However, in arriving at the net need, the Model already incorporates the projected future delivery of 125 additional new units and the net

annual need is therefore either 640 or 568 units. It is important to note that the annual affordable need figure is met through the improved usage of RSL stock through re-lets as well as through new build affordable units. It is not viable to satisfy the need through new build alone.

Joint Strategic Needs Assessment (JSNA)

The JSNA 2008 recognises that physical and mental health and wellbeing of people can be affected by many wider factors, including housing conditions. Although there has been significant investment in social rented housing in the borough with almost all reaching acceptable standards, there is still a problem in the private sector with approximately 5% of homes defined as not fit, mainly due to poor heating or disrepair.

In developing the JSNA, area-based stakeholder events specifically identified the need to ensure links with the planning department to provide or sustain health promoting environments (leisure, retail, housing, transport, employers), with consideration given to the impact of environment on cardiovascular disease and mental health and wellbeing.

Specific areas of needs within the borough which have links to housing are identified as follows:

- Low educational attainment and attendance can have a negative impact on quality of life and wellbeing issues in adult life, including in relation housing.
- Prevalence of cardiovascular disease is influenced by a variety of factors linked to people's lifestyles and wider influences such as housing conditions.
- Respiratory disease including asthma is influenced by factors such as housing condition, particularly that of older people in the heating and maintenance of properties.
- Worklessness - Being on benefit or having a low income can affect the ability of Knowsley residents to buy and/or maintain their own home. The transition from benefits to employment may involve starting to pay rent, changing demands on the household budget. There is also increased risk of becoming homeless if arrears build up.



- 🏠 Safeguarding Children and Child Protection - There will be an increased need for safeguarding if families are living in areas poor housing.
- 🏠 Mental Health problems can be the result of a broad range of issues, including poor housing conditions.
- 🏠 People living independently at home - The JSNA recommends that partnerships with providers of social housing and other third sector agencies promote development of a range of suitable housing options.
- 🏠 Long term care in residential settings - The JSNA recommends that the range and choice of options to remain at home or move to extra care continues to develop for all age groups and health conditions.
- 🏠 Excessive alcohol consumption leads to a wide range of public health problems and can be linked to housing tenure.
- 🏠 Substance Misuse - The JSNA recommends that housing and employment representation is built into the newly constituted substance misuse thematic group to ensure that they form part of the strategic and local response.

Conclusion

The housing market has changed considerably since the last Housing Needs Assessment in 2007; the study highlights the need to address a number of key issues in the borough's housing market including too few 2 bed bungalows to meet the expected rise in the number of older people in the future; a shortage of 4 and 5 bed houses to attract and retain families in the borough; a need to better manage the existing housing stock by releasing under used capacity and more help should be provided in respect of access to

affordable housing. Knowsley's Housing Needs Assessment Refresh is of great importance to all residents in the Borough. By using this document to plan for future affordable housing and support provision, it will ensure that Knowsley residents can remain in the Borough; in the knowledge their housing and support needs can be met. This will be of most relevance to the vulnerable groups identified in the study.



CHAPTER 5

The Strategic Priorities

- **Achieving the right quantity of housing**
 - **Ensuring the council provides sufficient housing to meet residents needs**
 - **Addressing over crowding and under occupation and empty homes to make best use of existing stock**
- **Continuing to raise the quality of existing stock**
 - **Continued investment and partnership working to improve the quality of social housing stock**
 - **Continuing successful delivery of housing renewal and housing standards programmes**
 - **Improved engagement and partnership working within the private rented sector to bring empty properties back into use and to improve regulation and availability of private rented accommodation for those in housing need**
- **Connecting people to the improved housing offer**
 - **Working with RSLs to deliver affordable housing across the borough**
 - **Working with Supporting People to ensure adequate provision of suitable accommodation to support people to live independently**
 - **Implementing a sub-regional Choice Based Lettings system to improve access and choice in social housing**
 - **Continuing to improve homelessness services to increase homeless prevention and address housing need**

Priority 1: Achieving the right quantity of housing

Future Housing Provision

Ensuring that the right numbers of residential properties are delivered in Knowsley is critical to population retention in the borough. Although the North West Regional Spatial Strategy is to be abolished, it estimated the annual average rate of housing provision in Knowsley to be 450 properties, which would provide an additional 8,100 properties from 2003 to 2021 (the RSS period). It is indicated that at least 65% of these properties should be developed on Brownfield land. KMBC's Unitary Development Plan (UDP) has a number of allocated sites to enable the delivery of new housing, the largest of which is in the North Huyton NDC area. The table below provides information on current sites.

Table 9:
Supply of Deliverable Land for Housing within 5 Years, from April 2010

Milestone	Total
Expected supply with extant planning permission as at 1 April 2010	3,011
Knowsley UDP allocations (Policy H2) without planning permission as at 30th September 2009	387
Knowsley UDP allocations (Policy H3) without planning permission as at 30th September 2009	600
Knowsley UDP allocations (Policy H4) without planning permission as at 30th September 2009	225
Expected total supply as at April 2010	4,223

Source: Forward Planning Section, Knowsley Metropolitan Borough Council

The table above indicates that Knowsley will fall significantly short of land requirements. The LDF team is currently undertaking a number of studies in relation to housing to identify further supplies of housing land and to provide a robust evidence base for the LDF. These studies include amongst others, a Strategic Housing Land Availability Assessment (SHLAA) and a Strategic Housing Market Assessment (SHMA).

The Local Development Framework (LDF) Core Strategy "Issues and Options" paper, which is based on the draft findings of the SHLAA, indicates that there is currently enough housing land to deliver housing targets until around 2018. This shortfall will need to be addressed through the LDF process as it moves through the various stages toward adoption. Knowsley has a number of options to consider including building at higher densities, the release of some urban greenspace and potentially development in the Green Belt.

The LDF Core Strategy, scheduled for adoption early in 2012, will replace parts of the UDP and identify enough housing land across the borough to deliver housing growth targets to 2027.

In 2010-11, Knowsley will also commence an Economic Viability Assessment (EVA). Knowsley's LDF is to contain a policy for Affordable Housing, which will need to be supported by an assessment of economic viability. This is needed to ensure that the Council is being realistic in terms of affordable housing, and in doing so, would not discourage housing investment in Knowsley.

Improving Design Standards

The Council is currently preparing its Local Development Framework Core Strategy. As part of the suite of documents that will go to make up the LDF it is proposed to prepare a Supplementary Planning Document on Design which will in part cover improved design standards for new housing.

Overcrowding and under occupation

This project was established as a pilot in June 2009 and Knowsley Housing Trust has since had approval to take on the project full time from December 2009 for a period of one year. The project is led by a dedicated officer who has established the base line for the project and is busy meeting the client group and establishing choices for the identified severely overcrowded and under occupied categories.

The project has met with some barriers, in particular in meeting the aspirations of those interested in moving from four bedroom homes to much smaller one or two bedroom accommodation.

The main barriers in these instances are the limited stock numbers in the area of choice and the limited provision of older persons' accommodation.

Recently the project has been extended to offer advice and assistance to Villages Housing Association, through attendance at the weekly team meetings. Feedback and an overview of the project will also be given at future Housing Association Liaison Group (HALG) meetings. The project is monitored and feedback given through monthly contract meetings.

Empty Homes

Reducing the number of empty homes across the Borough is a priority for Knowsley. In 2008, the Council published its first Empty Home Strategy, which aims to address this growing problem. The Council has two Enforcement Officers in the Strategic Housing team, who work closely with Council Tax to maintain an up to date database of empty properties throughout Knowsley. They also use a range of measures to enable empty homes to be brought back into use. Currently, the Strategic Housing team is working with Knowsley Housing Trust to bring a number of empty homes back into occupation using Working Neighbourhoods Funding.

Table 10:
Empty Homes in Merseyside, by area

Local Authority	Total No. empty homes	% of homes empty	Council	RSL	Other public	Private	No. private homes empty over 6 months %
Knowsley	1,366	2.12%	0	499	17	850	435 (51%)
Liverpool	14,825	7.02%	1,072	2,071	0	11,682	10,396 (89%)
Sefton	7,510	6.06%	367	265	0	6,878	2,466 (36%)
St Helens	2,418	3.10%	0	447	0	1,971	1,033 (52%)
Wirral	5,744	3.99%	0	591	0	5,153	1,641 (32%)
Merseyside	31,863	5.13%	1,439	3,873	17	26,534	15,971 (60%)

Source: Strategic Housing 2010

Priority 2: Continuing to raise the quality of existing stock

Improving the Quality of Social Housing Stock

Delivering Affordable Housing in the Social Rented Sector

KHT is currently in year 2 of the 3 year National Affordable Housing Programme (NAHP), and will deliver 30 new homes by March 2010. A further 132 new affordable homes (127 social rented and 5 rent to buy homes) will be built under this programme over the next 18 months.

Furthermore, with the aid of HCA Kick Start funding, developers within the Revive Partnership in North Huyton NDC Programme area will build a further 100 homes with 6 social rented and 5 Low Cost Home Ownership (LCHO) for KHT out of the land value on Phase 1. Future phases of the Revive Programme will deliver a further 1200 homes for sale, 94 for social rent and 40 LCHO.

With support from Knowsley MBC, KHT has submitted a further 2 bids to develop an additional 21 Affordable Homes in 2010/11; 8 LCHO and 13 social rent. In partnership with Knowsley MBC, KHT will assess future opportunities to bid for HCA funding to support additional Affordable Housing, in particular Extra Care Housing opportunities to meet the increasing needs of Knowsley residents.

Continuing to Invest in Existing Homes and Communities

KHT continues to invest in its core stock and will invest a further £236M over the life of its current business plan in keeping its customers homes decent. The 2010/11 investment programme will invest £22M delivering new homes, improved central heating systems, improved and new fencing, the continuation of improvements to previously declared surplus maisonettes and flats now being refurbished and converted to family homes. The refurbishments and conversions will further increase the supply of housing for social rent by 46 homes at a time when demand is increasing.

KHT is managing a number of projects through the Working Neighbourhood Fund which will deliver additional homes for rent that are currently empty, improve private sector homes energy efficiency and deliver over 30 plus employment/training opportunities at a time when the economic market is

challenging. Furthermore, KHT is completing year two of a four year programme that will result in £6M being invested in Communal Environmental projects to low and high rise flats. A large proportion of this work has been delivered by Social Enterprises (Oasis and Green Apprentices) who have as a result employed over 60 local Knowsley and KHT tenants offering a work opportunity and skill for the future.

The Trust will further invest £250,000 in developing pilot Retrofit projects to determine the opportunities for installing renewable technologies in its existing homes which in turn will improve energy efficiency and reduce fuel costs for customers and reduce the KHT carbon footprint. The continuation of the loft insulation programme, which has resulted in a doubling of that programme in 2009/10, will further aid our work in relation to our Affordable Warmth Strategy.

Housing Renewal and Housing Standards

The Council aims to ensure that vulnerable occupants of Private Sector Housing occupy homes that meet Decent Home Standards. This is achieved through the Council's Decent Housing Renewal Programme, which provides financial assistance for home owners to make their dwellings decent. The programme works to the targets set by the Government for decency in Public Service Agreement (PSA) 7, and in conjunction with a successful energy efficiency scheme. Through this partnership working, we can ensure that households who are receiving grants or work for making their home more energy efficient can also receive grants or assistance to make their home decent, if this is required. This combined work has helped to ensure that Knowsley has remained ahead of targets in delivering decent homes. All of Knowsley's Council Housing Stock was transferred under LSVT to Knowsley Housing Trust in 2002 and all of this stock now meets Decent Homes Standards.

The Council is currently finalising its latest Stock Condition Housing Survey. The last Survey was commissioned in 2004. As well as assessing housing conditions, the survey informs the Council's strategic approach towards Housing Renewal Assistance, such as reviewing the impact of housing assistance on meeting the PSA 7 decent home target.

Decent Homes

Housing grants and equity release loans are the principal forms of assistance available under the Council's Housing Assistance Policy 2006.

A vulnerable home owner may apply for assistance for the house they live in for repairs or improvements to bring it up to the Decent Home Standard.

The table below shows the Council's performance in meeting the PSA 7 target from 2004 to present.

Table 11:
Performance against Public Service Agreement (PSA) 7 (Decent Homes Programme), 2006 - 2010

Financial year	Homes made decent			% of vulnerable households in decent homes
	PSA 7 target	Actual	PSA 7 target met	
2004 to 2006	66.2% <i>Baseline figure</i>	NA	NA	NA
2006-07	65%	203	Yes	67.9%
2007-08	65%	1,128	Yes	76.9%
2008-09	65%	2,256	Yes	95.6%
So far 2009-10	70%	1,692	Yes	95.6%

Estimate, found by (2008-09 Actual 2,256 /12 months) 9 months from current financial year = 1,692*

Source: *Strategic Housing 2010*

The National Public Service Agreement 7 sets the decency standards that the council must achieve each year. For Knowsley these are; 65% of vulnerable households living in decent homes by 2006, 70% by 2010/11, and 75% by 2020/21.

The 2004 stock condition housing survey showed that, of the 12,100 dwellings occupied by vulnerable people, 5,400 of these were not decent. This enabled the council to set a baseline figure for Decent Homes in the borough of 45%. In 2006, an energy report was commissioned that identified the impact Warmfront and Heatstreets initiatives had on achieving decency and satisfying the 45% baseline. These "energy-grant" type schemes use insulation and space heating improvements to help make

homes decent. The schemes run in tandem with the Decent Home Assistance Housing Renewal Programme. The 2006 energy report concluded a revised baseline figure of 66.2%, due to the high volumes of Housing Renewal Assistance and energy grants being delivered in the borough. This was based on 12,515 dwellings then occupied by vulnerable households, of which 8,289 were decent.

The success of the energy grant schemes is responsible for the significant increase in the number of home made decent between 2007-08 and 2009-10. This is due to the fact that 52.5% of properties classed as 'not decent' are only likely to fail the thermal comfort element of the Decent Home Standard. Therefore, by using an energy grant to make the necessary improvements, the property can be quickly and efficiently made decent.

As the PSA 7 target of 75% of vulnerable households living in decent homes by 2020/21 has been satisfied, it is proposed to increase the target 100%. In practice, the Council will meet this target much sooner than 2020/21. It is therefore proposed to revise the approach to Housing Renewal in line with a national review of the Decent Home Standard, and extend the work programme to non-vulnerable as well as vulnerable households.

Private Rented Sector and Engagement

The Council's 2004 Stock Condition Housing Survey estimated the Private Rented Sector (PRS) accounted for just 5% of the total housing stock in Knowsley, equating to 2,600 dwellings out of a total estimated 48,400 dwellings. The Council has commissioned a new Housing Survey for 2010, which will further evaluate the extent, location and housing condition within the private rented sector. This will inform future management and service delivery with the private rented sector in the borough.

In line with the Rugg Review of the Private Rented Sector, the Council will engage with the landlords in the private rented sector to develop a Landlord Accreditation Scheme, to launch in summer 2010. The Scheme will be developed with other RSL housing partners and aims to work with landlords in order to achieve tenable standards of housing in the private rented sector.

The primary aims of the Scheme are to:

- 🏠 Assist the Empty Homes Strategy 2008-10;
- 🏠 Improve physical and management standards in the PRS; and
- 🏠 Reduce Homelessness by creating homes for local housing need.

The Scheme will achieve these aims by providing encouragement, support and incentives to landlords. This may include financial assistance to help remove any Category One Hazards identified under the Housing, Health and Safety Rating System in return for “nominated housing rights” set by condition; for example, for a house to be occupied by a housing-in-need tenant nominated by the Council. In addition, the promotion of the scheme to local tenants, residents and landlords will play an equal role in sustaining good housing and property management standards through publicly recognised media channels, as well as other approaches designed to engage and work in partnership with the PRS.

Although a Landlord Accreditation Service will be developed for Knowsley, it is recognised the work of the “Pan Merseyside Scheme” may well over-take a local Scheme. However, in accordance with other local schemes across Merseyside, the Knowsley Scheme will be flexible and adapted to fit within with the planned “Pan Merseyside Scheme.” A Landlord Forum is planned to be launched by spring 2010, with the Landlord Accreditation Scheme to be launched by summer 2010.

Enforcement of Housing Standards

The Council recognises that there may be occasions where private sector landlords do not meet their statutory repair obligations as landlords. In such circumstances, the Council will consider enforcement action when it is deemed right to do so in accordance with its Private Sector Housing Enforcement Policy. Service Requests made about poor housing conditions are investigated and managed by the Environmental Health Department. Environmental Health will continue to work in partnership with Strategic Housing and the Homelessness Prevention Team to ensure that effective data is gathered on housing in the private rented sector and that this sector can be used to provide safe, secure and sustainable housing for people in the borough who are in housing need or threatened with homelessness,

and who may be vulnerable. It is envisaged that much of this work can be achieved through the Knowsley Landlord Accreditation Scheme.

Energy Efficiency

National Indicator 186: Per Capita Carbon Dioxide (CO₂) emissions in the local area is included as one of the 35 priority indicators in Knowsley’s Local Area Agreement, and carbon reduction targets have been set with Government Office NW. According to the latest figures from the Department of Energy and Climate Change (DECC), in 2007 326,000 Tonnes of CO₂ was emitted from gas and electricity use in Knowsley’s domestic properties. 29% of Knowsley’s emissions are from this source. A Climate Change Strategy for Knowsley’s Local Strategic Partnership is currently being developed which will include actions to reduce energy use and CO₂ emissions from domestic properties. The new Housing Strategy 2011-16 will take account of commitments agreed in the emerging Climate Change Strategy, to be finalised in 2010.

Knowsley Council’s Energy programme delivers a number of schemes that give grants to vulnerable households to reduce fuel poverty and CO₂ emissions, by increasing the energy efficiency of their properties. The Knowsley Thermal Insulation Scheme has provided loft and cavity wall insulation to residents of owner occupied property or private renters, and it is free, regardless of age or income. The scheme has been targeted across the borough in areas showing highest levels of fuel poverty.

Since 2003 to present 14,452 properties have been insulated resulting in 18,871 total efficiency measures. This is demonstrated in Table 12 below.

Table 12:
Efficiency Measures Installed, 2003 - 2009

Measure	Number
Cavity Wall Insulation	10,556
Loft Insulation	7,677
HWTJ	638
Total Measures	18,871
Total Properties	14,452

Source: Strategic Housing 2010

These energy interventions are estimated to give an average saving per household of £160 a year on utility bills and around 0.99 tonnes of CO₂. The Energy Team work in partnership with agencies across the Borough, including Age Concern, The Alzheimer's Society, Knowsley Pensioners Advocacy and Information Service, the Financial Inclusion Team and the Pension Service.

A series of market day events over the last two years, in conjunction with the Financial Inclusion Team, have promoted information on saving energy, changing utility supplier, managing fuel debt and debt in general, and how to apply for central heating and insulation grants. The Council has also taken part in other promotions facilitated by partners in order to re-affirm the energy saving message across the Knowsley Borough.

The council places strong emphasis on providing energy saving and energy efficiency support for vulnerable people. The Warm Fronts Scheme is provided for households who are dependant on benefits, and who are often living in fuel poverty and who, without support, may be at risk of poor health and winter and cold related illness. The Knowsley Warm Front excess scheme offers grant funding to households where the maximum Warm Front grant is not adequate to cover the work needed for the property.

Home Improvement Agency

Knowsley's Home Improvement Agency (HIA), known as Care and Repair Knowsley is run by Knowsley Housing Trust and is funded by Knowsley's Primary Care Trust, Health and Wellbeing and Strategic Housing. The bulk of the HIA's work is governed by a user led steering group.

The service provides building and maintenance work to help vulnerable adults remain in their own homes. Services provided include; Housing Grant assistance, repairs for those waiting to be discharged from hospital, a Handy Person's Scheme for minor repairs, and gardening and decorating services. The service has recently introduced a trusted assessor service; a website and self assessment service, and is hosting an innovative Smart House Service. Plans are in place for 2010 to expand the range of services on offer through the HIA.

Aids and Adaptation Services

The HIA and the Council's Independent Living Team work in partnership to provide much needed help for people in need of aids and adaptations to their homes. Minor adaptations, such as lever taps, extra banister rails, flashing light door bells, simple ramps and alterations to property access are all funded directly by the Health and Wellbeing partnership.

Table 13:
Performance of Handy Person Service, 2009

Month	Number of jobs	Target to respond to an enquiry:
April	100	Less than 7 days
May	102	Average time to respond to an enquiry:
June	168	Less than 7 days
July	170	Target completion time from enquiry to completion:
August	183	Less than thirty six weeks
September	136	Average time from enquiry to completion:
October	268	Less than 16 weeks
November	289	
Total	1,416	
Annual target for jobs, inclusive of enquiries and extensive advice	1,200	Annual target for value of handyperson work: £100,000 Cumulative spend to date: £53,214

Source: Strategic Housing 2010

These items are usually provided within seven working days.

Disabled Facilities Grants are available to make larger necessary improvements to homes, ranging from level access showers in bathrooms to mechanical stair or through ceiling lifts providing unaided access from ground to first floor levels. The Service is run in

partnership with Wellbeing Services and the Primary Care Trust. Demand in Knowsley for aids and adaptation assistance has increased year on year for the last seven years, the Team help and provide advice where direct grant assistance is not eligible. In 2008-09, over 200 major adaptations and more than 1,000 minor adaptations were fitted the majority of them within seven working days.

Priority 3: Connecting people to the improved housing offer

Sustainable Housing

Affordable Housing

Data from the Housing Needs Survey highlights the considerable problem of affordability in Knowsley's housing market. The level of income and savings for the majority of Knowsley residents is not sufficient for them to be able to access private sector housing or home ownership.

It is essential that the Council works with its RSL partners to enable the development of affordable housing products across the borough. This will include social rent, intermediate rent and shared ownership. To ensure that there are sustainable communities, following the advice of John Hills, it is vital that new housing developments are mixed tenure. This will avoid a return to mono-tenure estates that tended to develop in the 1960s.

The Council's Strategy and Commissioning team works closely with local RSLs to enable affordable housing developments that meet local need. The Council also meets the Homes and Communities Agency on a regular basis to inform them of the priorities of the Borough and to ensure that the National Affordable Housing Programme grant and other funding are allocated to the right schemes.

The Council is also seeking to increase the provision of affordable housing through its Local Development Framework. Work is currently progressing on the Core Strategy Issues and Options paper which highlights Knowsley's growing housing affordability

problem and puts forward various options to tackle it. The work will be underpinned by the updated 2009 Housing Needs Assessment and the Strategic Housing Market Assessment. The Strategic Housing Market Assessment is expected to be completed by summer 2010, and will provide up-to-date evidence on the need for affordable housing in the borough and on other types of housing tenure needs.

Supported Housing

Housing for Older People

Knowsley population is ageing and based on current projection figures it is anticipated that demand for housing for older people will increase over the next 10 years. In response this, the current condition and appropriateness of much of the borough's sheltered housing stock (which is specialist housing for older people) has become one of the main priorities for Knowsley. One option is to develop Extra Care housing across Knowsley.

There are currently two Extra Care housing schemes in the borough, Crawshaw Court and Marston Gardens, both in Huyton, and there are plans to develop more of these schemes in Knowsley. However, it is important that older people have the option, if they wish, to remain in their own homes. This can happen with the right support and adaptations. The strategic direction for the development of Extra Care schemes is still to be agreed, and feasibility studies need to be undertaken

to establish the type of schemes required in each area, such as small schemes or larger Extra Care villages. An Extra Care Strategy is planned which will inform future provision. In addition, a working group will be established to develop a model for Extra Care schemes based on national best practice, and to create a forward plan for development.

Adults with Physical Disabilities

People with physical difficulties can be assisted by the provision of accessible housing, appropriate support and often with adaptations to the property to assist them to cope with their physical disabilities. Knowsley's Housing Strategy, with the support of Registered Social Landlords and Disabled Facilities Grants, can provide housing and the necessary support to successfully house such applicants. Further individual research regarding accommodation provision for people with physical disabilities will be conducted to provide evidence for future need.

Adults with Learning Disabilities

Knowsley Health and Wellbeing and Strategic Housing are proposing to jointly commission a Housing Strategy for Adults with Learning Disabilities. This ambitious piece of work will hopefully address the housing needs of this client group which are not currently being met. There is a greater expectation of young people with learning disabilities to leave the family home sooner e.g. in 20s rather than 40's and to live on their own rather than in shared houses. Meeting this expectation is a challenge for DWS but in terms of housing we need to make sure general needs accommodation and affordable housing are accessible to people with learning disabilities.

Offenders

Although access to housing in the Borough for this group has improved in recent years, thanks in part to the High Priority Resettlement Panel, the Authority had evidence of continuing difficulties with rehousing offenders. However, there was a lack of hard data. It was decided therefore, that a needs analysis was required that would enable development of a plan to address the problem and feed into other initiatives. Consequently the Knowsley Offender Management Board, in conjunction with the Department of Wellbeing Services Integrated Commissioning Team and the Housing Strategy Team, commissioned a report to:

- 🏠 Establish the numbers and profile of offenders in the Borough in need of assistance to access independent housing and those in need of ongoing support to maintain their accommodation
- 🏠 Identify the types of independent housing suitable to meet the above needs with reference to size, location, and tenure
- 🏠 Identify barriers that currently exist that are preventing offenders or specific groups of offenders from accessing independent housing
- 🏠 Produce recommendations as to action that can be taken to remove the identified barriers

The report was published in 2009 and among its findings was that there is a supply gap of 28 accommodation based units and 4 non-accommodation based units and a number of barriers preventing ex-offenders accessing accommodation.

The report's recommendations for addressing this shortfall and barriers to rehousing were accepted by the Offender Management Board and Supporting People Commissioning Body. Among those recommendations were:

- 🏠 The creation of an Offender Housing Forum
- 🏠 The creation of an action plan around ideal pathways
- 🏠 A revised protocol with independent housing providers
- 🏠 A review of emergency provision
- 🏠 Making better use of supported housing schemes

The Offender Housing Forum has now been established and the development of an action plan is underway, which will include a review of emergency provision and recommendations for the better use of supported housing. The Forum will also be feeding into the consultation on the proposed Choice Based Lettings policy and other work such as the Move On Plans Protocol (MOPP) action plan (see below) and the development of a new Supported Living Strategy by the Department of Wellbeing Services Integrated Commissioning Team.

Discussions are also underway on a joint approach to housing options for people with substance misuse problems.

Adults with a substance misuse problem

There were similar issues around housing for this client group as there was for offenders. Therefore the Substance Misuse Thematic Group, in conjunction with the Department of Wellbeing Services Integrated Commissioning Team and the Strategic Housing Team, commissioned a report to examine the housing needs people with substance misuse problems with a similar brief to that for offenders.

The report was published in early 2010 and among its findings was:

- 🏠 The number of drug users identified by NDTMS in Knowsley is higher than the North West or national average but lower than comparator areas
- 🏠 At the time of the report there were 220 substance mis-users with a housing problem within the Borough
- 🏠 There is a needs gap of 60 supported housing units, and 145 floating support units

The report's recommendations for addressing this shortfall and barriers to rehousing were accepted by the Offender Management Board. Among those recommendations were:

- 🏠 Ensure there is sufficient emergency accommodation to meet needs of people with substance misuse problems
- 🏠 Ensure that temporary accommodation provided for drug and alcohol users is sustainable, for as long as it is needed
- 🏠 Ensure that there is access to a range of specialist supported housing to support recovery from drug and alcohol misuse
- 🏠 Improve access to sustainable settled housing for people with substance misuse problems, to support recovery and long term abstinence
- 🏠 Identify smoother pathways from transience to settled housing

As can be seen from this list there were a number of overlaps with the offender housing needs study above. Consequently it is proposed that a joint housing forum and a joint housing pathways action plan be created for both groups, both to be implemented in the near future. This will also be fed into the development of the new Supported Living Strategy by the Department of Wellbeing Services Integrated Commissioning Team.

Adults with a Mental Health Issues

The levels of mental illness in Knowsley are high compared to the national prevalence rates. Most people are housed in general needs housing and receive floating support to enable them to live independently. Some people however need specialist housing to meet their needs. Although a recent assessment of needs estimates that the current supply of specialist housing meets the expected demand, the provision at Newby Drive in Huyton is no longer seen as fit for purpose, and proposals for a new scheme have been developed in partnership with Knowsley Health and Wellbeing and LHT. This scheme, which has secured funding from the HCA and has been allocated grant from the Council's Housing Capital Programme, is due to start on site in summer 2010.

Families and Adults Fleeing Domestic Abuse

A refuge for women and their dependent children opened in 2005, and provides accommodation and support for families as well as single women fleeing domestic abuse. The service provides resettlement support to households moving on from the service, whether that is into new settled accommodation or returning to their previous home. Further partnership working between Strategic Housing and RSLs is needed to ensure that effective measures are investigated and implemented to enable women to exercise their right to stay in their own home. Further work is also required to investigate the feasibility of developing protocols to ensure more robust interventions by RSLs against perpetrators, and to provide increased support to tenants experiencing domestic abuse who wish to remain in their own home.

Gypsy and Travellers

In light of Circular 1/2006, stating that the Gypsy and Traveller Accommodation Assessment should be undertaken by local authorities, the Merseyside Gypsy and Traveller Accommodation Assessment was commissioned and carried out by Salford Housing and Urban Studies Unit in 2008. The Assessment concluded that four permanent pitches should be provided in the Borough before 2012, with a further pitch provided between 2012 and 2016. It further concluded that ten transit pitches should be provided across Merseyside before 2016. The submitted draft of the North West Plan Partial Review requires Knowsley to identify a minimum of

ten permanent and five transit pitches between 2007 and 2016. Plans to meet this need will be taken forward through the Action Plans of both the interim Housing Strategy 2010-11 and the new Housing Strategy 2011-14.

Choice Based Lettings

Since 2005, the Government has had a clear aim of promoting Choice Based Lettings (CBL) schemes as the preferred method for the allocation of social housing. All local authorities have a target of establishing CBL by 2010. Although this is not a statutory requirement, local housing authorities who do not have CBL established by 2010 are likely to be judged negatively during the Comprehensive Area Assessment (CAA) process. Central Government has also encouraged local housing authorities to work with neighbouring authorities to establish sub-regional schemes.

Communities and Local Government (CLG) is committed to ensuring that new and existing social housing tenants have more choice and control over where they live. CBL replaces the traditional way of allocating housing, whereby housing officers match applicants with a priority to available vacancies. Under a CBL system, vacancies are advertised widely, usually in the local press and/or on a website. Applicants can see the full range of vacancies and can bid (apply) for any home for which they are matched in terms of its size and type. The successful bidder is the one with the highest priority under the scheme.

There are a number of benefits associated with this approach to housing allocations:

- 🏠 Greater transparency and easier application process
- 🏠 Improved tenancy sustainability and tenant satisfaction
- 🏠 Encourages applicants to think more flexibly about their housing choices
- 🏠 Tends to reduce rather than compound ethnic segregation
- 🏠 Largely positive outcomes for homeless applicants

CLG's five year housing plan, Sustainable Communities: Homes for All, published in January

2005, set out the Government's plans for taking forward its CBL policy. The aim is to have CBL in place nationwide by 2010 and to build on this by extending CBL to cover not only local authority and RSL properties but also low cost home ownership properties and properties rented from private landlords. CLG also wants to see CBL schemes developed on a regional and sub-regional basis recognising that housing markets and moving patterns do not always fall in line with local authority boundaries. To support this objective, CLG established the Regional Choice Fund to support local authorities in developing sub-regional schemes.

Knowsley does not currently have a CBL scheme. The availability of funding through the Regional Choice Fund presented an opportunity to make progress in meeting the 2010 deadline as well as getting involved in a sub-regional approach. In October 2007 Knowsley submitted a bid on behalf of itself and Liverpool and Wirral Councils. In December 2007, CLG granted £100,000 to Knowsley MBC to lead the development of a Merseyside sub-regional CBL scheme.

Since the bid was approved, officers from the lead authorities (Knowsley, Liverpool and Wirral) together with the stock transfer housing associations, other RSLs and Halton and West Lancashire Councils have been working on the development of a sub-regional CBL scheme. West Lancashire has now indicated that they intend to join the Greater Manchester sub-regional scheme but Sefton Council is continuing to work towards inclusion in the Merseyside scheme.

The key elements of this work include:

- 🏠 Drafting a common allocations policy
- 🏠 A framework for operation and governance
- 🏠 A model for the costs of setting up and operating CBL
- 🏠 IT systems and procurement methods

The local authorities represented on the Steering Group will be seeking approval from their executives for the draft policy to go out to consultation.

A consultation plan is being produced to ensure that a co-ordinated approach is adopted across the CBL scheme area in terms of the groups consulted with and the consultation material produced. An initial Equality Impact Assessment has been undertaken which will also be considered by the Merseyside Equality Forum.

Homelessness Prevention

Homelessness in Knowsley

The Homelessness Prevention Team (HPT) was established in May 2005 in order to deliver the National Government priority to prevent homelessness. The creation of the HPT can be attributed for the substantial reduction of both decisions and acceptances. Since 2005/06, levels of both decisions and acceptances have remained fairly consistent; although the proportion of households accepted who are unintentionally homeless and in priority need has increased each year.

The table below shows the level of presentations to HPT since 2006, and the number and proportion of cases who are potentially homeless and who are accepted as homeless.

Table 14 shows that demand on the service has increased each year since 2006/07, whilst the proportion of people who present to the service who are eventually accepted as homeless and owed a full duty under s.193 has reduced to just 24%.

The primary reasons for people in Knowsley becoming homeless have been identified as:

- 🏠 Parents or other relatives no longer able or willing to accommodate
- 🏠 Non-violent breakdown of relationship with partner
- 🏠 Violent breakdown to relationship with partner
- 🏠 Termination of assured short-hold tenancy

Table 15 below shows the numbers and proportions of households accepted as homeless from 2004-2009 for these reasons, and the proportion of households becoming homeless for other reasons.

Table 14:
Requests for Assistance and Homelessness Applications, 2006 - 2009

	Presentations to HPS			Homeless applications	Accepted as homeless (full duty)	% change in homeless acceptances (year on year)
	Non homeless	Potentially homeless	Total			
2006-07	146 (18%)	672 (82%)	818	363 (44%)	321 (39%)	
2007-08	133 (14%)	847 (87%)	971	192 (20%)	243 (25%)	-24%
2008-09	114 (9%)	1157 (91%)	1271	373 (29%)	310 (24%)	28%

Source: KHT Contract Report

Table 15:
Households Accepted as Homeless and in Priority Need, by Primary Reason for Homelessness, 2004 - 2009

	Parents/relatives no longer able/willing to accommodate (%)	Non-violent breakdown of relationship with partner (%)	Violent breakdown of relationship with partner (%)	Termination of assured short hold tenancy (%)	Other reason (%)
2004-05	196 (39%)	44 (9%)	64 (13%)	100 (20%)	99 (20%)
2005-06	112 (44%)	16 (6%)	32 (12%)	30 (11%)	69 (17%)
2006-07	128 (39%)	38 (12%)	23 (7%)	56 (17%)	79 (24%)
2007-08	87 (36%)	27 (11%)	21 (9%)	43 (18%)	65 (27%)
2008-09	98 (32%)	39 (13%)	37 (12%)	44 (14%)	94 (30%)

Source: P1E Quarterly Returns

Preventing homelessness and improving services

Following the Comprehensive Area Assessment report from the summer of 2009, Knowsley MBC is working in partnership with Knowsley Housing Trust to carry out a full review and options appraisal of homelessness prevention services in the borough. This review will include a restructure of the current Homelessness Prevention Team and the implementation of a more comprehensive housing options toolkit. These changes aim to bring homelessness services in the borough in line with best practice used in other authorities nationally, as well as creating opportunities for innovative and excellent practice to improve outcomes for people in Knowsley who are in housing need.

The review will take place in early 2010, and it is envisaged the restructured team and improved services will be in operation by April 2010.

Temporary and supported accommodation for those who are homeless or at risk of homelessness

Knowsley MBC is committed to achieving the 2010 target to reduce the use of temporary accommodation by 50%. This target is measured against the annual P1E returns to National Government. The figure is a 'snapshot' figure of the number of households in temporary accommodation on the 31st March each year. In Knowsley, applying the target meant a reduction from 18 to 9 households in temporary accommodation. This target has already been achieved in advance of the 2010 deadline. Despite this reduction, and the intention to continue to limit the use of temporary accommodation, the Authority recognises that there are circumstances where households are in extreme crisis and aims to ensure that adequate provision of temporary accommodation is available when homelessness cannot be avoided.

In 2007 the CLG launched the 'Places of Change' programme, which aims to ensure that hostels for rough sleepers and for vulnerable homeless people are positive environments that encourage homeless people to rebuild their lives, and equip them with skills to ensure that they can break the cycle of homelessness and thereby prevent repeat homelessness. As well as the capital funding programme linked with the places of change programme, the CLG encouraged all local authorities to conduct a review of hostel services using the 2005 'Hostels Review Toolkit', in order to improve services.

This document is a self assessment tool for all hostels and supported accommodation short-stay services that provide temporary accommodation for people who are homeless or are at risk of homelessness. All hostels and short stay services conducted the self assessment in

2009, as part of the Supporting People Review of Supporting People Programme Funded Homelessness, Short Stay and Resettlement Services.

In autumn 2009 the review reported and made a series of recommendations aimed at improving these services. These included:

- 🏠 Better use of these services to improve access for offenders and people with substance misuse problems
- 🏠 Improved support planning through use of the Rickter Scale, Outcomes Star or similar models
- 🏠 Building on examples from the 'Places of Change' programme, development of a Borough wide service to provide opportunities for service users to make more meaningful use of time.
- 🏠 The establishment of a centralised resettlement/ pathways team to provide a more coherent, consistent and flexible move on service.

The report was approved by the Supporting People Commissioning Body in February 2010 and is now in the process of implementation. The Integrated Commissioning Team also carried out an audit of move on services from short stay accommodation using the Move On Plans Protocol (MOPP) tool kit. This resulted in an action plan produced in January 2009 which the authority has been working to ever since. It is proposed to conduct a follow up audit in April 2010 to build on the lessons learned from the Review of Supporting People Programme Funded Homelessness, Short Stay and Resettlement Services, and the reports into the housing needs of offenders and substance misusers (see above). The findings from the MOPP audit together with those from the Review of Homelessness, Short Stay and Resettlement Services will also be fed into the development of a new Supported Living Strategy by the Department of Wellbeing Services Integrated Commissioning Team.

Following the completion of Octavia Court for homeless young adults in 2008 and Yates Court Supported Housing for Homeless Families in 2009, Knowsley is close to having a full range of short term accommodation options for people who find themselves in housing crisis. Field Lane Hostel in Kirkby is currently for single homeless men, but a complete redevelopment of the hostel, beginning in 2010, will see the hostel being able to provide accommodation for homeless men, women and couples. The new hostel will be fully wheelchair accessible and have communal space for learning and training. Six new move-on flats adjacent to the new hostel will also be part of the redevelopment.



CHAPTER 6

Delivery Mechanisms and Resources

- **Continuing close partnership working with both strategic development and enabling**
- **Ensuring sufficient Housing Capital funding provision to deliver key objectives for 2010-11**
- **Monitoring the Action Plan and delivery of the Housing Strategy objectives for 2010-11**

Structure of Housing Partnership and sign up to strategy

Knowsley Housing Partnership

The Housing Partnership draws on membership from a wide range of agencies involved in or related to the delivery of housing in the borough including house builders, RSLs, estate agents and representatives of the voluntary sector. This group will help to determine future priorities for the housing service in order to contribute to the key aims and objectives of the Local Strategic Partnership.

The Housing Partnership will play a key role in developing and delivering Knowsley's housing strategy by helping to:

- 🏠 Co-ordinate strategic housing issues and ensure the implementation of this Housing Strategy
- 🏠 Co-ordinate the activity of key strategic sub-groups to deliver key policy objectives and make recommendations to the Partnership; for instance the Housing Association Liaison Group (HALG) and Homelessness Forum
- 🏠 Ensure that all aspects of the housing strategy action plan are monitored and reviewed regularly
- 🏠 Regular consultation with community representatives and key stakeholders under the auspices of the Partnership to determine local priorities

The Enabling role: working with key housing partners

Advances have been made in integrating health and social care services in the Borough to such an extent that there is now unified leadership over the Knowsley Primary Care Trust and Knowsley Social Services Departments. This integration has proved to be particularly fruitful in fostering the relationship between health, social care, housing and Supported Living services and developing supported housing solutions for vulnerable client groups. This level of collaboration can be seen with the evolution of new primary care one stop shops via the Cheshire and Merseyside Health Authority's LIFT (local improvement finance trust) projects.

Knowsley Housing Trust was the organisation established to take on the ownership and management of former Council housing when the Council transferred its housing stock in July 2002. As the largest social landlord in the borough, with over 17,000 properties at transfer - more than one quarter of the entire housing stock in the borough - it is essential that effective partnership working is maintained with the new organisation.

Knowsley Council will continue to work with Knowsley Housing Trust and other Registered Social Landlords active within the borough in order to enable housing schemes to ensure that identified housing needs are met. The Knowsley Housing Association Liaison Group (HALG) meets on a quarterly basis as a sub-group of the Housing Partnership. The group includes representatives from Supported Living services and is responsible for addressing strategic issues such as ensuring that RSL nominations and allocations are adequately addressing housing needs and homelessness in the Borough.

Knowsley has an excellent track record in working with private sector partners in order to maximise investment within Knowsley and to meet the housing (and other) needs of the community. In order to sustain effective partnership working, effective liaison is maintained with key private house builders active in the area, local Estate Agents and also Private Sector Landlords. The private landlord's forum will be re-established in the summer of 2010 and will meet regularly to support the needs and aspirations of the strategy.

This allocation will be spent as detailed in the below table.

Table 16:
Allocation of Financial Resources, 2010/11

Programme	Allocation (m)
Decent Homes	£0.850m
Energy Efficiency	£0.818m
Empty Homes	£0.01m
RSL Capital Support	£2.099m
Housing Market Renewal - North Huyton NDC	£0.195m
Revive	£1.300m
TOTAL	£5.272m

Source: Directorate of Regeneration, Economy and Skills

Monitoring

The strategy will be delivered through a number of actions which have been included in an action plan to accompany the strategy – it is through this action plan that the delivery of this strategy will be undertaken and progress reported to amongst others the Housing Partnership.



ACTION PLAN

Delivering the Interim Housing Strategy

The action plan below summarises the priorities as well as the key actions the Council and its partners are undertaking to develop and sustain a vibrant and well functioning housing market; which in turn will help to create ‘Knowsley; the borough of choice’.

Objective	Aim	Actions	Who	Partners	When	Target	Outcome/ NI
Priority 1: Achieving the right quantity of housing							
Meet Regional Housing Targets	Evidence Base for future planning and strategic development in the borough	Completion of SHMA	LDF Team Strategy and Commissioning	Housing Partnership Landowners / Developers / Zone Agents	June 2010	On Target	Improved Housing Market Intelligence / Evidence Base for LDF Core Strategy
		Completion of SHLAA	LDF Team	Housing Partnership Landowners / Developers	March 2010	Complete	Improved Intelligence of Housing Land / Evidence Base for LDF Core Strategy
		Completion of Green Belt Study	LDF Team	Sefton MBC	March 2011	On Target	Improved Intelligence of future housing supply
	Housing Land Allocations within LDF	Adopt Core Strategy DPD	LDF Team	Public Sector Partners*	March 2012	On Target	Sound Local Development Framework
		Adopt Site Allocations DPD	LDF Team	Public Sector Partners*	2013 - 14	On Target	Sound Local Development Framework
	Review of regional housing targets	RS2010 - Feeding in to regional strategy consultation process	LDF Team / Strategy and Commissioning	Public Sector Partners*	2010 - 11	Part 1 Consultation -Complete	All Regional Targets
	Housing Target Negotiation	GONW Target - NI 155	LDF Team / Strategy and Commissioning	Public Sector Partners*	March 2010	Complete - Successfully agreed	NI 155
		GONW Target - NI 154	LDF Team / Strategy and Commissioning	Public Sector Partners*	March 2010	Complete - Successfully agreed	NI 155
	Partnership Working	Develop further relationships with Zone Agent	Strategy and Commissioning	Homeshub	April 2010	On Target	Improved understanding of affordable housing developments

Objective	Aim	Actions	Who	Partners	When	Target	Outcome/NI
		Review and adopt Affordable Housing Scrutiny Committee Results	Strategy and Commissioning	Housing Partnership Landowners / Developers / Zone Agents / Elected Members	2010 - 11	Ongoing	Full Affordable Housing Policy through LDF
Address under / Over Occupation	Continue Pathfinder programme of work for Overcrowding and under occupation	Improve transfer process to reduce impact on voids target/costs	Strategic Housing	KHT / Villages Housing Associations	2010 - 11	Ongoing	
		Increase the number of under occupation moves	Strategic Housing	KHT / Villages Housing Associations	2010 - 11	43% increase	
		Investigate feasibility of offering incentives to move	Strategic Housing	KHT / Villages Housing Associations	2010 - 11	Ongoing	
		Utilise housing options approach to encourage moves/transfers	Strategic Housing	KHT / Villages Housing Associations	2010 - 11	20% increase in housing options visits	
	The Corporate Parenting Strategy	A multi-agency strategy to deliver priority 9 of the refreshed 2009-11 Children and Young People's Strategic Plan	DCFS	Housing Partnership	April 2010 - March 2011	Improved outcomes for CLA - including the need to maximize a successful transition into EET - clear implications re housing needs for care leavers, i.e. supported accommodation and transition to independence	

Objective	Aim	Actions	Who	Partners	When	Target	Outcome/ NI
	Sufficiency Plan	All LA's are required to secure sufficient accommodation for looked after children (CLA) in the local area by April 2011	DCFS	Housing Partnership	2010 - 11	A sufficiency plan to be developed by June 2010 - implemented by April 2011	
	Partnership Working	Extend partnership arrangements to other RSLs operating within the borough	Strategy and Commissioning / Strategic Housing	Housing Partnership	2010 - 11	Improved partnership working to encourage housing development and best practice	
		Reduce overcrowding in the existing social rented sector	Strategic Housing	Housing Partnership	2010 - 11	25% reduction of the number of severely over crowded households	
Bring Empty Properties back into use	Implement programme of enforcement to bring empty properties back into use	Improve monitoring of empty homes in the borough through database system	Strategic Housing	Housing Partnership	Ongoing	Reduce long term voids across all tenures against April 2010 Baseline	DRES 61
		Continue to use Working Neighbourhood Funding (WNF) to reduce number of empty properties in RSL sector	Strategic Housing	KHT	Ongoing	Reduce long term voids across all tenures against April 2010 Baseline	DRES 61
Continue with major housing regeneration projects	Continue with key regeneration schemes	Homes and Communities Agency - Kickstart initiative	Strategy and Commissioning	HCA / RSL's / Partners	Ongoing	To maximise affordable and social housing developments	NI 155 / NI 154
		Commence onsite work for Stockbridge Village	Stockbridge Village Project Team	LDF Team / Developers / Quangos	Summer 2010	Commencement	NI 155 / NI 154

Objective	Aim	Actions	Who	Partners	When	Target	Outcome/NI
		Build 100 new homes as part of Phase 1 of North Huyton NDC Revive programme	Strategy and Commissioning	KHT	2010 - 11	100 new homes (inc 6 social rented and 5 LCHO)	NI 155 / NI 154
		Confirm regeneration plans for Kirkby	Directorate of Regeneration Economy and Skills	HCA / RSL's / Partners		Ongoing	
	Continue to take advantage of key development opportunities	Carry out independent comprehensive review of Kirkby Industrial Park (KIP)	Directorate of Regeneration Economy and Skills	LDF Team / Developers / Quangos	June 2010	Comprehensive Review of KIP	
		Explore options for mixed use development on Prysmian Site as part of LDF Issues and Development paper	Directorate of Regeneration Economy and Skills	LDF Team / Developers / Quangos			
Make best use of the continuing National Affordable Homes Programme (NAHP)	Work in partnership with RSLs to deliver new homes under NAHP	Continue partnership working with KHT to deliver new homes in year 2 of NAHP	Strategy and Commissioning	KHT	March 2010	30 new homes	NI 155
		Continue NAHP programme work to deliver 132 additional new homes	Strategy and Commissioning	RSL's Partners	April 2011	127 social rented homes 5 rent to buy homes	NI 155
		Bid for additional funding to develop 21 Affordable homes	Strategy and Commissioning	KHT	2010 - 11	21 new homes (8 LCHO and 13 social rent)	NI 155

Objective	Aim	Actions	Who	Partners	When	Target	Outcome/ NI
Priority 2: Continuing to raise the quality of existing stock							
Decent Homes Programme	Continue Decent Homes and Decent Homes Plus programmes of work	Adopt new Stock Condition Survey	Strategic Housing	RSL's / Private Landlords	July 2010	On Target	
		Increase proportion of vulnerable people living in decent homes	Strategic Housing / Strategy and Commissioning	Housing Partnership / Public Sector partners*	2010 - 11	100% of vulnerable people living in decent homes	PSA7
		Extend work programme to deliver decent homes to non vulnerable homes	Strategic Housing	Housing Partnership / Public Sector partners*	2010 - 11	To extend decent homes programme to non vulnerable homes	
	Development of housing design policies	Strategic policies delivered via Core Strategy LDF Team	Housing Partnership / Public Sector partners*	March 2012	Housing Strategies delivered via Core Strategy		
		Prepare Supplementary Planning Document on design alongside LDF Core Strategy	LDF Team	Housing Partnership / Public Sector partners*	March 2011	Housing Strategies delivered via Core Strategy	
Reduce numbers living in fuel poverty	Promote Energy Efficiency Schemes to Knowsley residents	Promoting Affordable Warmth and working to eradicate Fuel Poverty	Strategic Housing	Utility Companies / Housing Partnership / Public Sector partners*	March 2011	Improve SAP Energy Rating	NI 187 / NI186
		Promoting Government Warm Front Scheme and Knowsleys Warm Streets thermal insulation scheme	Strategic Housing	Utility Companies / Housing Partnership / Public Sector partners*	March 2011	Improve SAP Energy Rating	NI 187 / NI 186

Objective	Aim	Actions	Who	Partners	When	Target	Outcome/ NI
		Organising and facilitating Promotions across borough with partners; e.g. "Get Energy Smart this Winter" and Safer Warmer Well"	Strategic Housing	Housing Partnership / Public Sector partners*	Ongoing	Improve SAP Energy Rating	NI 187 / NI 186
		Facilitating collection of NI 187 data	Strategic Housing	Housing Partnership / Public Sector partners*	March 2011	Reducing Fuel Poverty	NI 187 / NI 186
Maximise Home Improvement Agency	Development of Centre for Independent Living	This is planned to open in September 2010 - storage for equipment and adaptations for disabled adults and children	DWS / DCFS	Housing Partnership	September 2010	Linkages between housing / adaptations	
Improve partnership working and improve standards of private rented accommodation	Introduce Landlord Accreditation Scheme	Adopt Regional Code of Management	Strategic Housing	Housing Partnership / Public Sector partners*	February 2010		
		Launch Landlord Forum	Strategic Housing	Housing Partnership / Public Sector partners*	March / April 2010		
		Create draft Landlord Accreditation Scheme	Strategic Housing	Housing Partnership / Public Sector partners*	March / April 2010		
		Adopt and launch Landlord Accreditation Scheme	Strategic Housing	Housing Partnership / Public Sector partners*	June 2010		

Objective	Aim	Actions	Who	Partners	When	Target	Outcome/NI
Increase energy efficiency and reduce carbon emissions of domestic properties in the borough	Work in partnership to ensure energy efficiency and deliver CESP	Liaising with RSL's / owner occupiers / private landlords and utility over Community Energy Saving Programme (CESP) project	Strategic Housing	Housing Partnership / Public Sector partners*	2010 - 11		
		Work in partnership to reduce carbon emissions in domestic properties	Strategic Housing	Housing Partnership / Public Sector partners*	2010 - 11		NI 186
		Promoting Energy Efficiency schemes to landlords forum members	Strategic Housing	Housing Partnership / Public Sector partners*	July 2010		
		Deliver Retrofit pilot projects	KHT	KMBC	2010 - 11		
		Continue with loft insulation programme with RSL partners	Strategic Housing	Housing Partnership / Public Sector partners*	2010 - 11		
Priority 3: Connecting people to the improved housing offer							
Work with RSL partners to deliver affordable housing in mixed tenure neighbourhoods	Continue partnership working on NAHP and development and improvement programmes of work	Provide capital grants	Strategic Housing	Housing Partnership / Public Sector partners*			
		Affordable Housing Policy Development	Partnering with RSLs	Directorate of Regeneration Economy and Skills	Housing Partnership / Public Sector partners*	March 2012	Affordable Housing Policy

Objective	Aim	Actions	Who	Partners	When	Target	Outcome/ NI
		LDF - Affordable Housing Policy	LDF Team	RSLs / Landowners and Developers	Adoption of Core Strategy DPD - March 2012	LAA NI 154 Target for 2010/11 = 104 New Affordable Dwellings	NI 154
		Strategic Housing Market Assessment	Strategy and Commissioning	RSLs / Landowners and Developers	June 2010	On target	Improved Housing Market Intelligence / Evidence Base for LDF Core Strategy
		Economic Viability Assessment	LDF Team / Strategy and Commissioning	Housing Partnership / Public Sector partners*	August 2010	Commission assessment	Improved Housing Market Intelligence / Evidence Base for LDF Core Strategy
Identify gaps in specialist housing provision	From Care2Work employability support plan 2010 - 11	A national initiative to support children in and from care to develop employment skills	DCFS	Housing Partnership	April 2010 - March 2011	Care leavers needs are prioritized in the promotion and provision of employment, education and training and Housing	
	Establish a working group to develop an Extra Care model and delivery plan	Establish effective working group	Strategy and Commissioning	Directorate of Wellbeing Services / RSL's / GONW / 4NW	Autumn 2010	Establish Group	
	Transition to Adulthood / Adult Services	Ensure housing needs are considered and addressed for disabled young people as they move from childhood	DCFS	Housing Partnership	2010 - 11	Disabled children have their housing needs considered including wider opportunities for independent living / supported housing etc	

Objective	Aim	Actions	Who	Partners	When	Target	Outcome/ NI
		Develop Supported Living Research	Strategy and Commissioning / DWS	Housing Partnership / Public Sector partners*	May 2010	Complete	
	Work in partnership with Supported Living to ensure close working links	Adopt Regional Needs Assessment Findings	Strategy and Commissioning / DWS	Housing Partnership / Public Sector partners*	Summer 2010	Complete	
		Substance Misuse and Offender management Project	DWS	Housing Partnership / Public Sector partners*	2010 - 11	Integrate Housing Need of offenders in Housing Strategies	
		Develop Specialist Housing Research on the Housing Need of people with physical disabilities and people with Learning disabilities	Strategy and Commissioning / DWS	Housing Partnership / Public Sector partners*	Summer 2010	Ongoing	
Continue to tackle homelessness in Knowsley	Carry out a Review of homelessness service and implement changes	Use of homeless prevention tools inc. Mortgage Rescue Scheme, Bond Scheme, Over-crowding initiative	Strategic Housing	Housing Partnership / Public Sector partners*	April / May 2010	Complete	
	Develop a homelessness strategy	Develop and consult on robust Homelessness Strategy	Strategic Housing	Housing Partnership / Public Sector partners*	September 2010	On Target	
Make best use of existing social housing stock, improving access to housing and increasing choice	Develop and implement Allocations Policy & CBL	Obtain Member approval for CBL	CBL Project	Housing Partnership and neighbouring Local Authorities	February 2010	Ongoing	

Objective	Aim	Actions	Who	Partners	When	Target	Outcome/ NI
		Consultation on CBL	CBL Project	Housing Partnership and neighbouring Local Authorities	March - May 2010	Ongoing	
		Consultation on Allocations policy	CBL Project	Housing Partnership and neighbouring Local Authorities	March - May 2010	Ongoing	
		Implement CBL and Allocations Policy	CBL Project	Housing Partnership and neighbouring Local Authorities	October 2010	On Target	
	Work in partnership to reduce levels of evictions from RSL properties	Establish effective information sharing protocols with RSL partners	Strategic Housing	Housing Partnership / Public Sector partners*	September 2010	On Target	
		Establish robust and effective early intervention process for tenants in RSL properties in rent arrears	Strategic Housing	Housing Partnership / Public Sector partners*	September 2010	On Target	

* Public Sector Partners - Neighbouring LA authorities, GONW, 4NW, NWDA



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