2004 – 2009 bury metro

Housing Strategy Action Plan

Revised:
April 2008

Key task	Progress to date	Targets	Timetable	Resource requirements	Measure of success
Corporate Housing Objective: - To ensure the provision of a range of housing and tenures to enable choice					
To develop robust information base to manage Bury's housing market, in partnership with Greater Manchester Local Authorities:-	Greater Manchester SHMA being developed to provide regional picture of housing needs, supply and markets **ONGOING**	Completion of study by April 2008	April 2008	To be confirmed	Robust information on housing markets for regions and sub region available.
To maximise available resources to meet affordable and social housing need: -	National Affordable Housing Programme (NAHP) 2008/11 bids submitted. **NEW TASK**	Announcement of bids February 2008	February 2008	NAHP funding	Will provide additional support for affordable housing in the Borough
Work with Housing Associations to deliver the new housing being developed through the use of the AHP grant for 2009/11	Grant awarded for: - 15 adapted units for disabled customers at Fir Street, Ramsbottom (GPHG) - 40 shared ownership apartments, Prestwich (IVHA) - 12 rented houses, Prestwich (Contour) **NEW TASK**	Start 2008 Start 2008 Start 2008	TBC	AHP Grant £975,000 £770,000 £696,000	All units completed within timescales

Provide a suitable amount of affordable housing on appropriate housing developments	All planning applications that have 25 or more residential units that have been submitted since 1st January 2004 have provided an appropriate level of affordable housing. However, the affordable housing requirement does not apply on sites where more residential properties are being demolished than are to be rebuilt. **ONGOING**	25% of new houses built on sites building 25 or more units should be affordable. Potential change to policy commencing 1st April 07 – 25% of new houses built on sites building 15 or more units should be affordable.	2004 – no end date	Planning Officer time to negotiate through the planning application stage and Affordable Housing Officer to implement and manage the units secured.	Securing affordable housing in large housing developments and getting them occupied. To date, 173 affordable housing units have been secured through the planning process.
Develop Affordable Housing Policy and Strategy	Revised internal procedures for dealing with affordable housing. Affordable Housing Policy and Strategy developed. Data available on performance of the service. **NEW TASK**	Policy and Strategy developed Develop LPIs to monitor the effectiveness of the service.	March 2008 June 2006		Increased public awareness of services Affordable Housing addresses housing needs in the Borough Ensures that allocation entitlements are maximised Performance information available to customers to raise awareness of performance against service standards
Carry out and complete Housing Needs Survey and Housing Market Assessment and feed into other strategies/work of other teams.	Housing Needs Survey and Housing Market Assessment consultants commissioned. Draft report provided Detailed knowledge of needs and housing markets in the Borough will be available. **ONGOING**	Tender survey – Jan 07	Jan 07 Dec 07 Dec 07		Housing developments in the Borough are more effectively targeted to meet identified needs.

Respond to results of the Housing Needs Survey	Housing Strategy Action Plan/ Planning Policy to be developed. **NEW TASK**	Action Plan to be developed	Sept 2008	Existing resources	Housing and Planning policies and strategies respond to needs of the Borough as identified by the Housing Needs Survey/ Housing Market Assessment and Joint Community Needs Assessment (JCNA) Results feed into Greater Manchester SHMA
Review of Joint Commissioning Partnership	Joint Commissioning Partnership to be reviewed **NEW TASK**	New Joint Commissioning Partners selected to deliver NAHP / Affordable Housing in the Borough	March 2008	Existing	Joint Commissioning partner arrangement working to maximise benefits of such arrangements
To introduce a choice-based letting element to the existing allocation policy.	We currently have 50% Choice Based Letting Scheme in place. This has been highly successful. Executive approval given 09.01.08 to move to 100% Choice Based Lettings Scheme. **ONGOING**	Choice-based lettings scheme implemented. Review of percentage of properties subject to Choice Based Letting New Allocations policy and 50% proposed pilot subject to Exec Approval Implement 100% Choice Based Lettings Scheme Performance indicators established Evaluation of scheme through PI monitoring	Jan 2004 Allocations review July-Dec 05 Completed May-Oct 2006 Completed April 2008 April 2008 Ongoing	£20,000 for initial implementation. Scheme implemented from existing resources Existing resources. Existing resources	Choice-based letting scheme implemented with equality of access to all. Increase in applicant choice and sustainability of tenures Reduce wasted offers And increase customer satisfaction

To carry out a further options appraisal to access the viability of conversions to frail elderly accommodation in other parts of the Borough.	Work ongoing to develop a consultant's brief for carrying out an option appraisal. Identification of further funding. To commence on completion of the cost model In conjunction with demand assessment for the Sheltered Accommodation. Technical report to be prepared by STH for consideration by difficult to let strategy working group. Sheltered Housing schemes options appraisal to be undertaken in June/July 2007 - Options appraisal of 9 schemes (which have been identified as difficult to let). Liaison of SHU, STH and Adult Care Services to develop strategies. **ONGOING**	Review completed to identify the best option for schemes. Draft response Respond to findings Strategy for sheltered housing implemented	April 2004 June 2006 Dec 2007 March 2008 Dec 2009	Revenue £5,000 With existing resources £25k	Clear strategy based on sound analysis of housing need. Ultimately, with the development of an Action Plan, which follows the recommendations of the review, this should lead to a reduction in rent loss for void properties of this type and increased demand. Asset Management decisions are taken to ensure investment is made in the Housing Stock which provides value for money and meets users expectations. Will provide more up to date stock to attract/maintain customer base.
Prepare Repairs, Maintenance and Improvements costs model for the Sheltered Housing provision.	To commence on completion of surveys to establish building costs for the Sheltered Accommodation New group to be set up in line with the options appraisal **NEW TASK**	Strategy for sheltered housing implemented	Dec 2009	Within existing resources	Cost model available which identifies the costs associated with the provision of each Sheltered provision as a unit

Deliver the Private Sector Housing Capital Programme in a targeted way make the best use of resources	Number of properties improved with assistance HMO Grants – 1 Landlord Accreditation Grants – 3 Number of other initiatives supported by the capital programme delivered. Bell Lane face-lifting scheme – 34 private sector properties and 5 commercial premises improved **ONGOING**	To appropriately spend the capital programme within 5% tolerance			Improvement of the private sector housing stock and contribution towards regeneration and sustainable communities.
To work with STH to ensure that all Council-owned dwellings achieve the Decency Standard by 2010	**ONGOING**	100% council housing meeting the decency standard by 31st December 2010 17% below decency standard in 2006/07 13% below decency standard in 2007/08 8% below decency standard in 2008/09 3% below decency standard in 2009/10	2010	Within existing resources	Increased tenant satisfaction. Sustainable communities. Government targets achieved.

Key task	Progress to date	Targets	Timetable	Resource requirements	Measure of success
Corporate Housing Objective: - To ensure appropriate investment solutions are developed					
Review & update Private Sector Housing Renewal Assistance Policy	Review of policy underway. Additional forms of assistance at preliminary development stages Change in housing legislation coming in force in April 2006 to be incorporated in a revised reviewed Policy date now of July 2006 Progress: Revised Assistance Policy adopted and published November 2006 acknowledging the 2006 legislative changes and the Governments agenda in relation to Decent Homes in the private sector. The Policy will be further reviewed in 2008/09 with further attention being given to alternatives or supplements to traditional grant aid **ONGOING**	New forms of assistance included in policy which will give residents the means to repair their own properties	March 2004 July 2006 Nov 2006 April 2009 (date to be agreed)	Revenue: Staffing – from within existing resources Capital: SCP Annual bids subject to available resources	Revised policy published to assist more residents improve their properties using a mixture of their own and Council resources Publication of revised policy.
Develop initiatives to assist home owners to maintain their own properties	Home maintenance Survey completed Handyperson Scheme developed in partnership with Anchor Further work now needed to monitor performance and effectiveness	Appropriate initiatives developed in consultation with residents Bi annual report	March 2004	Revenue: Staffing – from within existing resources Capital: SCP / Council's Capital receipts	Reduced reliance on Council intervention through the award of financial assistance

	05/06 Annual Report produced. Similar report to be sought for 06/07. Some structural changes within partner organisation within 06/07 and discussions to be had on future delivery 07/08. Annual report produced by partner Agency for 06/07 and improved targets agreed for 07/08. The future delivery of the Scheme is being considered as at December 2007 as part of the HIA development work **ONGOING**				
To develop a strategy for East Bury: -	Neighbourhood Renewal Assessment completed in East Bury. 5 year Renewal Area declared in part of NRA Area (Pimhole), Implementation Plan developed and delivery commenced for the Pimhole Renewal Area. Mosses Area initiative – corporate and other officer group with community etc. developing a 3-year implementation plan for this area. Works as identified in the implementation plan all complete. 2001 Private Sector Stock Condition Survey and Housing Needs Survey completed.	Strategy developed for the NRA area, Mosses and East Bury area. complete Further consultation with residents of area. Implementation of improvements identified as being required. Implementation subject to resources. Some elements of phases have been completed, but Implementation Plan has not been completed to targets in plan due to lack of Capital resources available.	Mar 2003 Mar 2008 April 2007 progress held up in part by Appeal Dec 07 new target	Existing £11m (£9m from Council budget)	Clear priorities for action are agreed and resources identified. To regenerate the Pimhole area and help build sustainable communities.

	The tender stage of the Housing Needs Survey is complete and appointed consultants are in the process of undertaking the work required Deliver elements of the Pimhole Renewal Area Implementation Plan as appropriate and as determined by the availability of resources **ONGOING**	Complete the Clearance programme Work is on-going to complete the acquisition process and demolition has commenced on site Demolition of 133 properties nearing completion. Commence site redevelopment Work is on-going with the preferred developer Appointment of Lowry Homes complete and development work is on-going for the re-development scheme. Deliver other aspects of the Implementation Plan in line with resource availability. On-going subject to resource availability Secured resources to carry out 2 feasibility studies for 2 remaining phases of the Pimhole Implementation Plan. Final studies received Bid for further resources to implement remaining phases of implementation plan submitted to Finance	October 2007 commencement likely early 2008 End Dec 07/Jan 08 On site expected Nov 08 Complete end 07/08 Jan 2008 Jan 2008	Within approved Capital resources £5.5 million via Bury MBC's Capital Programme.	Delivery of the Implementation Plan will contribute to the areas regeneration Properties cleared and redeveloped. Enhanced quality and choice of housing. Contribution to regeneration of the area. Full implementation of Pimhole implementation plan.

		Approval of resources for 4 years via Capital Programme has been given subject to sufficient resources being available in those years.			
To develop a range of tools to deal with empty properties with Joint Commissioning Partners and officers within the Authority.	Empty property pilot developed. The work undertaken so far will be used to assist the development of the Empty Property Strategy (as below) IVHA SRB Housing Renewal project being delivered. Above project complete March 2004. A total of 11 properties were renewed/brought back into use Empty Property Strategy to be published Work is in place to have a strategy produced by the target date A draft strategy has been produced with final version to be in place by end 07/08 First meeting of the Empty Property Steering Group has been held with officers in the Authority to look at a corporate approach to bringing properties back into use. An initial scoping meeting has taken place to explore the links between Urban Renewal and Homelessness Prevention services. **ONGOING**	To bring 20 empty properties back into use each year. Range of policy approaches and tools to be developed to deal with empty properties Housing Forum event (25/01/07) to consult on strategy production.	Mar 2004 March 2007 ON-GOING in line with the implementation of the strategy	Capital: - SCP £250,000 SRB £220,000 [over project lifetime]	Number of empty properties brought back into use. Number of empty properties brought back into use and contributing to meeting the housing needs of the Borough.

Increase choice of high quality private housing	Accreditation of landlords continues across the Borough Availability of accreditation grants widened from the pilot areas (Pimhole and Mosses) to the East Bury regeneration area **ONGOING**	Maintain the Landlord Accreditation Scheme Double the Landlord Accreditation Scheme to 200 properties A total of 228 properties have been accredited since the start of the scheme Ensure that 100% of licensable HMOs are licensed Licensing application packs have been distributed and support is being given to landlords to meet this target Ensure that 100% of licensable HMOs are licensed.	April 2007 Dec 2007 (revised target)	Within approved capital resources	A greater number of private houses that are of a high standard to help meet the housing needs of the Borough

Key task	Progress to date	Targets	Timetable	Resource requirements	Measure of success
Corporate Housing Objective: - To develop high quality, customer-focused services					
To review Borough-wide Tenant Participation Compact.	Tenant Participation Compact Working Group, comprising officers, Elected Members and tenants set up to review the compact and develop a Tenant Participation Strategy for Housing Services. TP working group ongoing Compact to be re named to Tenant Participation Agreement still in draft form completion date 2/06 Summary of the tenant participation Agreement to be sent to all customers 3/06 Council's TP strategy in place Six Town Housing's Tenant Participation Agreement launched. Summary of agreement sent to all customers TP working group meet monthly. Template of action plan created for group to monitor TP agreement. Update on action plan completed for financial year 2006/2007 New action plan created 2007/2008. 1 pilot neighbourhood charter in place. **ONGOING**	Two local compacts agreed. Review and amend compact. Develop TP Strategy Quarterly reports Compact to be monitored by participation working group twice per year 2 local neighbourhood charters	Jan 2003 Apr 2003 Nov 2003 Sep 2006 Dec 2006 March 2007 Sep 2006 March 2007 June 2008	Existing	Increase satisfaction in opportunities for involvement (BV75) Customers will be involved in the development, planning and monitoring of all the services we provide Local neighbourhood charters will help to inform the work of Six Town Housing, the council and other agencies to provide improved services to tenants and residents on an estate or area.

To reach the highest standards contained in the 'Equality Standard for Local Government'.	Compliance with the 'Equality Standard for Local Government'. Publication of the Corporate Race Equality Policy and Guidance as required by the Race Relations (Amendment) Act 2000. Housing Services Equalities Group and Equalities Action Plan. To work in partnership with Council targets to be the same Diversity Champion appointed Member of Council's corporate diversity meetings Working alongside council to work towards achieving competencies within National Equality Standards Audit of CRE code of practice completed All departments trained on carrying out Impact Needs requirements assessments (INRA's) and completed INRA's for all services. Equality Impact Assessments to be introduced from May 2007 Six Town Housing to consider future approach to diversity and methodology to be used considering National Equality Standards or Investing in diversity	Level 1 for housing August 2002. To achieve Level 2 by 2003. To achieve Level 5 by 2005. Collect CORE data Mail shot to customers Telephone surveys Draft equality and diversity strategy approved by Board Consultation undertaken on draft equality and diversity strategy Set up equality and diversity working group Seek Board approval for final draft Launch equality and diversity strategy Develop Equality Impact Assessment framework Prioritise functions Train relevant staff Commence EIA assessments	August 2002 2003 2005 Ongoing Sept 2007 January 2008 January 2008 March 2008 April 2008 April 2008 April 2008 June 2008	Existing	Compliance with legislation Improved services. Increased levels of customer satisfaction (BV 74i and ii). Meet statutory requirements Compliance with CRE Statutory Code of Practice Attainment of Equality Standard for Local Government Race Equality Scheme incorporated in equality and diversity strategy

	Full audit undertaken on STH approach to equality and diversity INRAS undertaken across all service areas Collect customer profile data through Tenant Information Survey and CORE Launch STH equality and diversity strategy **ONGOING**		July 2008		
Review the success of pilot caseworker scheme for DFG applications and investigate possibility of extending the service	Pilot project in operation Limited enhanced support made available targeted on those most in need – has decreased the adaptation delivery time. Progress: this is ongoing and has extended in scope. Comprehensive external review of the adaptations service carried out resulting in an improvement delivery mechanism and Improvement Plan 2006. A further 'Best Value' review of the adaptations service has taken place during 07/08 and Action Plans agreed to improve the service.	Pilot scheme evaluated and decision made to continue	January 2004	Revenue: Staffing – from within existing resources, or possibly from fee income from capital programme	Vulnerable disabled residents obtain adaptations more quickly.

	Significant improvements in the time taken to deliver major adaptations during 06/07 in comparison with 05/06. As at December 2007 this improvement continues demonstrating continued and substantial improvement from 05/06. Further work is underway as part of the Improvement Plan to embed continued enhanced support for Disabled Facilities Grant applicants. Although the existing enhanced support has been extended to a large degree this is now subsumed in the HIA development work, where the establishment of a dedicated caseworker will be an integral part. Home Improvement Agency to be provided by STH to provide adaptations. **ONGOING**		April 2008		Improved standard of service for our customers.
Deliver comprehensive cross service improvements to the disabled adaptations service	Improvement Plan agreed in Feb 2006 Progress against the detailed targets in the revised Improvement Plan agreed in January 2007 is monitored on a regular basis. Progress: A further 'best Value' review of adaptations	As detailed in the Plan	As detailed in the Plan	Largely absorbed within existing revenue resources	Vulnerable disabled residents obtain adaptations more quickly Measure of user satisfaction established as baseline

	has to some degree overtaken the earlier Improvement Plan and a revised action plan developed. Initial targets for customer satisfaction set and are currently being exceeded. Progress: Targets continue to be exceeded with very high levels of satisfaction of over 90% being attained as at November 2007. **ONGOING**				
To engage with customers – monitor and set targets for customer satisfaction.	Surveys completed and analysed and areas for improvement highlighted/ acted upon as appropriate. **ONGOING**	Carry out customer surveys for all teams activities Involve non-service users where possible Set targets as appropriate Refine complaints and compliments system.	Quarterly, 6 monthly or annual reports. March 2007		Strategy, Policy and Process development informed by customers addressing service users concerns and contributing to a quality service. Improvement in service provision. Reaching and ensuring the input of current non-service users.
To further develop and continue to implement the services inspectors (mystery shopping exercise)	8 mystery shopping exercises completed. Identification of good and poor services Customers' views on how to develop/ improve services. Cross-authority exercises completed as part of the GMBPU Peer review Group **ONGOING**	To undertake 8 mystery shopping exercises a year (in partnership with GMBPU) To provide appropriate training to the service inspectors			Services changes and improved as a result of the exercises. Customer involvement in service development. Increased customer satisfaction. Obtain views from customer from outside the Borough. As a result of having a better trained team, more effective mystery shopping exercises carried out.

To commission and act on the results of the Annual Tenants' Satisfaction/ STATUS survey.	Report from research company to identify areas of customer satisfaction and where improvements to performance are required. **ONGOING**	Results of survey Dissemination of results Commission tri-annual STATUS survey	Dec 2007 Jan/Feb 2008		Change s to service as a result of findings of survey Improved service to customers.

Key task	Progress to date	Targets	Timetable	Resource requirements	Measure of success
Corporate Housing Objective: - To develop and provide services to ensure the housing and support needs of vulnerable people are met					
Undertake Review of 2003 Homelessness Strategy	The review has been completed and a draft strategy has been produced. This has not been published Housing Associations are now required to produce a Homeless Action Plan and name a Champion who will deal with homelessness. A recent development and Housing Choices would like to incorporate this into the Strategy. **ONGOING**	Working group set up Objectives revisited Action Plan updated Broad content of strategy reviewed Specific details updated Revised document produced and inserted Launch of Homelessness Strategy. New members of staff appointed to focus of the prevention agenda. - Receptionist - Mediation & support worker - Housing Choices Officer (temp accommodation reduction plan & private sector issues)	Spring 2005 Summer 2005 Spring 2006 July 2006 June 08 April 08	ODPM Grant funded	Revised strategy reflects any changing needs and priorities nationally and locally. To provide realistic housing options for service users.

Implementation of the Domestic Violence Strategy and Action Plan	DV strategy produced and launched July 2007 Currently developing procedures, a sanctuary scheme and temporary respite accommodation with STH as part of a Local Area Agreement **ONGOING**	Develop Procedures Develop sanctuary facilities for three victims of domestic abuse	July 2007 Ongoing During 2008/9	Within existing resources £75,000 pump prime money to be used over three years to assist the start up of this project	To prevent homelessness caused by tenants suffering from domestic abuse or other difficult situations. This may include providing support to enable victims to remain in their own homes (sanctuary) or providing temporary respite accommodation.
Contribute to meeting homeless target as detailed in the LAA (Local Area Agreement)	Monitoring of acceptances commenced. Review of homeless team and working practices. Work with STH to access setting up a Sanctuary Scheme. **NEW TASK**		March 2010	LAA Reward Grant	Reduction of homeless cases by 55 each year for the next 3 years.
Utilise empty private sector properties for temporary to permanent Homes for homeless people	Joint work taking place between Housing Choices, Urban Renewal and the Landlord Accreditation Scheme to explore the link between empty properties and homelessness **ONGOING**	Set up a working group to oversee the following; First meeting of the working group has taken place. Development of an Empty Property database. Database established Development of an Empty Property Strategy Link with above key task Establish links with Landlord forum LAS chair now sits on the forum (Babette Howard)	By April 2007	Within existing resources	Be able to identify empty private sector properties and bring them back into use (BVPI64) and have systems in place for ensuring that homeless people in temporary accommodation have access to those properties. (In doing so helping to meet BVPI 183b)

To produce and implement a Black and Minority Ethnic Housing Strategy	BME Strategy and Action Plan to be re-visited and updated **NEW TASK**	Implement BME Housing Strategy Action Plan	June 2008	Existing	
Deliver private sector housing renewal programme in line with ODPM PSA target 7 on decent homes	Base line data being collated to identify potential vulnerable residents Crude baseline of decency position arrived at. This is to be refined further by a proposed Stock Condition Survey in 2006/07 The assessment and understanding of Decent Homes in the private sector has been a developing one with work being carried out by the Council with others at a regional level. Private Sector House Condition Survey now scheduled for 2007/08 Progress: As at November 2007 the House Condition Survey is on site with results expected in the 4th quarter of 07/08 this will enable a baseline to be arrived at. Assistance standard reviewed as at April 2007 and which is now delivering results in providing Decent Homes. **ONGOING**	Less vulnerable residents living in non-decent homes Private Sector House Condition Survey scheduled for 2007/08 Produce/refine the baselines for private sector properties not meeting the Housing Standard and the Decent Homes Standard	Ongoing February 2008 March 2008	Existing SCP & council capital receipts Possible capital available through bidding round for HIAs Existing SCP & council capital receipts	Numbers of non-decent homes occupied by vulnerable residents made decent. Numbers of non-decent homes occupied by vulnerable residents made decent.

Deliver comprehensive cross service improvements to the disabled adaptations service	Substantial progress has been made with reference to the measures of success identified in this Plan. Home Improvement Agency to be provided by STH to provide adaptations. **NEW TASK**	As detailed in the Plan# From April 2008	As detailed in the Plan	Largely absorbed within existing revenue resources	Vulnerable disabled residents obtain adaptations more quickly Measure of user satisfaction Improved standard of service to customers
Re-locate Gypsies and Travellers Caravan Site from Fernhill, Bury MBC	Discussions held with site residents. Preferred location to be determined by Bury MBC and Planning Permission sought for new site. Multi-disciplinary Officer Working Group to be established. **ONGOING**	Determine Gypsy and Traveller Accommodation Needs under Housing Act 2004 for inclusion in Housing Strategy. Include Accommodation Assessment in Regional Housing and Planning Strategies and Regional Spatial Strategy. Planning authority to include in Local Development Framework/Development Plan Documents.	2007-10 Bid to DCLG for Gypsy and Traveller Site Grant by January 2010.	Capital Grants of up to 100% for new sites and 75% for Refurbishment Grants available from DCLG . Include in 2009/10 Draft Capital Programme.	Re-location of site from Fernhill.
Completion of Gypsies and Travellers Accommodation Needs Assessment	Information obtained on needs and aspirations of this client group. Assessment is being carried out with GM authorities in partnership. Respond to findings identified in the assessment **ONGOING**	Will form part of cross Greater Manchester study; details to be conformed Results due Greater Manchester/ Local Authority individual response	March 2007 Dec 2007 June 2008	Existing resources	Increased knowledge of Gypsy and Travellers needs in the Borough) and in the region.) Clear evidence to support the development of new, more appropriate accommodation.

Revise tenants' profile to ensure services meet needs and so build sustainable communities.	Tenant Profile produced to inform STH service provision and business planning process. **ONGOING**	Revision of tenant profile.	Yearly	Existing resources	Increased knowledge of tenant base and better targeting of services and resources.

Key task	Progress to date	Targets	Timetable	Resource requirements	Measure of success
Corporate Housing Objective: - To work with partners and stakeholders to improve quality of life and develop sustainable communities					
To contribute to the development and implementation of Radcliffe Regeneration Strategy.	Radcliffe Renewal Area concluded in September 2001 and declaration report completed. Steering Group formed. Theme Groups established. Draft Vision and draft Strategy documents, 'Reinventing Radcliffe', developed September 2003. New Primary Care Centre has full planning permissions and is due to start on site in the spring Selection of private sector partners to re-develop the town centre (SUN Quarter) is progressing. Bury MBC should be in a position to announce the preferred developer in March 2007 A contractor has been appointed to build the new school and is ready to move onto the site once land ownership issues have been resolved which should be within the next month. It is anticipated	Consult on draft Vision and draft Strategy documents. Review of public sector stock in line with the draft Vision document.	To be confirmed	Existing	Clear action identified to regenerate Radcliffe. Increased private sector residential and commercial investment in Radcliffe Town Centre. Decreased levels of unemployment.

	that the start on site will now be in mid April 2007, although some site preparation works will start before this. Completion will therefore be towards the end of the 2007/08 academic year. Radcliffe Local Area Partnership (LAP) has been established. Priorities established: - Worklessness/Access to training and employment - Health/Healthy lifestyles / Active Radcliffe - Crime/Community Safety - Housing/Physical Regeneration/ Environment - Rural Issues (Ainsworth) - Faculties for Young people - Town Centre trade / Marketing The LAP will oversee the physical / non physical regeneration of the town. **ONGOING**		3 year plan (2008-2011)		
To contribute to the development and implementation of Prestwich Regeneration Strategy.	Tender for appointment of consultants concluded 26th November 2006 URBED with ADGR selected to prepare the 'Prestwich Village: Town Centre Development Strategy'	TBC		TBC	Regeneration for Prestwich

	Project Management Group established Steering group role for the Prestwich Town Centre Regeneration Group to be finalised Consultants review of baseline information and preparing evidence base for the Strategy including initial stakeholder consultation and community workshops. **ONGOING**		Dec 07 Jan 08 January – March 08		
Implement affordable warmth strategy (this relates to task on page 11 of Housing Strategy – 'to develop a fuel poverty strategy' & has been achieved)	'Bury Action for Warmth', an affordable warmth strategy developed, published & launched in February 2006 Review to take place March 2007 when progress will be assessed **ONGOING**	Strategy action plan review & revision to take place annually to monitor progress towards targets Strategy revision to monitor progress & achieve targets	Itemised tasks with various 2010 March 07	Revenue: Staffing – from within existing resources Capital: Annual bids through Private Sector Programme	Increased numbers of householders able to affordably heat their homes Reduction in excess winter mortality
Improve energy efficiency of private sector housing	Achieved 18.4% improvement in energy efficiency and reduction in Carbon Dioxide emissions from 1996 baseline to March 2005 Achieved average SAP rating of 60 by March 2005 Achieved 6.59% improvement in energy efficiency from 1 April 2005 to 31 March 2006 & overall	Minimum 2.3% improvement in energy efficiency and reduction in CO2 emissions per annum to achieve 30% improvement from 1996 baseline position by 2010 Increase average SAP	2010 2010	Revenue: Additional £10k for increased publicity, awareness raising activities & costs related to maintaining energy database Capital:	Increased energy efficiency of properties resulting in reduction in energy use & CO2 emissions

	improvement of 23.77% from baseline position in 1996 28066 tonnes reduction in CO_2 from 1 April 2005 to 31 March 2006 Achieved average SAP rating of 60 for private sector stock & 65 for public sector stock by March 2006 **ONGOING**	rating to 63 for private sector stock & 67 for public sector stock by 2010 30% saving in energy use and reduce C02 emissions Minimum 2.3% improvement in energy efficiency and reduction in C02 Refresh the 'Bury Action for Warmth' Strategy, incorporating revised actions and targets	2010 March 2008 June 2007	Annual bids through Private Sector Programme Directly through existing private sector housing capital programme and indirectly through facilitation to access Government and Utility funded schemes	Assessment of energy efficiency improvements Public contacts with the Councils Energy Show House
To work with partners to regenerate the site of Tulle Court	New housing development on the site, maximising the provision of family dwellings and affordable housing on the site. Nomination entitlements to the shared ownership and social rented units on the site. **ONGOING**	To redevelop the site of Tulle Court To work with Great Places Housing Group to ensure the use of AHP monies by March 2008 Providing MMHA come up with realistic/acceptable costings this should be on target. Completion expected	June 2008	NAHP funding	Improved environment for the future residents of the site and the surrounding area. Reduction in crime and ASB Increased resident satisfaction with the area Increased range of dwellings to help address social housing need in the Borough.
To work with all Housing Associations partners to agree to the new nominations agreement.	HALG has been re-established in order to monitor the nominations, Increased awareness of the performance of the service	All associations to sign up to agreement. Develop monitoring framework.	April 07 March 2008		Maximisation of nomination rights to help meet housing needs in the Borough.

	ONGOING	Undertake quarterly monitoring agreement Four unsigned nominations agreements still outstanding			
Develop equity release and loan products with partners including RSLs	Preliminary development work underway The market nationally has not developed as quickly as was hoped. It is a developing position and although awareness of products has increased there is a need to find a product that will work in practice To do further work to arrive at an appropriate product to be piloted Further information has become available and experience built up. At present an appropriate product has not been identified and further work needed. Public consultation to take place on principles with a view to incorporating a provision mechanism within the Councils Financial Assistance Policy for 2009 **ONGOING**	Suitable products developed and available to residents	March 2004 March 2007 March 2008 January 2008 March 2009	Capital – SCP & Council capital receipts. To be identified in Housing Capital Programme	Products being taken up by home owners Products being taken up by home owners Measure of leverage and recycling of capital