

# Trafford Council

## Housing Strategy 2018-2023

### Annual Statement 2022/23

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## Introduction

Trafford Housing Strategy 2018-2023 was launched in June 2018. The Strategy sets out an ambitious vision for Trafford over a 5-year period up to 2023 and identifies what the Council and our partners plan to do to deliver the housing and neighbourhoods needed in Trafford.

The seven Strategic Priorities are:

1. To accelerate housing growth.
2. To support inclusive economic growth.
3. To create neighbourhoods of choice through a better mix of homes and attractive, accessible environments.
4. To reduce inequalities across the borough.
5. To improve residents' health and wellbeing.
6. To increase the range of, and residents' access to, opportunities.
7. To reduce homelessness.

## Annual Review 2022/23

It is important that the Trafford Housing Strategy 2018-2023 is reviewed on a regular basis.

This annual review provides an update on the following:

- ✓ Changes to the national and sub-regional housing policies and strategies.
- ✓ The housing market in Trafford 2022/23.
- ✓ Delivery of the Housing Strategy.
- ✓ The Housing Strategy Action Plan Update:
  - What have we achieved?
  - What are we working towards?
  - What do we still have to do?

## Policy and Strategic Context

### National Context

There have been a number of new national policies, strategies, initiatives and announcements that have affected the housing sector in Trafford since the Housing Strategy was published in 2018. These include:

#### **Cost of living crisis**

The cost-of-living crisis refers to the fall in real incomes (adjusted for inflation and tax) that the UK has experienced since late 2021. It is being caused by a combination of factors including increases in gas and electricity prices, the cost of oil and energy supply issues caused by the war in Ukraine. These issues coupled with the increasing interest rate, are having a significant impact on households .

It is anticipated that the cost-of-living crisis will place additional pressures on Local Authority homelessness services as families struggle to pay their rent and mortgages. Homelessness charity St Mungos states those on low incomes or reliant on welfare benefits are feeling the hike in costs the hardest. They believe the crisis will result in more people sleeping rough for the first time and will threaten the progress of people who have rebuilt their lives after homelessness<sup>1</sup>.

#### **Rough Sleeper Strategy<sup>2</sup>**

In August 2018, the government published the Rough Sleeping Strategy which committed to halving rough sleeping by 2022 and eradicating it by 2027. The vision is that by 2027 all parts of central and local government, in partnership with businesses, the public and wider society; are working together to ensure that no-one has to experience rough sleeping again. Linked to the delivery of this Strategy, the government announced a range of cross-government initiatives which will see the start of new joint working; including a health provision for people who sleep rough and working in prisons to prevent people from sleeping rough in the first place.

#### **Ending Rough Sleeping for good<sup>3</sup>**

In September 2022, the government published the 'Ending Rough Sleeping for Good' policy paper. This is a cross-government strategy which sets out how the government and its partners will work together to deliver on the government's manifesto commitment to end rough sleeping in this Parliament. It also lays the foundations for long-term style change to end rough sleeping sustainably and for good. Importantly, the strategy lays out a clear and defined vision for ending rough sleeping in that it is "prevented wherever possible, and where it does occur it is rare, brief, and non-recurrent".

The Strategy promises an investment of £500 million into the Rough Sleeping Initiative over three years and a £12 million Test and Learn Programme to trial innovative approaches and test what works to reduce homelessness and rough sleeping.

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<sup>1</sup> [Cost of living crisis and homelessness - St Mungo's \(mungos.org\)](https://www.mungos.org/)

<sup>2</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/733421/Rough-Sleeping-Strategy\\_WEB.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733421/Rough-Sleeping-Strategy_WEB.pdf)

<sup>3</sup> [Ending Rough Sleeping for Good \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733421/Ending-Rough-Sleeping-for-Good.pdf)

A new £200 million Single Homelessness Accommodation Programme will be launched to deliver up to 2,400 homes and wrap-around support by March 2025. This will provide new supported housing and Housing First accommodation, including for young people at risk of homelessness and rough sleeping.

### **Domestic Abuse Act 2021<sup>4</sup>**

The Domestic Abuse Act 2021 was introduced in April 2021. It aims to raise awareness and understanding of domestic abuse and its impacts on victims and their families, improve effectiveness of the justice system in providing protection for victims and bringing perpetrators to justice, and strengthen the support for victims of abuse and their children by statutory agencies. The Domestic Abuse Act places a duty on local authorities in England to provide support to victims of domestic abuse and their children in refuges and other safe accommodation. It amends Part 7 of the Housing Act 1996 to provide that all eligible homeless victims of domestic abuse automatically have priority need for homelessness assistance and requires that local authorities grant a new lifetime tenancy to social tenants leaving existing lifetime tenancies for reasons connected to domestic abuse. Following the introduction of the Domestic Abuse Act, the government also updated the Homelessness Code of Guidance<sup>5</sup>.

### **Levelling Up White Paper – February 2022**

The government has published the Levelling Up White Paper in February 2022 which sets out a large programme of work aimed at tackling geographical disparities across England.

The government has set out four core objectives for levelling up:

- 1) Boost productivity, pay, jobs, and living standards by growing the private sector, especially in those places where they are lagging.
- 2) Spread opportunities and improve public services, especially in those places where they are weakest.
- 3) Restore a sense of community, local pride and belonging, especially in those places where they have been lost.
- 4) Empower local leaders and communities, especially in those places lacking local agency.

The Levelling Up White Paper sets out 12 “missions” that the government will aim to achieve by 2030. In terms of housing, the most relevant mission is:

*“By 2030, renters will have a secure path to ownership with the number of first-time buyers increasing in all areas; and the government’s ambition is for the number of non-decent rented homes to have fallen by 50%, with the biggest improvements in the lowest performing areas.”*

The initiatives being introduced that effect the housing sector include:

- £1.8bn for brownfield and infrastructure projects will be available across England with a proportion allocated to Mayoral Combined Authorities (MCA) and other local authorities to ‘unlock’ brownfield sites. A further £180m of funding is announced in the white paper for MCAs for locally led brownfield projects.
- Decent Homes Standard is to be extended to the private rented sector.
- Section 21 ‘no-fault’ evictions are to be abolished.

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<sup>4</sup> <https://www.legislation.gov.uk/ukpga/2021/17/contents/enacted>

<sup>5</sup> <https://www.gov.uk/guidance/homelessness-code-of-guidance-for-local-authorities>

- There is a commitment to increase choices available to older people ‘trapped in non-decent or unsuitable accommodation and a new Task Force will be launched to look at ways better choice, quality and security of housing for older people can be provided, including how to address regional disparities in supply of appropriate and where necessary specialised housing.
- Boosting homeownership with the help of the previously announced £1.5bn Levelling Up Home Building Fund.
- Commitment to build more genuinely affordable housing, through the £11.5bn Affordable Homes Programme, and to introduce a Social Housing Regulation Bill.

## Greater Manchester Context

**The Greater Manchester (GM) Housing Strategy 2019-2024** identified decent and affordable housing as a priority. The GM Housing Strategy details how the Mayor of Greater Manchester, the GM Combined Authority (GMCA) and the ten Greater Manchester authorities will maximise the leverage of the resources available to them. Also, the GMCA has agreed to invest surpluses from the £300 million GM Housing Investment Loan Fund to help support the delivery of truly affordable housing, tackle empty homes, and issues in the private rented sector including rogue landlords as contained within the Housing Strategy.

Since the launch of the Strategy, GMCA has developed an Implementation Plan to steer and track progress in the delivery of the agenda set out in the Housing Strategy. It captures activity already underway as well as new lines of work to be commenced in the coming months. The Implementation Plan is updated on a six-monthly reporting cycle, with updates taken to the Greater Manchester Planning and Housing Commission. The most recent update was published at the end of June 2021<sup>6</sup>.

### Greater Manchester Homelessness Prevention Strategy

In October 2019, a plan to develop the GM Homelessness Prevention Strategy was approved by the GM Homelessness Programme Board and GM Homelessness Action Network Advisory Board. Despite some unavoidable delays caused by the Covid-19 pandemic, a draft version of the Strategy was published for consultation in May 2021<sup>7</sup>. The Strategy has been co-produced by GMCA and people with lived experiences of homelessness and those who work with them; and takes a person-centred and trauma-informed approach to understanding and responding to issues around homelessness. An Action Plan was launched in October 2021<sup>8</sup> and will be reviewed every 6 months to identify progress, and once a year to allow for new or amended actions to be included.

## Local Context

There have been a number of new local strategies that have affected the housing sector in Trafford since the Housing Strategy was published in 2018. These include:

### Trafford Corporate Plan 2021-2024<sup>9</sup>

Trafford Council has recently refreshed its Corporate Plan and created a new overarching vision: *“Trafford – Where our residents, communities and businesses prosper”*. This vision will ensure

<sup>6</sup> [gmhs-implementation-plan\\_june-2021.pdf \(greatermanchester-ca.gov.uk\)](#)

<sup>7</sup> [Homelessness Prevention Strategy - Consultation Draft \(greatermanchester-ca.gov.uk\)](#)

<sup>8</sup> [gm-homelessness-prevention-action-plan.pdf \(gmhan.net\)](#)

<sup>9</sup> [Trafford Council Corporate Plan 2021-24](#)

Trafford builds back better out of the Covid pandemic to develop a borough fit for everyone. To achieve this vision, three new corporate priorities have been set:

1. **Reducing health inequalities:** Working with people, communities and partners, particularly in deprived areas, to improve the physical and mental health of all our residents.
2. **Supporting people out of poverty:** Tackling the root causes to prevent people from falling into poverty and raising people out of it.
3. **Addressing our Climate Crisis:** Reducing our carbon footprint and tackling the impact of climate change.

The Corporate Plan 2021-2024 details how performance will be measured in respect of delivering on these priorities and outlines a commitment to produce quarterly reports on how successfully the priorities are being achieved.

### **Empty Homes Strategy 2019-2024<sup>10</sup>**

The new Empty Homes Strategy (2019-2024), launched in November 2019, has been produced to identify key priorities and actions to be delivered by the Council and other stakeholders over the next five years to bring empty homes back into use across Trafford Council area.

The vision for the Empty Homes Strategy 2019-2024 is: ***“Work together to bring Trafford’s long term empty properties back into use to increase the supply of quality, affordable homes for our residents”.***

The strategic priorities are:

1. Work with owners of long-term empty properties to bring them back into use.
2. Improve our neighbourhoods by addressing long term empty homes have become the focus of anti-social behaviour and neglect.
3. Provide advice information to help raise awareness around long-term empty properties.
4. Develop effective partnerships with key stakeholders to address long term empty properties.

### **Older People’s Housing Strategy 2020-2025<sup>11</sup>**

The Older Peoples’ Housing Strategy (2020-2025), launched in February 2020, has been produced to identify key priorities and actions to be delivered by the Council and other stakeholders over the next five years. The aim of the Strategy is to deliver an integrated approach to the housing needs of older people in the borough. This includes a focus on enabling older people to remain in their own homes and to make active and informed choices where necessary or desired. It also includes a focus on suitable housing, care, and support, while maximising independence and quality of life.

The Strategy identifies some key themes to improve the range and quantity of housing provision for older people and contains an action plan and priorities for the Council to explore.

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<sup>10</sup> <http://www.trafford.gov.uk/about-your-council/strategies-plans-and-policies/housing-strategy/docs/Trafford-Council-Empty-Homes-Strategy-2019-2024.pdf>

<sup>11</sup> <http://www.trafford.gov.uk/about-your-council/strategies-plans-and-policies/housing-strategy/docs/Trafford-Older-Peoples-Housing-Strategy-2020-2035.pdf>

The vision for the Older Peoples' Housing Strategy 2020-2025 is: ***“Work together to provide a range of quality, affordable and attractive housing options to enable older people to live independently in Trafford”***.

The strategic priorities are:

1. Improve the quality and standard of existing housing for older people in Trafford.
2. Increase the availability and range of suitable housing options for older people within Trafford.
3. Enable older people in Trafford to live independently.
4. Create and foster partnerships that work to deliver effective health and social care provision, support services and high-quality housing to older people across Trafford.

### **Trafford Supported Housing Strategy 2023-2028**

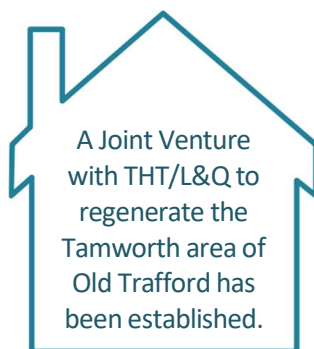
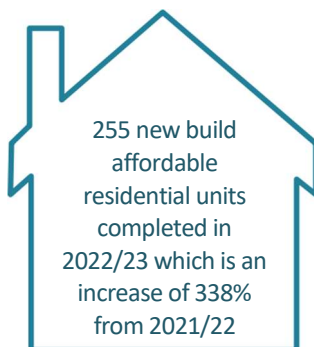
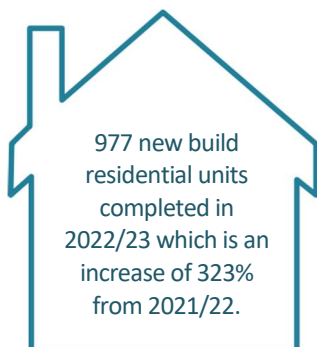
The Trafford Housing Strategy 2019-2023 highlighted a need to produce a Supported Housing Strategy to determine current and future need for supported housing in Trafford. Trafford Council have drafted and consultation on the draft Strategy took place during October 2022. The final draft will be approved at Executive in March 2023.

The Vision for the Supported Housing Strategy 2023-2028 is ***“Work collaboratively to provide a range of quality supported housing, and housing related support, to enable those with support needs to live independently in Trafford”***

The strategic priorities are:

1. Enable people with support needs to live as independently as possible within Trafford.
2. Ensure an adequate supply of quality, accessible and affordable supported housing, and move-on accommodation, is in place.
3. Establish closer working relationships with external services, organisations, and charitable bodies to ensure appropriate support is available and easily accessible.
4. Ensure housing advice is promoted and easily accessible to those with support needs in Trafford.
5. Explore and review good practice in other Local Authority areas in relation to supported accommodation and support services and implement within Trafford where possible.

## Key Achievements





# Key Achievements

Trafford Council and MSV have been awarded grant from DLUHC to provide 12 units of Rough Sleeper Accommodation

Trafford's new Homelessness Strategy launched in March 2019.

HOST successfully transferred back in house from Salix Homes.

Average length of stay in B&B for families reduced from 20 days in 2021/22 to 14 days in 2022/23.

81,908 housing advice queries received (email, phone call and face to face) in 2022/23 which is a 14% increase from 2021/22

347 households prevented from becoming homeless in 2022/23 which is an 12% increase from 2021/22.

336 households re-housed from the Council's housing register in 2022/23.

Older People's Housing Strategy developed to increase the provision of housing for older people to enable them to live independently.

Supported Housing Strategy 2023 - 2028 produced and launched in March 2023.

The Trafford Private Sector Stock Condition Survey undertaken, and area action plans established

Trafford Council has re-established a Private Landlords Forum to improve links and engage with landlords

Empty Property Strategy launched to tackle Trafford's long term empty properties

## Trafford's Housing Market 2022/23

### House Prices

Figure 1 shows the average house price in all boroughs within Greater Manchester (GM) as of February 2023. As demonstrated, housing in Trafford continues to be in high demand, stimulating a buoyant local housing market. The value of residential property in Trafford continues to be the highest in GM. This demand is led by families seeking access to high achieving local schools and people looking to easily access the major leisure facilities in Trafford, as well as Manchester City Centre.

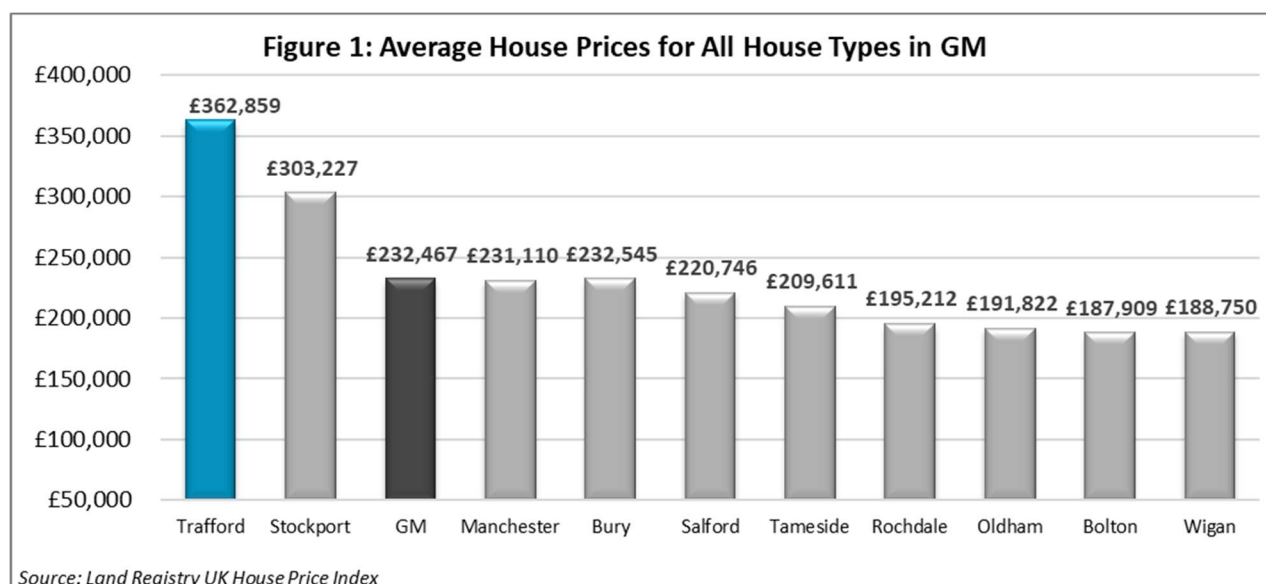


Table 1 shows the average sale price of different types of residential property across the ten Local Authority areas of GM. Trafford properties continue to hold the highest value across all housing categories when compared to the rest of the borough.

	All Properties	Detached	Semi Detached	Terraced	Flats/ maisonettes
GM	£232,467	£408,587	£260,702	£186,922	£172,783
<b>Trafford</b>	<b>£362,859</b>	<b>£685,492</b>	<b>£403,633</b>	<b>£306,228</b>	<b>£216,752</b>
Stockport	£303,227	£528,518	£324,952	£231,579	£172,815
Manchester	£231,110	£432,154	£294,146	£220,639	£190,459
Bury	£232,545	£396,587	£253,055	£180,354	£124,632
Salford	£220,746	£413,421	£267,467	£197,245	£170,585
Tameside	£209,611	£363,004	£230,775	£173,507	£129,786
Rochdale	£195,212	£335,678	£207,296	£151,283	£101,141
Oldham	£191,822	£345,155	£215,875	£156,506	£129,816
Bolton	£187,909	£339,642	£201,296	£148,652	£112,695
Wigan	£188,750	£318,626	£189,953	£143,948	£98,729

Figure 2 shows house values in Trafford from 2018/19 to 2022/23.

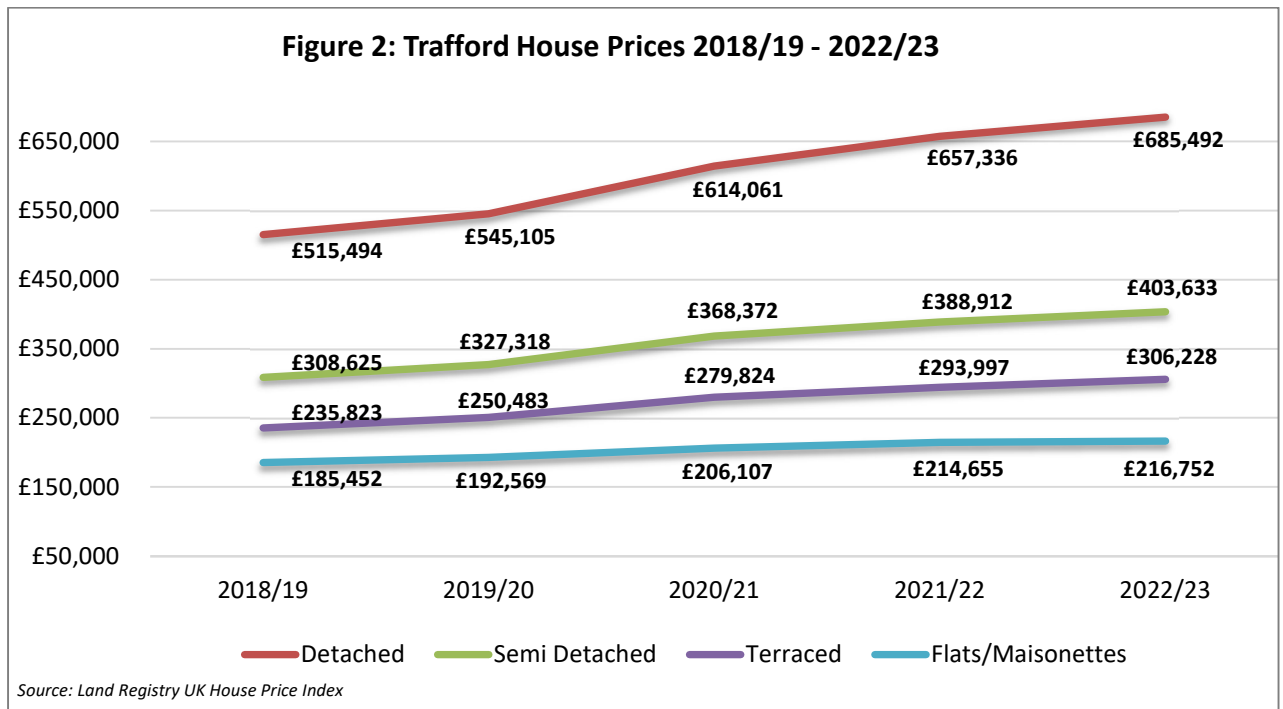


Figure 3 shows that, as of February 2022, the annual average house price in Trafford has increased by 6.24%. House prices in Rochdale, Wigan, and Salford have seen the greatest percentage increase change.

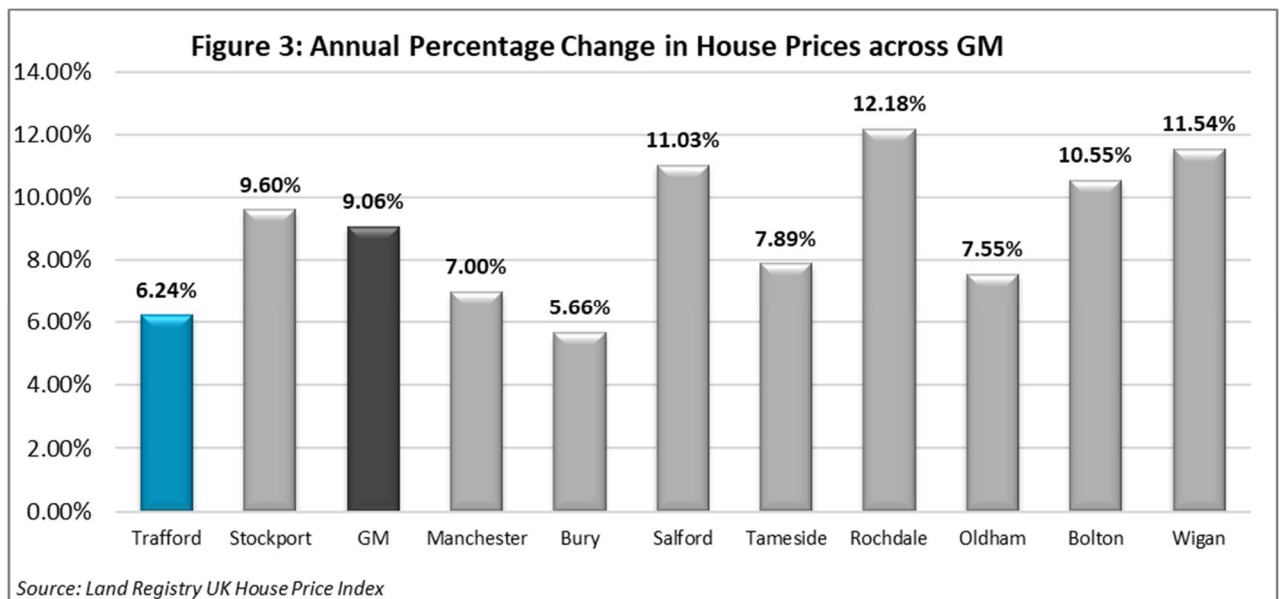
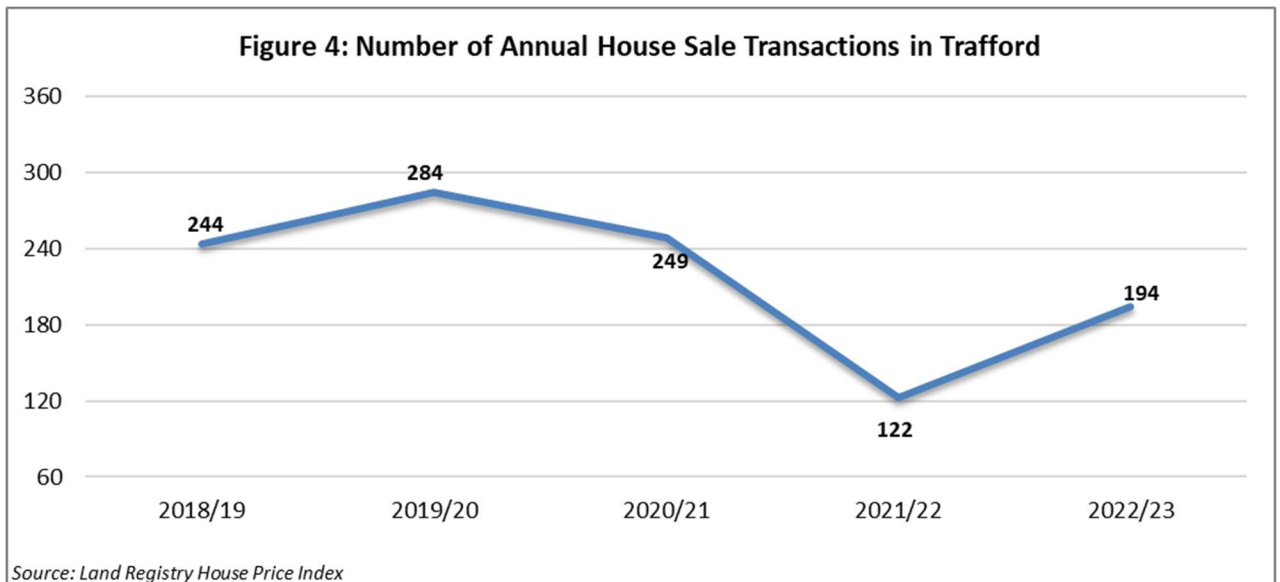


Figure 4 shows the number of annual house sales completed in Trafford between 2018/19 and 2022/23. As demonstrated, there was a drastic decrease in the number of house sales from 2019/20 to 2021/22 due to the Covid-19 Pandemic. However, sales increased in 2022/23 and are likely to continue this trend.

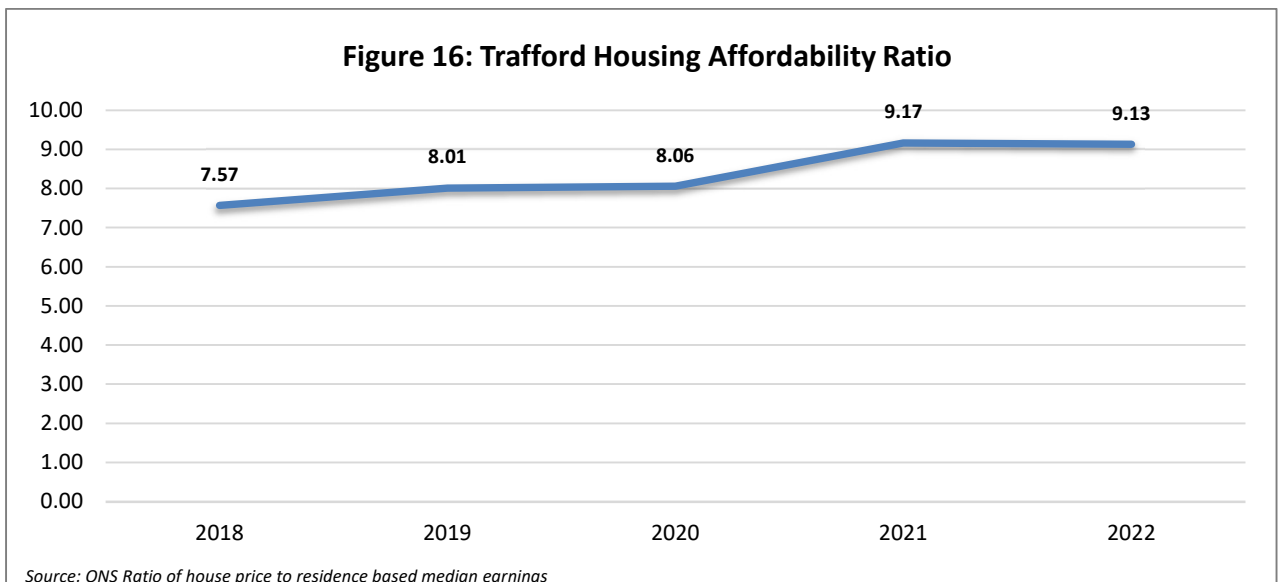


### **Housing Affordability**

Figure 16 shows that house prices for residential property in Trafford were over 9 times the average salary in 2021 (average gross salary is £39,200 in Trafford).

Most lending institutions will traditionally lend up to four and a half times the household annual salary (for the purpose of buying a house with a mortgage) this would mean that a household would need to have a yearly income of at least £80,500 to purchase a property in Trafford.

The ratio is produced by dividing the house prices in Trafford by the average earnings of the area. This indicator is reported annually and published in March each year – the next update will be available in March 2023.



### **Affordable House Building**

In total, Trafford has completed 255 affordable housing units in 2022/23. Figure 17 shows the number of additional affordable housing units constructed in 2022/23 broken down by ward area.

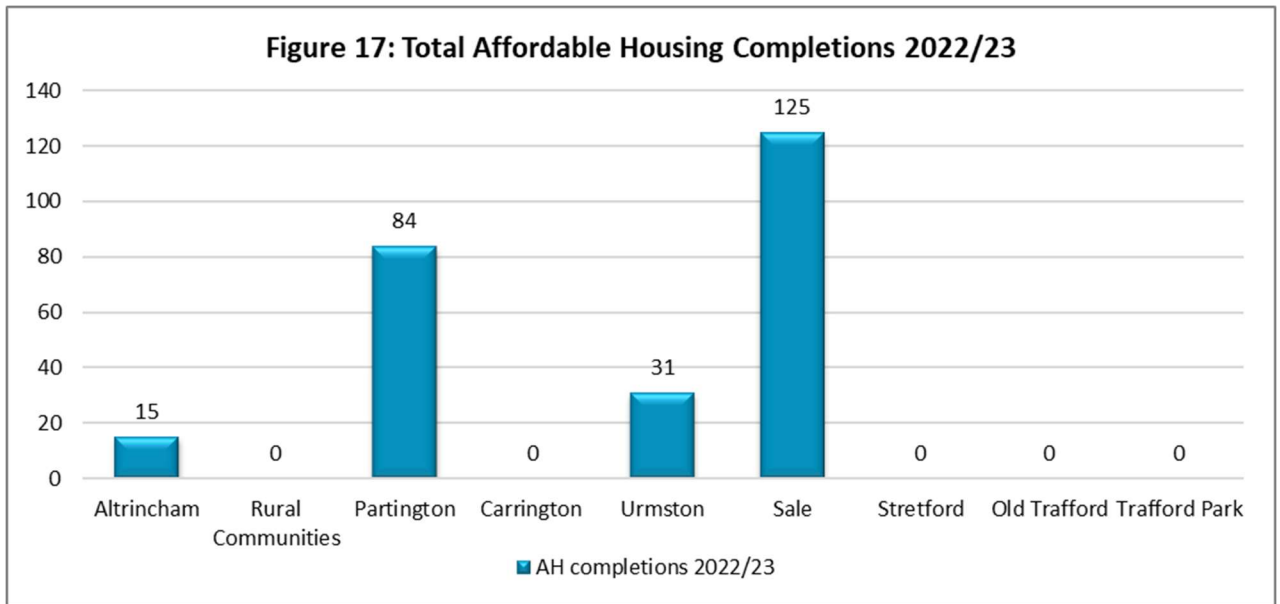
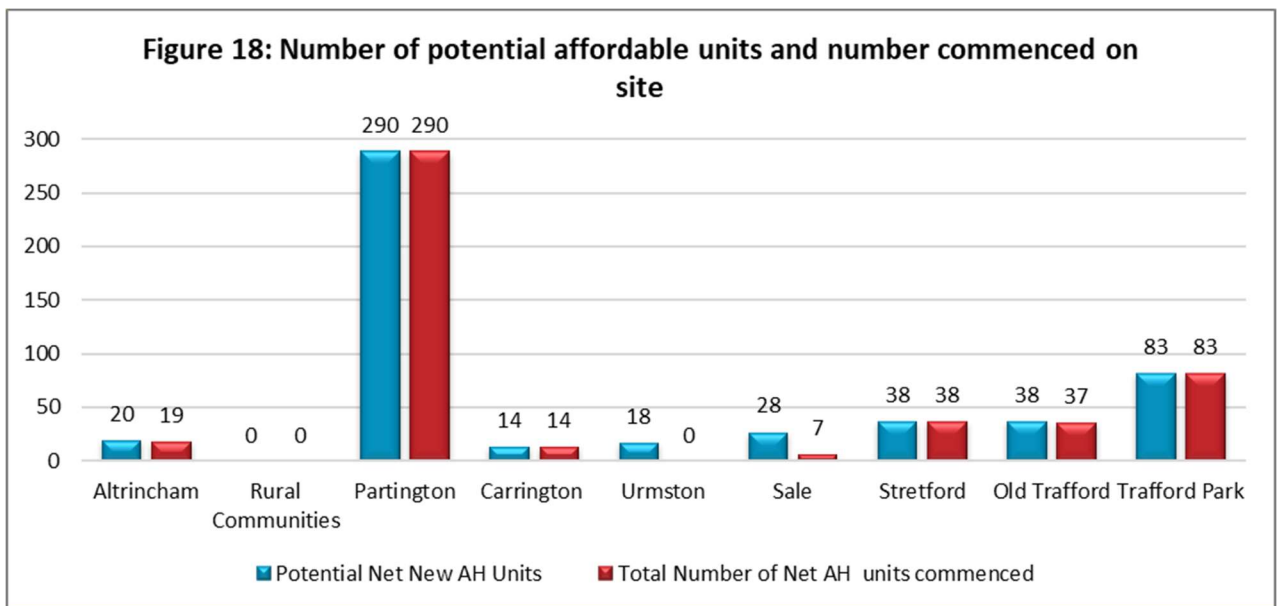


Figure 18 shows the number of affordable units granted permission, as per the planning application, alongside the number of affordable units that have commenced on site. The largest number of affordable units are being delivered in Partington. All affordable units in Partington, Carrington, Stretford, and Trafford Park have commenced as of 31<sup>st</sup> March 2023.



The following tables provide more detail on the schemes providing affordable housing by sub-area along with their status as of 31<sup>st</sup> March 2023.

**Table 2: Affordable housing to be delivered in Altrincham**

Address	Total net units as per planning permission	Net AH units	Status
46-50 Railway Street	29	9	Started on site
Refuse Collection Depot Wharf Road	49	10	Near completion

**Table 3: Affordable housing to be delivered in Partington**

Address	Total net units as per planning permission	Net AH units	Status
Greyhound Hotel Manchester Road	24	24	Started on site
Land at Lock Lane / off Hall Lane	161	77	Started on site
Land adjoining Manchester Ship Canal North and Thirlmere Road	298	40	Started on site. Some AH units are complete.
Land at Oak Road	75	75	Started on site. Some AH units are complete.
Land at Heath Farm Lane	148	74	Started on site. Some AH units are complete.

**Table 4: Affordable housing to be delivered in Carrington**

Address	Total net units as per planning permission	AH units	Status
Land known as Carrington Village	277	14	Started on site

**Table 5: Affordable housing to be delivered in Urmston**

Address	Total net units as per planning permission	AH units	Status
York House, Bridgenorth Avenue	18	18	Not started.

**Table 6: Affordable housing to be delivered in Sale**

Address	Total net units as per planning permission	AH units	Status
Former Magistrates Court	84	21	Not started. Pending further approvals.
Mayfield House, Danefield Road	29	7	Started on site

**Table 7: Affordable housing to be delivered in Stretford**

Address	Total net units as per planning permission	AH units	Status
64 – 66 Talbot Road	149	33	Started on site
Former Royal Canal Works	47	5	Started on site

**Table 8: Affordable housing to be delivered in Old Trafford**

Address	Total net units as per planning permission	AH units	Status
Land bound by Elsinore Road and Skerton Road	367	37	Started on site.
Pickford Court, Clayton Close	1	1	Not started

**Table 9: Affordable housing to be delivered in Trafford Park**

Address	Total net units as per planning permission	AH units	Status
Plot 2 Trafford Waters	83	83	Started on site.

## Private Rented Housing

Figure 5 shows the average rents of private properties in Trafford as of April 2023, by bedroom size, when compared to GM rents overall. As demonstrated, rents for all size private properties in Trafford are higher than the GM average.

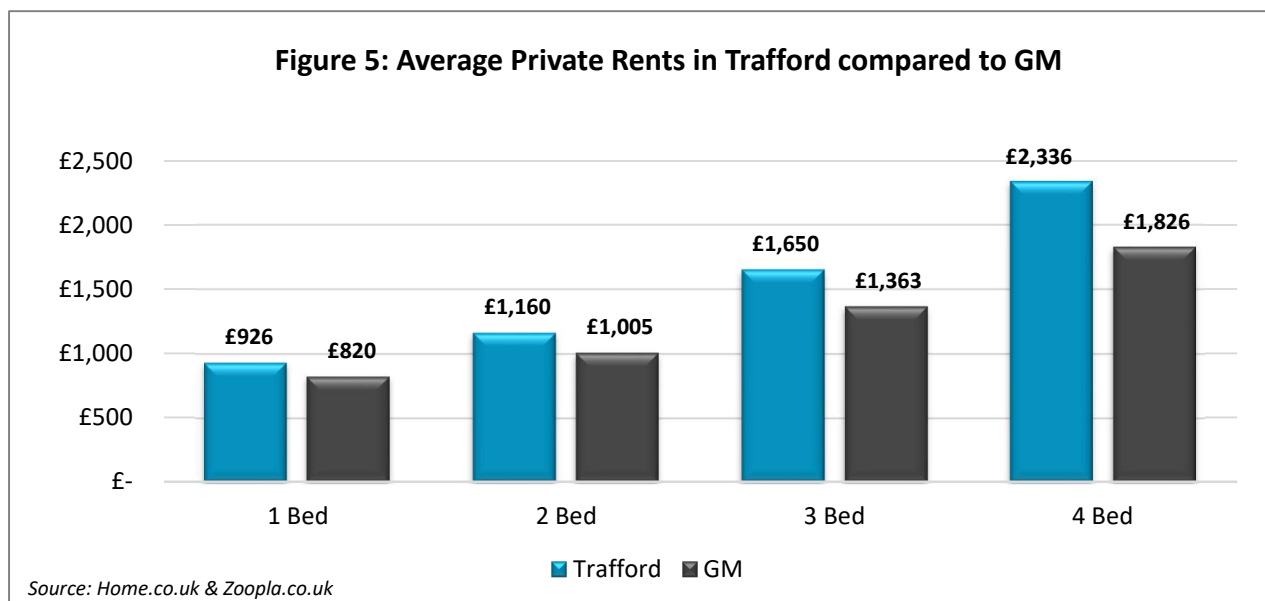
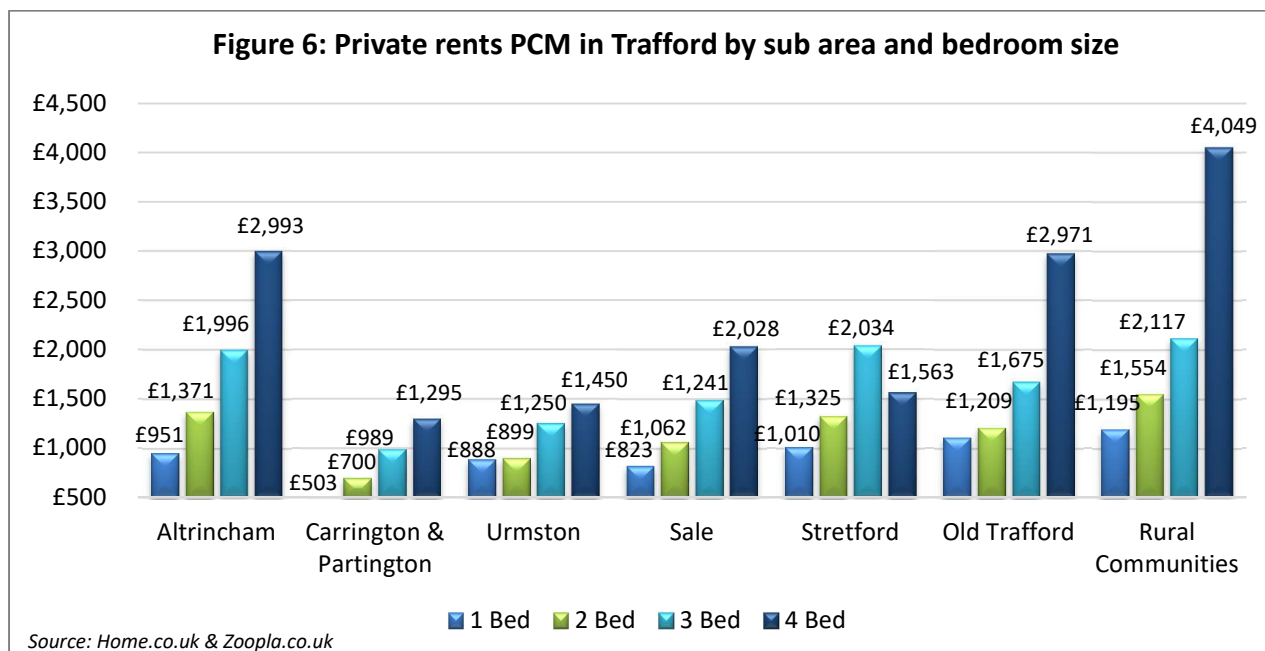


Figure 6 shows the average monthly rent of private properties in Trafford by sub area and bedroom size. As shown, private rents are considerably higher in Altrincham and the Rural Communities compared to the rest of the borough.



Local Housing Allowance (LHA) is used to calculate how much Housing Benefit or Universal Credit Housing Element a claimant can receive if they rent from a private landlord. The LHA rate is set by calculating the number of bedrooms a tenant can claim for under government rules.

The Valuation Office Agency (VOA) sets the LHA rate for all areas. Trafford LHA rates fall into two geographical areas – Central GM BRMA which covers the North Trafford area (Stretford, Urmston, and Flixton) and Southern GM BRMA which covers the South Trafford area (Sale, Partington, Carrington, Altrincham, and Hale). LHA rates across the country were increased in April 2020 in response to the Covid-19 pandemic, but this measure was removed in April 2021 following the Government’s Spending Review.

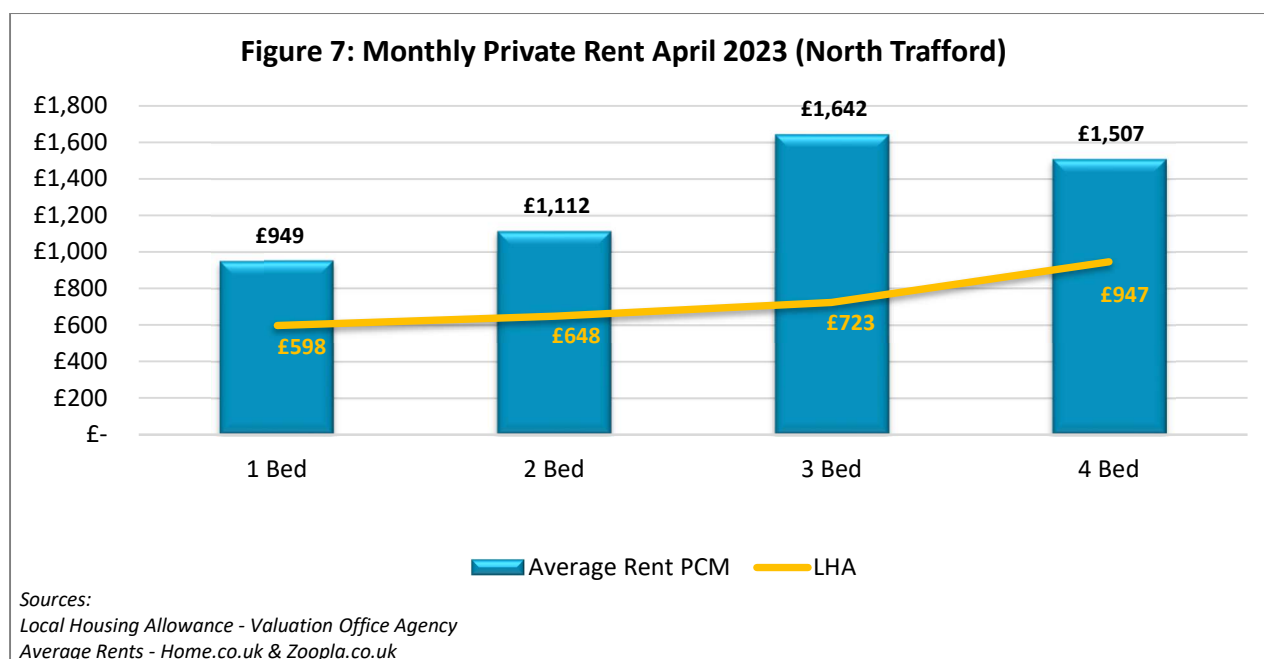
**Trafford’s LHA allowances (as of April 2023) per month, to the nearest pound, are:**

	North Trafford*	South Trafford+
<b>1 Bedroom</b>	£598	£524
<b>2 Bedroom</b>	£648	£648
<b>3 Bedroom</b>	£722	£748
<b>4 Bedroom</b>	£947	£1,097

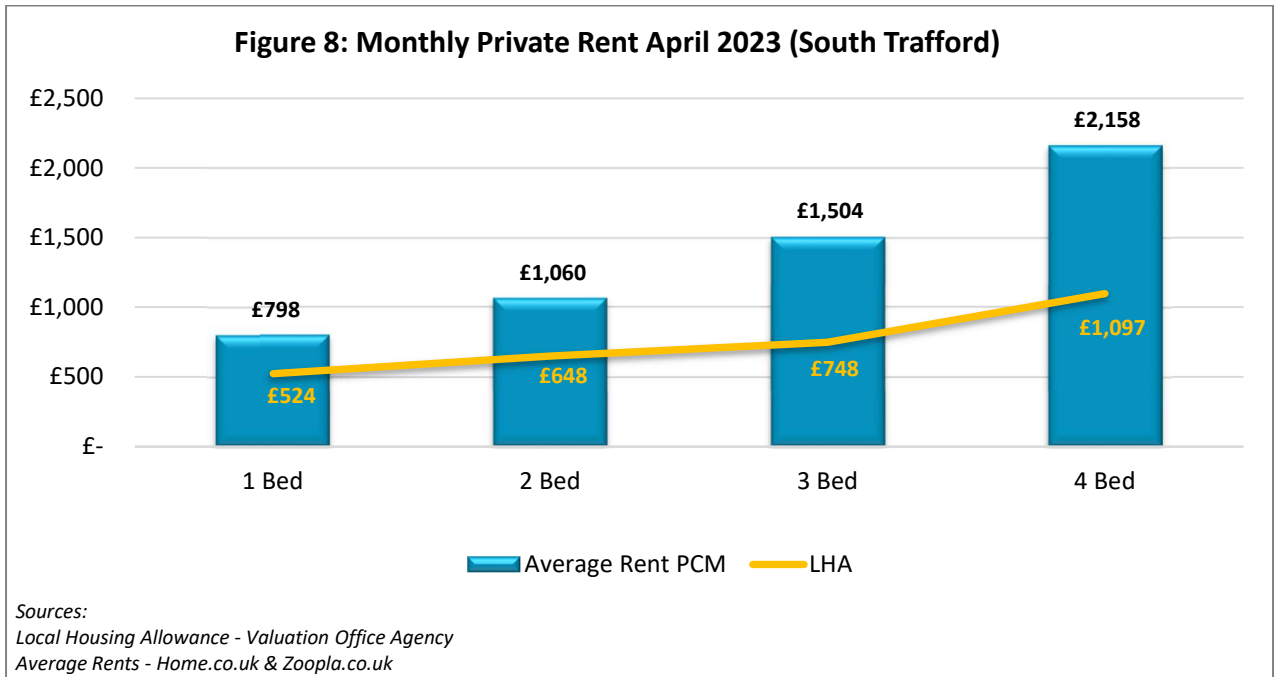
*\*North Trafford includes Old Trafford, Urmston and Stretford.*

*+South Trafford includes Altrincham, Sale, Hale, Partington and Carrington.*

Figures 7 and 8 show the LHA rate (to the nearest pound) compared against average rent prices in the private sector in both LHA geographical areas. The data shows the disparity between Housing Benefit/Housing Element and private rents in Trafford.



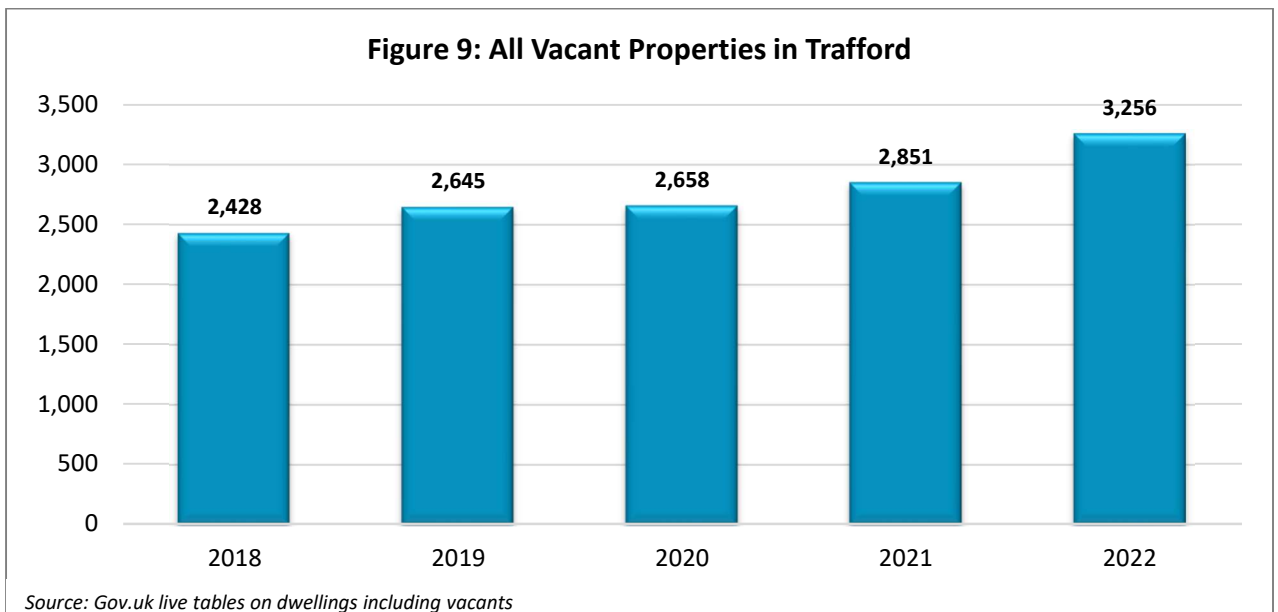




Figures 7 and 8 highlight that Trafford’s private rented properties are largely inaccessible for those in receipt of welfare benefits as the LHA rates are significantly less than the average monthly rents in all areas for all size properties.

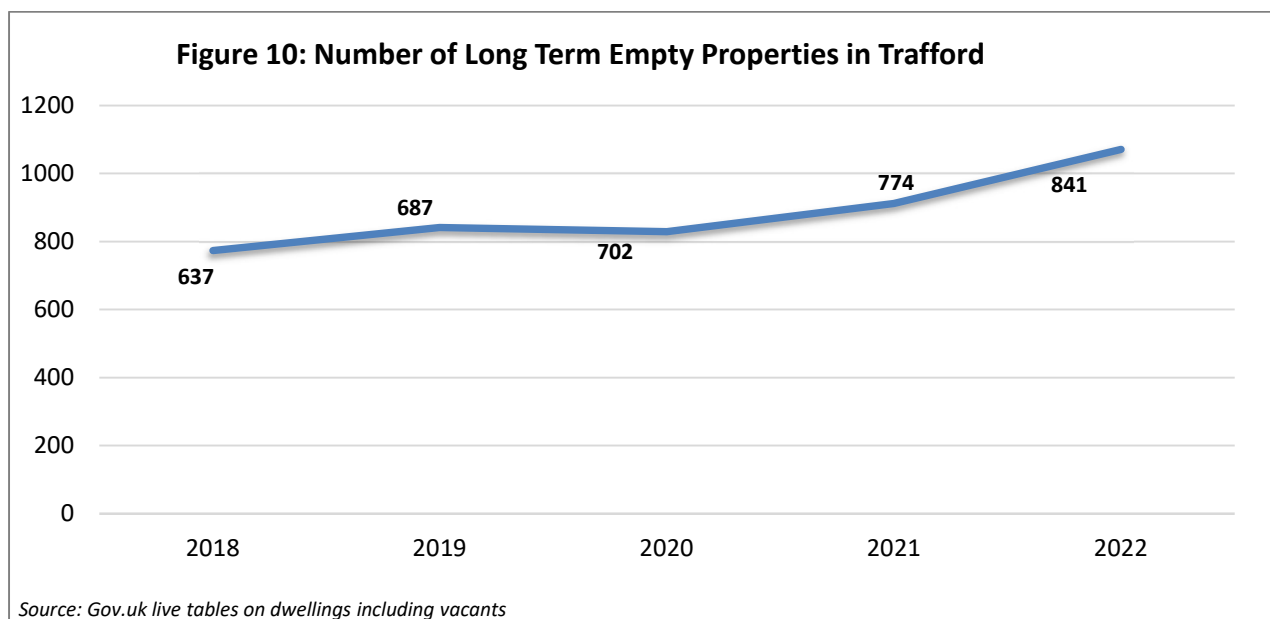
**Empty Properties**

Figure 9 shows that the number of empty properties in Trafford has gradually increased since 2018. The figures are reported in calendar year from 1<sup>st</sup> January to 31<sup>st</sup> December and published annually in March. The next update will be available in March 2024.



The number of empty properties in Trafford has increased each year since 2018. Following the launch of the Empty Homes Strategy in 2019, the Housing Standards team created a scoring matrix which has been used identify which properties should be targeted as a priority. Unfortunately, progress been delayed due to the team responding to the Covid-19 pandemic and the Homes for Ukraine scheme.

Figure 10 shows the number of properties classed as long-term empty (vacant for over 6 months). The number of long-term empty properties has increased every year since 2018. The figures are reported in calendar year from 1<sup>st</sup> January to 31<sup>st</sup> December and are published annually in March.



### **New House Building**

A total of 977 new residential units were completed in 2022/23. Figure 11 shows the total number of completions by ward.

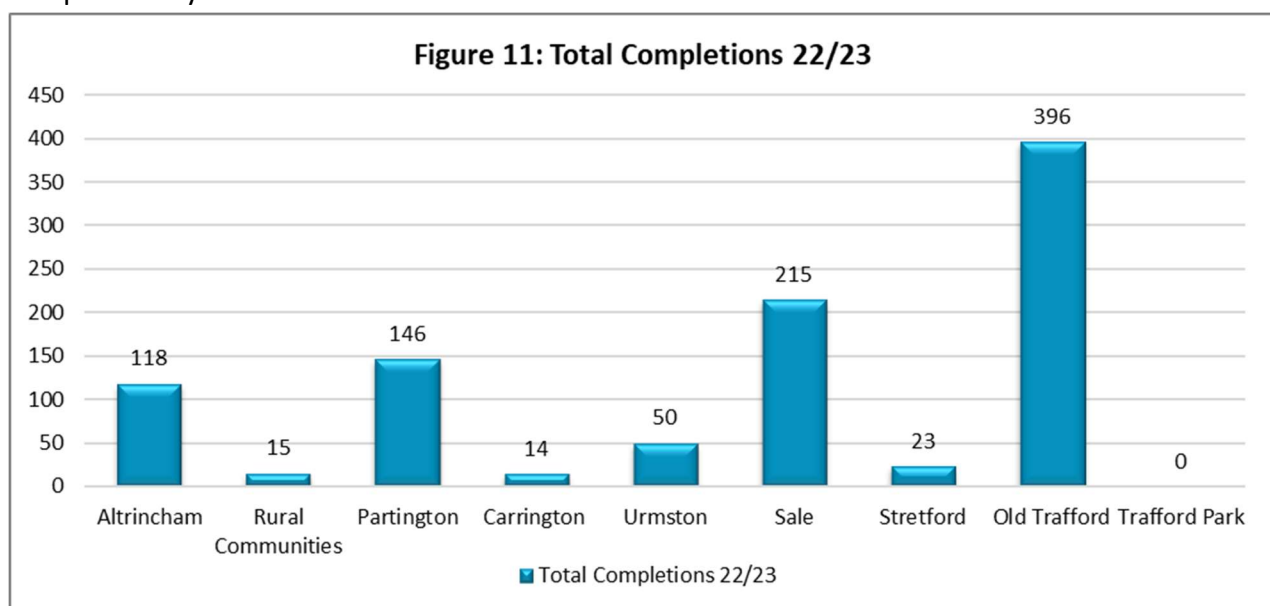


Figure 12 shows the total number of potential net new units that have been granted planning permission as of Q4 2022/23. Old Trafford is the area with the most potential net new units with large developments granted planning permission at Pomona Strand, Cornbrook Works, Trafford Plaza, and Elsinore Road/Skerton Road.

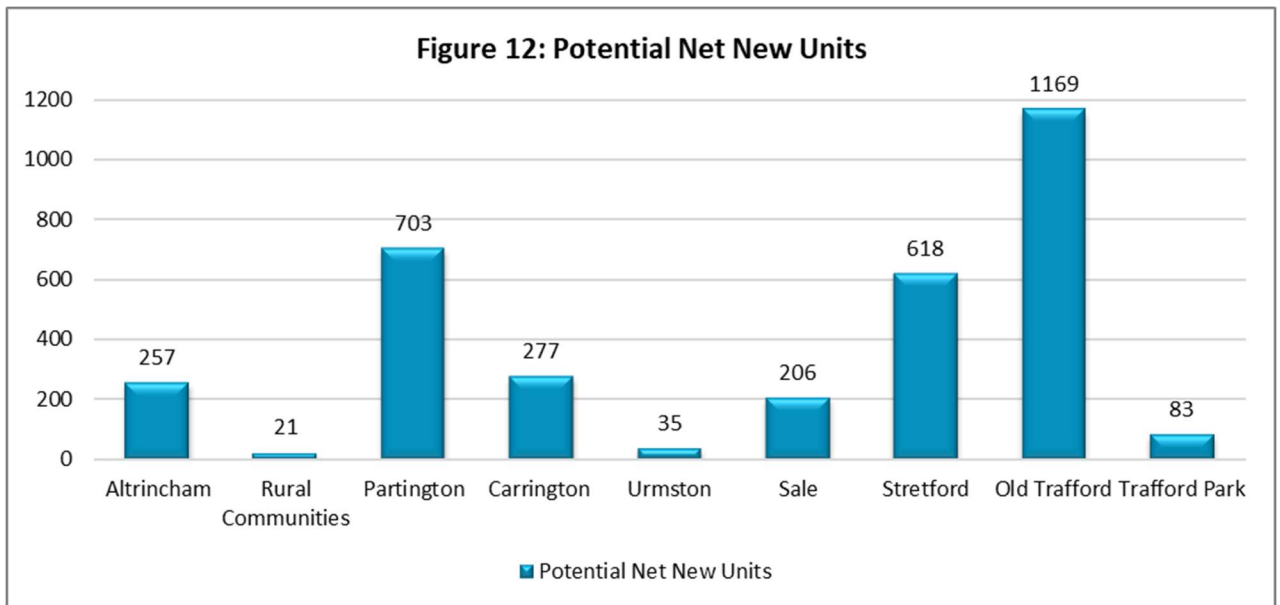
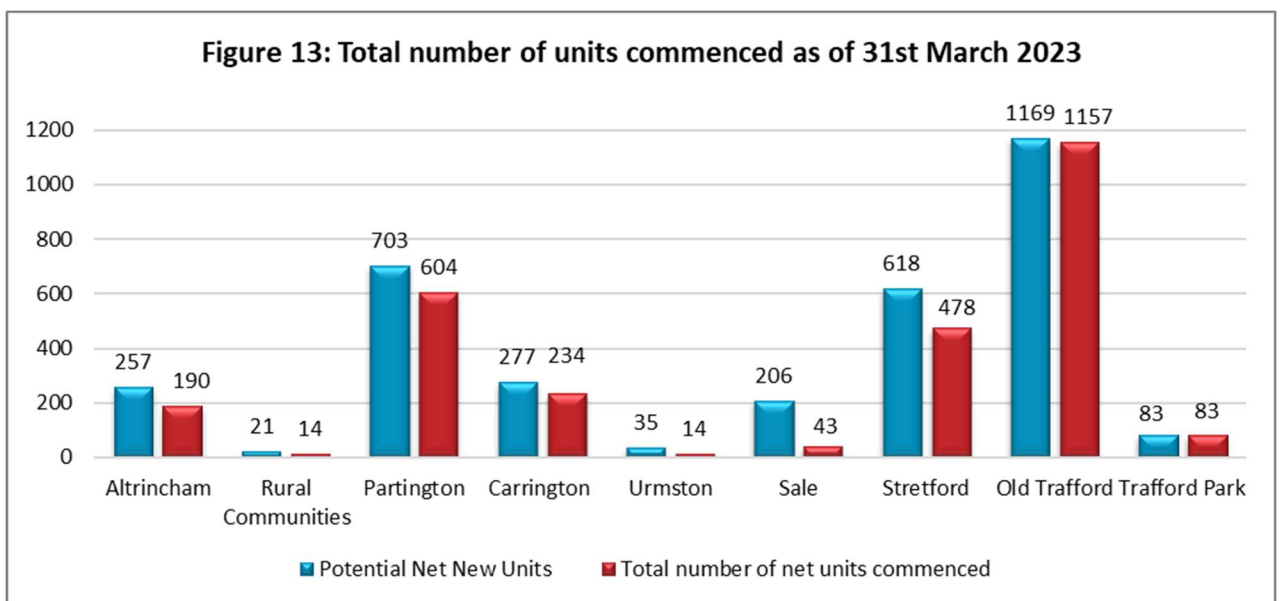
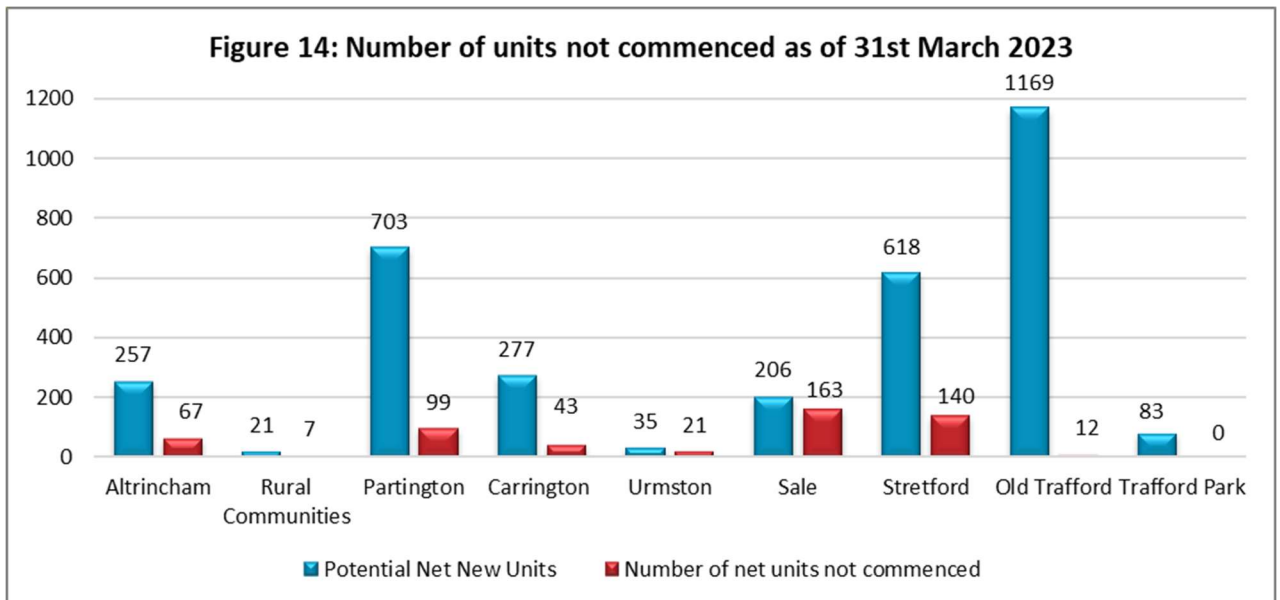


Figure 13 shows the total number of potential net new units (as per planning permission) along with the number of units that have commenced on site as of 31<sup>st</sup> March 2023. The area with the highest number of units on site is Old Trafford which includes the large developments at Pomona Strand (Phase 2), Trafford Plaza, and Skerton Road.



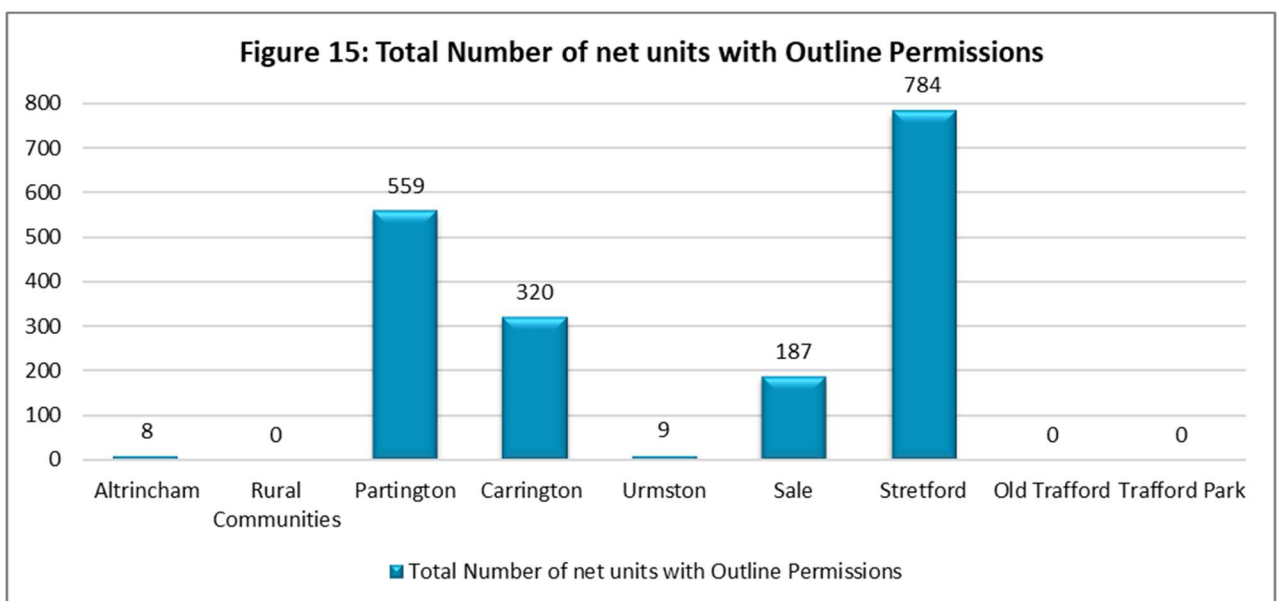
Officers within the Strategic Growth Service make regular contact with developers and/or landowners where schemes have not commenced works on site to determine the reason for the delays. Figure 4 shows the units by area where works have not yet commenced as of 31<sup>st</sup> March 2023.



In total there are 552 units that have not commenced (as shown on planning approval) as of 31<sup>st</sup> March 2023. An analysis of those schemes with 5 or more units, which equates to 177 units (435 units are on sites with under 5 units), has been undertaken to determine the delay, the details are summarised below:

- Total number of units/schemes that as far as we are aware are progressing = **170 units / 10 schemes.**
- Total number of units/schemes that staff are chasing to get updates on = **7 units / 1 scheme**

There are a total of 21 developments (1,867 units) that have been granted Outline Permission across Trafford. Figure 15 shows the total number of net units that have been granted Outline Permission for each area. Stretford has the most, 750 of which relate to the Former Kellogg’s site on Talbot Road.



## **Social Housing Demand**

At the end of March 2023 there were 8,397 applicants on Trafford Council’s Housing Register. Once registered for social housing, applicants are placed into different priority bands depending on their housing need.

### **Bandings Definitions**

*Band 1:* Urgent need to move and owed Reasonable Preference

*Band 2:* Need to move and owed Reasonable Preference

*Band 3:* Owed Reasonable Preference but do not meet criteria for Bands 1 & 2

*Band 4:* No housing need but meets meet the Trafford Positive Community Criteria

*Band 5:* Reduced preference due to rent arrears, behaviour, no local connection, has savings, equity or earnings above agreed thresholds

Figure 19 shows the breakdown of total applicants by priority band. Almost half (45%) of all applicants are in Band 4, which accounts for those who are eligible to join the housing register but do not have any identified housing need.

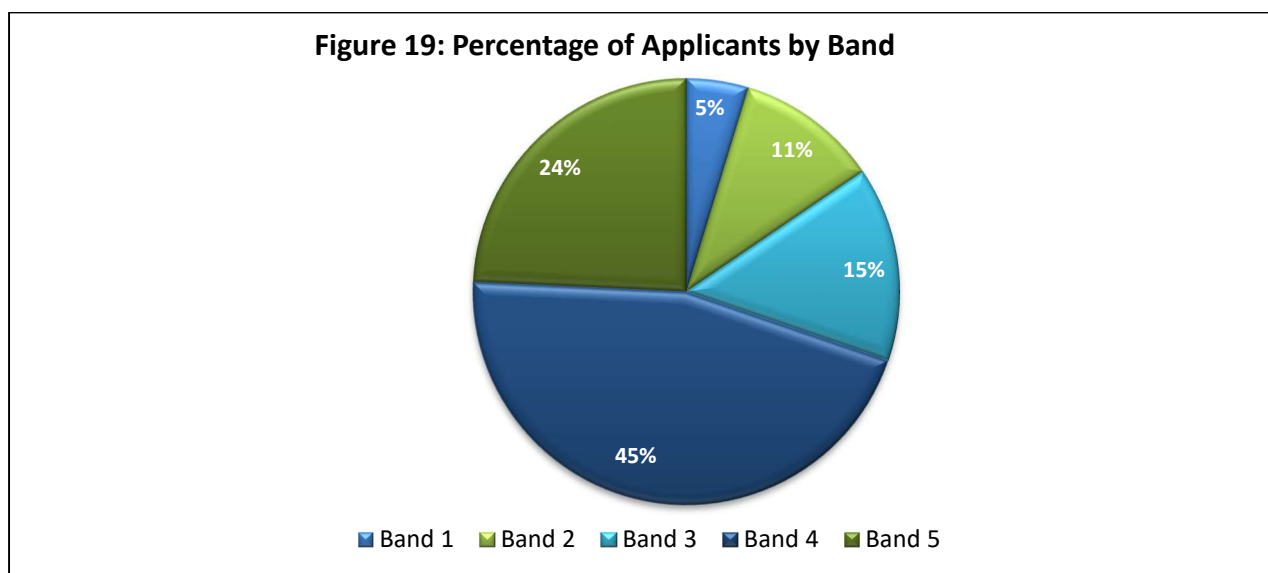


Figure 20 shows the number of bedrooms required to fulfil all applicants’ housing need requirements. The data shows that most applicants require a 1-bedroom (56%) property.

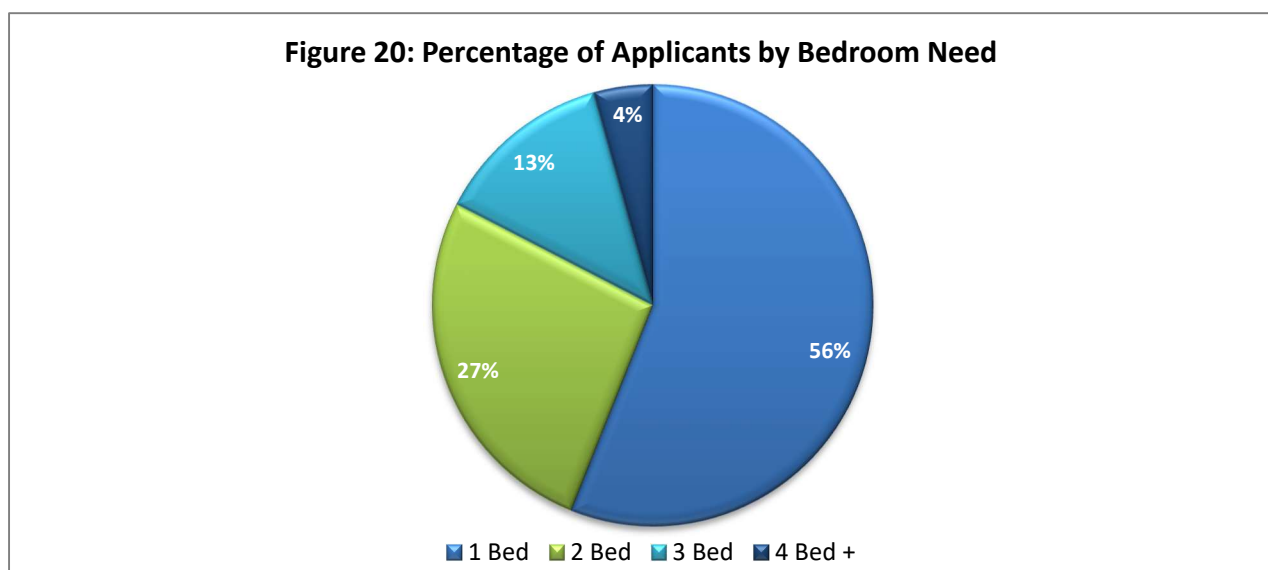


Figure 21 shows the number of applicants rehoused from Trafford HomeChoice in 2022/23 by priority band. Almost all those rehoused were in Band 1 or Band 2. 2% of applicants from Band 4 were rehoused in 2022/23.

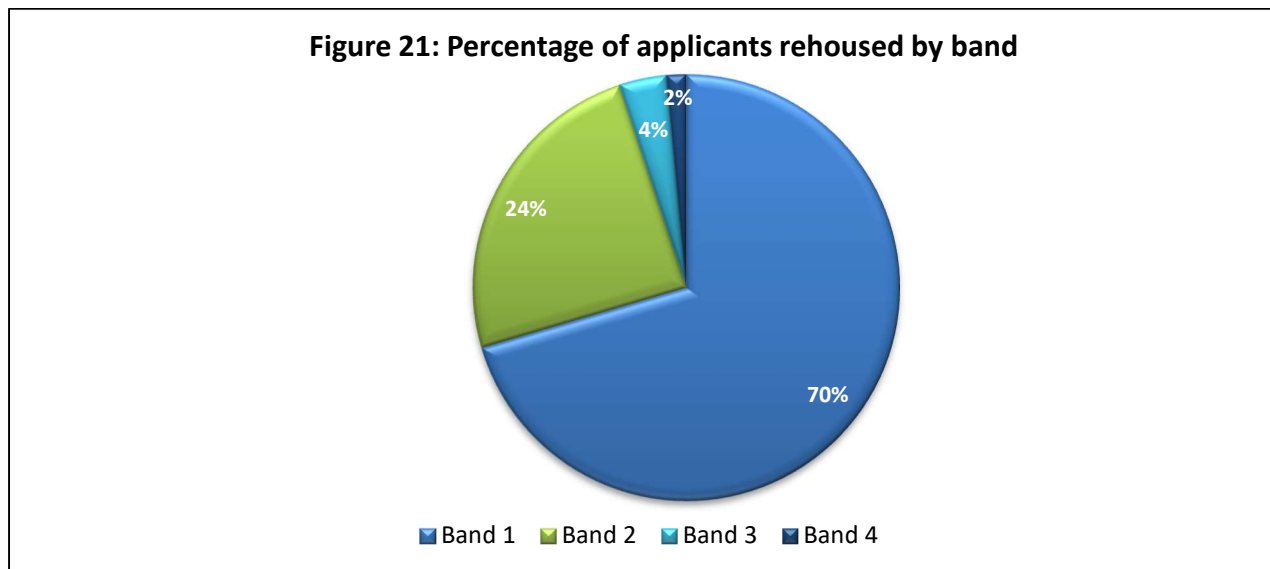
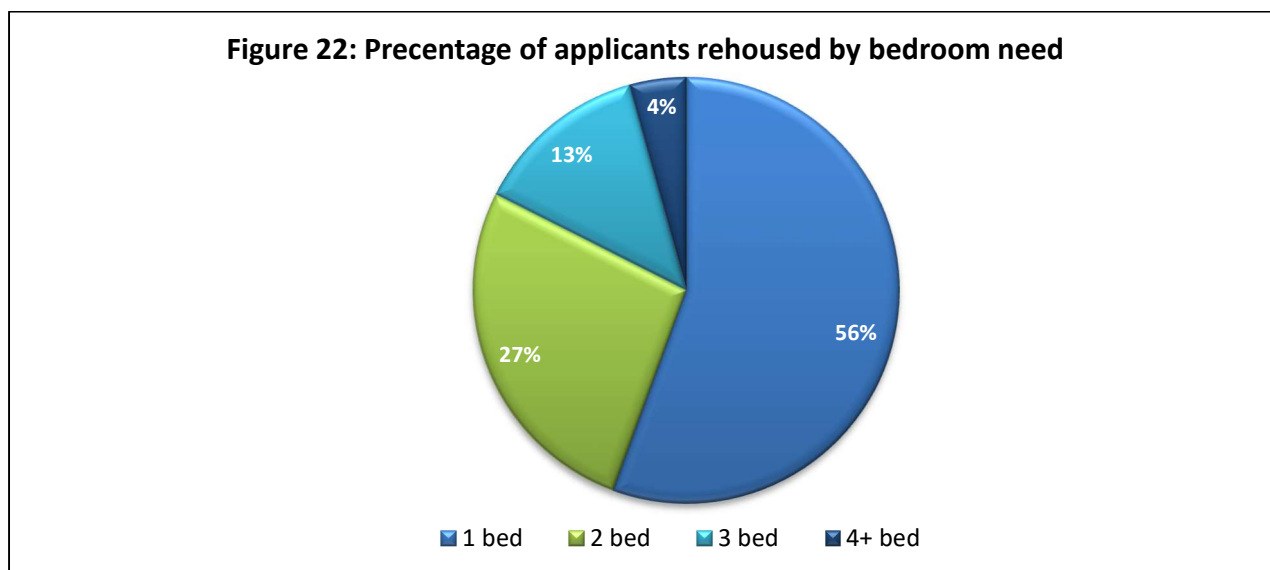


Figure 22 shows the percentage of applicants rehoused by bedroom need. Over half of all applicants rehoused in 2022/23 had a 1-bedroom need, with only 4% of applicants rehoused having a 4+ bedroom need.



## Delivery of the Housing Strategy Action Plan

The delivery of the Housing Strategy Action Plan is being led by the Strategic Housing Partnership (SHP). A number of Task & Finish groups have been established to drive forward the delivery of the Action Plan, which include:

1. Housing Propositions
2. Private Sector Housing
3. Student Accommodation
4. Increase Housing Delivery
5. Older People
6. Homelessness
7. Employment, Training, Education & Social Value

A review of the Housing Strategy Action Plan 2018-2023 has been undertaken and all the actions have now been successfully completed, are in progress and will continue to the next Strategy or no longer appropriate.

Please see Appendix 1 for updates on each of the actions.

## Next Steps

1. The Housing Strategy Action Plan (2018-2023) will continue to be reviewed and updated quarterly and the remaining actions completed by December 2023.
2. A new Housing Strategy will be produced and launched in 2024.
3. A quarterly update on the progress of the Housing Strategy Action Plan will continue to be provided to the Strategic Housing Partnership.
4. The Task & Finish Groups established to drive forward the Housing Strategy Action Plan will continue to meet until the specific task/outcomes have been achieved.

## Appendix 1

### Housing Strategy Action Plan 2018-2023

### Annual Review 2022/23



[www.trafford.gov.uk](http://www.trafford.gov.uk)

**Trafford Housing Strategy 2018-2023**  
Annual Statement 2022/23

[www.trafford.gov.uk](http://www.trafford.gov.uk)



Ref.	Action	By when	By who	Update 2022
<b>ACTION 1: INCREASE HOUSING DELIVERY (MARKET &amp; AFFORDABLE)</b>				
1.1	Develop and introduce a set of community driven Place Plans incorporating town centre, neighbourhood and master plans to help inform and shape the development both the Local Plan and in turn future development itself.	<i>Commence:</i> January 2019 <i>End -</i> March 2023	SHP/Strategic Growth Service / residents/Vision 2031 Team/ Place Shaping Board/Public Health/NHS	<b>COMPLETED</b> Housing Propositions from the seven sub areas of Trafford (Carrington & Partington, Sale, Stretford, Old Trafford, Altrincham, Rural Communities and Urmston) have been created and published.
1.2	Develop a master-plan led approach to appropriate large/strategic sites.	Ongoing	Strategic Growth Service/SHP/ Vision 2031/ Place Shaping Board/ Public Health/NHS	<b>IN PROGRESS</b> Masterplans for sites in Old Trafford, Carrington and Civic Quarter are in place and work is underway with partners such as THT/L&Q in Old Trafford, Bruntwood in the Civic Quarter and Wain Group in Carrington to bring forward the large sites identified.  Sale West Masterplan has been developed by Irwell Valley Homes to address sites within their estate. Village Plans have been developed for Sale Moor and Hale.

Ref.	Action	By when	By who	Update 2022
1.3	Partner with the private sector (including Registered Providers) to deliver new homes.	Ongoing	Strategic Growth Service/ SHP/Place Shaping Board/ Estates Team	<p><b>IN PROGRESS</b> The Council has funded 30 social rent apartments in Timperley from the Trafford Affordable Housing Fund and completed in December 2022.</p> <p>Two further Trafford Affordable Housing Fund bids have been approved to deliver 10 social rented apartments at Lindow Court and 12 temporary accommodation units in Urmston.</p> <p>The Council's Development Team have joint venture arrangements in place with Bruntwood and THT to develop a number of sites across the borough jointly including Tamworth in Old Trafford, Sale Magistrates Court, Stretford Mall and the Civic Quarter.</p>
1.4	Identify, utilise and deploy Council assets (land and buildings) to bring forward more sites for residential development.	Ongoing	Strategic Growth Service/ Place Shaping Board/ Estates/ Public Health /NHS	<p><b>IN PROGRESS</b> A review of Council Land and Assets has been completed.</p>

Ref.	Action	By when	By who	Update 2022
				<p>At the Increase Housing Delivery Task &amp; Finish Group, the estates team report quarterly on those sites that are available at going to the market, so that the partners are aware.</p> <p>A further assessment of the smaller sites is underway to determine whether any can be used for custom/self-build and/or modular housing.</p> <p>The Council's Development Team has drafted a 10-year Estates Strategy which is currently out for consultation.</p>
1.5	Utilise and deploy our CPO powers to acquire strategically significant sites / assets and bring them forward for development.	Ongoing	Place Shaping Board/ Development Management/Estates/ Public Health /NHS	<p><b>IN PROGRESS</b></p> <p>The Council will utilise the necessary powers including CPO when required to address derelict buildings and sites to bring them forward for development.</p>

Ref.	Action	By when	By who	Update 2022
1.6	Proactively identify, negotiate and where appropriate acquire sites to speed up development.	Ongoing	Strategic Growth Service/ Place Shaping Board/ Estates/ Public Health /NHS	<b>IN PROGRESS</b>  Trafford Council has established an in-house Development and Estates Team who are leading on acquiring sites for development and/or investment. Acquisition of Stretford Mall, Grafton Centre and Sale Magistrates has already taken place. And Joint Venture arrangements have been established with Bruntwood and THT.
1.7	Where appropriate package sites to deliver more housing / improved mix / improved viability.	Ongoing	Strategic Growth Service/SHP/ Place Shaping Board/ Estates/ Public Health /NHS	<b>IN PROGRESS</b>  Trafford Council is working with Trafford Housing Trust/L&Q on the development of the Tamworth area in Old Trafford which has involved a Joint Venture approach with the packaging of sites from THT/L&Q and the Council together.

Ref.	Action	By when	By who	Update 2022
1.8	Research and explore opportunities to deliver more self and customer build properties.	Ongoing	Strategic Growth Service/Estates/Place Shaping Board	<p><b>IN PROGRESS</b></p> <p>A Self Build review is taking place and the Council is working with the Estates Team to look at identifying possible sites that can be granted planning permission for custom/self-build.</p> <p>Work is underway in Strategic Planning regarding the Council's obligations as contained within the Self &amp; Custom Build Act. Appropriate sites are being identified and will then be offered to those applicants on the Self-Build Register to purchase.</p>
1.9	Research and explore opportunities to deliver accommodation through non-traditional methods of construction.	Ongoing	Strategic Growth Service/Development Management/ Estates/SHP	<p><b>IN PROGRESS</b></p> <p>Officers within the Housing Strategy &amp; Growth Team have visited a number of modular house building factories along with the Development Team and are encouraging RPs to develop modular housing as part of schemes. In addition, a representative from Ilke Homes regularly attends the Increase Housing Delivery Task &amp; Finish group.</p> <p>The JV at Tamworth will have an element of MMC units as part of the wider regeneration scheme.</p>

Ref.	Action	By when	By who	Update 2022
1.10	Work with investors to deliver more bespoke build to rent accommodation.	Ongoing	Strategic Growth Service/ Place Shaping Board/ Estates	<b>IN PROGRESS</b> Work is ongoing to develop relationships with investors to increase the provision of bespoke build to rent accommodation.
1.11	Regularly review and up-date our evidence base to accurately inform the appropriate mix, type and location for affordable housing – <i>Housing Need &amp; Demand Assessment</i> .	By January 2020  Review every 3 years.	Strategic Growth Service	<b>COMPLETED</b> Housing Need and Demand Assessment commissioned, and final report received in January 2020 which will provide up to date evidence on the type, size and tenure requirements for each of the sub areas in Trafford.  A further HNA for 2023 is underway and the draft report is expected late January 2023.
1.12	Research and explore the potential in Trafford for Community Land Trusts.	March 2020	Strategic Growth Service/ Place Shaping Board/ Estates	<b>NO LONGER APPROPRIATE</b> Community Land Trusts can provide benefits for the communities. However, there are not any Trust opportunities within Trafford currently.  Discussions with the National Trust in relation to creating a Community Land Trust in Trafford have taken place.

Ref.	Action	By when	By who	Update 2022
1.13	Introduce and extend the type and range of affordable housing products to meet all housing needs.	Ongoing	Strategic Growth Service/SHP	<p><b>COMPLETED</b></p> <p>Housing Need and Demand Assessment commissioned, and final report received January 2020 which provides up to date evidence on the type, size and tenure requirements for each of the sub areas in Trafford in particular affordable housing need.</p> <p>A further HNA for 2023 is underway and the draft report is expected late January 2023.</p>
1.14	Research and develop new financial products and support to help local people access homes to rent and buy.	Ongoing	RPs / Strategic Growth Service /SHP/ Finance	<p><b>IN PROGRESS</b></p> <p>Housing Associations in Greater Manchester work with Metro Finance regularly to ensure that have the up-to-date data regarding demand and accessibility of affordable products including shared ownership and Rent to Buy. The type of affordable housing available is currently dictated by Homes England who provide the funding to RPs.</p>

Ref.	Action	By when	By who	Update 2022
1.15	Establish a Trafford Housing Fund to provide additional financial support for housing priorities as identified through the housing propositions.	January 2020	Strategic Growth Service / Finance	<p><b>COMPLETED</b></p> <p>Trafford Affordable Housing Fund established in September 2018. The Fund combines all affordable housing planning contributions made via a S106.</p> <p>A bid was received from THT/L&amp;Q to provide 30 social rent apartments in Altrincham which was approved and completed in December 2021.</p>
1.16	Consider local assets in the identification of any new developments and possible impacts on service capacity and demand such as General Practice.	Ongoing	Public Health/NHS/Strategic Growth Service/ Planning/Place Shaping Board/ Estates	<p><b>IN PROGRESS</b></p> <p>The Development Team and Planning work closely with Public Health to discuss new developments. Public Health are consulted on all residential applications to ensure they can input into capacity and demand issues with GPs and other health services.</p>



Ref.	Action	By when	By who	Update 2022
<b>ACTION 2: REBALANCE THE HOUSING OFFER ACROSS TRAFFORD</b>				
2.1	Undertake a Housing Need and Demand Assessment (HN&DA) for Trafford.	By December 2018	Strategic Growth Service	<b>COMPLETED</b> The Housing Need and Demand Assessment has been commissioned and the final report will be available in August 2019.
2.2	Develop a set of 'Housing Propositions' for each of Trafford's places and communities.	<i>Commence</i> January 2019 <i>End -</i> March 2023	SHP/Strategic Growth Service / residents/Vision 2031 Team/ Estates/Place Shaping Board/ Public Health /NHS	<b>COMPLETED</b> Housing Propositions for the seven sub areas of Trafford (Carrington & Partington, Sale, Stretford, Old Trafford, Altrincham, Rural Communities and Urmston) have been created and published.
2.3	Regularly review our evidence base and through this establish the appropriate number, level and type of new homes needed in each of Trafford's places in order to rebalance the market - <i>Housing Need &amp; Demand Assessment</i> .	By December 2018  Review every 3 years.	Strategic Growth Service	<b>COMPLETED</b> Intention is to review the data and evidence by undertaking a Housing Need and Demand Assessment every 3 years.  A further HNA for 2023 is underway and the draft report is expected late January 2023

Ref.	Action	By when	By who	Update 2022
2.4	Provide guidance on the appropriate housing densities in relation to their proximity to services (including health) and key transport hubs – <i>linked to creation of the 'Housing Propositions'</i> .	March 2023	SHP/Strategic Growth Service / residents/Vision 2031 Team/ PUBLIC HEALTH/ NHS/Estates/Place Shaping Board/GMCA	<p><b>IN PROGRESS</b></p> <p>Housing Propositions from the seven sub areas of Trafford (Carrington &amp; Partington, Sale, Stretford, Old Trafford, Altrincham, Rural Communities and Urmston) have been created and published. Densities will be confirmed via the development of the draft Local Plan for Trafford and the Places for Everyone document which is currently being accessed by the Secretary of State.</p>
2.5	Support the increase and improvement of connectivity (particularly transport links and health) within and across the borough.	Ongoing	Strategic Growth Team/Estates/TfGM/PUBLIC HEALTH/NHS	<p><b>IN PROGRESS</b></p> <p>Increase Housing Delivery Task &amp; Finish Group established to drive forward the delivery of housing in Trafford. Membership includes Health (NHS/PUBLIC HEALTH), Highways England, TfGM, Developers, Landowners, Registered Providers, Education and Planning.</p> <p>The Trafford Local Plan with is currently in draft and the Places for Everyone GM Plan will include connectivity issues such as transport and health needs.</p> <p>Strategic Planning have a dedicated officer who leads on transport and infrastructure links to development.</p>

Ref.	Action	By when	By who	Update 2022
2.6	Identify and target sources of external and match funding including maximising receipts from planning obligations.	Ongoing	Strategic Growth Service/Development Management	<p><b>IN PROGRESS</b></p> <p>Development Management ensure that all planning obligations are met which includes maximising the monetary S106 and Community Infrastructure Levy (CIL) requirements.</p> <p>There is an officer within Strategic Planning who monitors CIL and S106s to ensure Trafford receives what is entitled and that they are utilised as appropriate.</p>
<b>ACTION 3: ADDRESS AND MEET THE HOUSING NEEDS OF OLDER PEOPLE</b>				
3.1	Consult with older residents to establish their housing, support and future care needs - <i>linked to the development of the Older People's Housing Strategy.</i>	<i>Commence - October 2018</i>	Strategic Growth Service/SHP/Adults and Children's Services /Public Health	<p><b>COMPLETED</b></p> <p>Consultation with older residents has been undertaken to determine current and future housing need. The consultation results have fed into the production of the Older Person's Housing Strategy.</p>

Ref.	Action	By when	By who	Update 2022
3.2	Develop an Older People's Accommodation Strategy.	<i>Commence</i> - October 2018 <i>End</i> - December 2019	Strategic Growth Service/SHP/ Adults and Children's Services /Public Health /NHS	<b>COMPLETED</b> Strategy developed and launched March 2020.
3.3	Increase the accommodation options and choices for Older People including where justified / required extra care, life-time homes and suitable / accessible general market housing.	Ongoing	Strategic Growth Service/SHP/ Adults and Children's Services /Public Health / Planning	<b>IN PROGRESS</b> Trafford Council has purchased two care homes to prevent the closure and avoid the relation of several vulnerable residents.  Housing Strategy and Growth Team have commissioned Arc4 to carry out Trafford's Housing Need and Demand assessment. This will be conducted throughout the end of 2022 into 2023 with the report expected in Spring 2023. Following this assessment, we will understand the current older persons housing market. There are currently no sites specifically allocated for specialist housing for older people within the current planning policy framework. However, the Draft Trafford Local Plan allocates a range of sites for residential development, although not specifically allocated for specialist housing for older people, some could be appropriate.

Ref.	Action	By when	By who	Update 2022
				<p>Planning applications are considered on a case-by-case basis within the current policy framework. The Draft Trafford Local Plan includes a policy around adaptable and accessible housing which means all new developments will be expected to be built to accessible and adaptable homes standard.</p> <p>The Draft Trafford Local Plan also has a policy on older people's housing, which includes a set of development criteria of when accommodation for older person's accommodation will be permitted. The Draft seeks to deliver around 1,943 homes for Older Persons, including Extra Care Housing. There has been a pause on work on the Trafford Local Plan as work on the Places for Everyone Joint Development Plan progresses.</p> <p>The Places for Everyone Plan (PfE) has been submitted to the Planning Inspectorate and an Examination in Public commenced in Autumn 2022. It is anticipated the Examination will continue until Summer 2023. Following suitable progress on the PfE Examination, work on the Trafford Local Plan can recommence, it is anticipated this will be in Spring 2023.</p>

Ref.	Action	By when	By who	Update 2022
3.4	Explore options and support requirements for frail older people who want to stay in their own homes.	Ongoing	Strategic Growth Service/SHP/ Adults and Children's Services /Public Health /NHS	<b>NO LONGER APPROPRIATE</b> Adult Services confirm that those eligible for care and support requirements are referred to the necessary pathways to ensure this supports people in their own homes. However, those not eligible under the criteria cannot be considered due to funding constraints.
3.5	Explore options to increase social connectivity to support the housing needs of older people including health and wellbeing.	Ongoing	Strategic Growth Service/SHP/ Adults and Children's Services /Public Health /NHS	<b>IN PROGRESS</b> Age UK in Urmston provide dedicated activities for older people. There is a health bus which tours the borough to provide advice to older people on a range of health topics. Age UK confirmed a Healthy Needs Assessment is currently being undertaken. This assessment is looking at residents over the age of 65 living in TMBC, highlighted by age, sex, ethnicity, and deprivation. Areas of concern that will address are malnutrition and dehydration, falls, dementia and supporting carers needs. In addition, the increased cost of living is affecting the lives of older people, and this is impacting their health and wellbeing needs.

Ref.	Action	By when	By who	Update 2022
3.6	Research and introduce a range of financial products and incentives to enable Older People to continue living in their own home or move to a more suitable dwelling - <i>linked to the Older People's Housing Strategy.</i>	Ongoing	Strategic Growth Service/SHP/ Adults and Children's Services /Public Health	<b>IN PROGRESS</b>  To be actioned. There is an Older People's Housing Champions Group that has been set up where this action is set on the agenda to be progressed.
3.7	Explore options and support requirements for 'co-housing' - <i>linked to the Older People's Housing Strategy.</i>	Ongoing	Strategic Growth Service/SHP/ Adults and Children's Services /Public Health	<b>NO LONGER APPROPRIATE</b>  This option has been explored but is not viable given the learnings from the Covid-19 pandemic.
3.8	Explore options and support requirements for 'Homeshare' - <i>linked to the Older People's Housing Strategy.</i>	Ongoing	Strategic Growth Service/SHP/ Adults and Children's Services /Public Health	<b>NO LONGER APPROPRIATE</b>  Following the learnings from the Covid-19 pandemic this action is no longer appropriate to consider.

Ref.	Action	By when	By who	Update 2022
<b>ACTION 4: DEVELOP A PLANNED AND QUALITY HOUSING OFFER FOR STUDENTS (CURRENT &amp; FUTURE)</b>				
4.1	Complete the master-planning exercise for 'UA92'.	<p>Civic Quarter area Masterplan by March 2019</p> <p>by December 2018</p> <p>by Summer 2018</p>	<p>Strategic Growth Service/Place Shaping Board</p> <p>Stretford Mall/Development Management</p> <p>Strategic Growth Service/Estates/Place Shaping Board</p>	<p><b>COMPLETED</b></p> <p>A Civic Quarter Plan is being prepared which will set the type and amount of development in the area from Stretford Leisure Centre to Trafford Bar Metrolink Station. The Plan has been prepared and approved by Executive in January 2023.</p> <p>The planning permission for the development of Stretford Mall was exercised with the completion of a reduced footprint in Spring 2019.</p> <p>Lacy Street is scheduled as part of the revised Stretford Masterplan which is due for further public engagement.</p>
4.2	Develop a Place Plan and Housing Propositions for Stretford and its surrounding areas.	March 2020	Strategic Growth Service/SHP/ Residents/ Estates/Place Shaping Board	<p><b>COMPLETED</b></p> <p>Housing Propositions for the seven sub areas of Trafford (Carrington &amp; Partington, Sale, Stretford, Old Trafford, Altrincham, Rural Communities and Urmston) have been created and published.</p>



Ref.	Action	By when	By who	Update 2022
4.3	Explore the impact of an increased student population in Stretford, Old Trafford and beyond.	Ongoing	Strategic Growth Service/SHP/ Residents/ Estates/Public Health/ Place Shaping Board	<b>COMPLETED</b> A UA92 Welfare Workstream has been established and has taken the format of quarterly meetings and most recently a workshop including a number of stakeholders including Public Health, Children's and Adults, The Police and the Fire Service to under the immediate and potential needs of the Student population (circa 300 2019 intake).
4.4	Support the appropriate development of new bespoke student accommodation and health provision.	Ongoing	Strategic Growth Service/SHP/ residents/Vision 2031 Team/ Estates /PUBLIC HEALTH/ Place Shaping Board	<b>COMPLETED</b> Trafford Council worked with the developer Beech Properties to provide bespoke Student Accommodation for the year 1 intake, at the former Warwick House on Warwick Road opposite UA92. Academy Apartments was completed in 2020.
4.5	Continue to work with local landlords within the Private Rented Sector to improve standards.	Ongoing	Housing Standards/Development Management/Enforcement/ Building Control	<b>IN PROGRESS</b> In 2022/23 there were 1,252 private sector housing service requests received, of which 81 were in Stretford. During 2022/23 there were 40 enforcement notices served across Trafford.  HMO applications continue to be monitored and there has been 17 new applications in 2022/23, including renewal applications.

Ref.	Action	By when	By who	Update 2022
<b>ACTION 5: IMPROVE EXISITING HOMES</b>				
5.1	Undertake a stock condition survey to establish an up-to-date picture of the condition and quality of homes within the borough and assess any impacts upon health.	By March 2019	Strategic Growth Service/Housing Standards	<b>COMPLETED</b> Private Sector Stock Condition completed June 2019.
5.2	From the results of the stock condition survey, develop a plan and targeted approach to tackle those homes and areas with poor housing.	Ongoing	Strategic Growth Service/SHP/Housing Standards	<b>COMPLETED</b> The Private Sector Stock Condition Survey results have been used to develop area-based action plans to address property conditions and energy efficiency in the private sector.
5.3	Establish a multidisciplinary approach to both identifying and addressing problems in the private sector.	Ongoing	Housing Standards/ HOST/SHP/GMP/ Community safety	<b>COMPLETED</b> Private Sector Task and Finish Group has been re-established.

Ref.	Action	By when	By who	Update 2022
5.4	Deploy our statutory and non-statutory powers to address poor standards and conditions in line with our evidence base.	Ongoing	Housing Standards/Development Management/ Enforcement/ Building Control	<b>IN PROGRESS</b> The Housing Standards Team continue to use the necessary powers to address poor standards in the private sector when required.
5.5	Improve liaison and links with private landlords through the establishment of a Private Landlords Forum.	March 2020	Strategic Growth Service/Housing Standards	<b>COMPLETED</b> Links with private landlords in Trafford has improved. Private Landlords Forum established two events held each year since 2019.
5.6	Explore and as appropriate introduce a Landlord Accreditation Scheme with a particular emphasis upon those properties and landlords in and around the new university.	March 2021	Housing Standards	<b>IN PROGRESS</b> Trafford Council is working in partnership with GMCA to develop a Good Landlord Scheme which includes an element of accreditation. This is being led at a GM level.
5.7	Develop a new Empty Property Strategy and action plan.	December 2019	Strategic Growth Service/Housing Standards	<b>COMPLETED</b> Empty Homes Strategy developed and launched November 2019.

Ref.	Action	By when	By who	Update 2022
5.8	Explore affective and cost efficient ways and mechanisms of bringing empty properties back into use (including EDMOs / enforced sales / acquisition / assistance) – <i>linked to Empty Property Strategy.</i>	Ongoing	SHP/Strategic Growth Service/Housing Standards	<b>IN PROGRESS</b> Empty Properties Strategy now in place and matrix to determine priority of empty properties developed. Housing Standards Team pro-actively working to identify empty homes and ways in which to bring back into use.
<b>ACTION 6: PROVIDE SUPPORT FOR THE PEOPLE WHO NEED IT</b>				
6.1	Work with and at the GM level to support the GM Homeless Action Network.	Ongoing	Strategic Growth Service / HOST/GMCA	<b>COMPLETED</b> Trafford continue to support GM and attend the GM Homeless Action Network.
6.2	Review and assess the likely impact of the Homelessness Reduction Act upon the Council's resources.	March 2019	Strategic Growth Service / HOST	<b>COMPLETED</b> HRA impact was reviewed, and additional resources were given to HOST to increase the staffing in 2018/19 and 2019/20. HOST successfully brought back into the Council in 2021.

Ref.	Action	By when	By who	Update 2022
6.3	Implement a new GM ICT caseload system for homelessness.	December 2018	Strategic Growth Service / HOST	<b>COMPLETED</b>  New ICT system in place across GM to manage the HRA and homelessness case work.
6.4	Revise Trafford's Homelessness Strategy	December 2018	Strategic Growth Service / HOST/Homeless Champions Group/SHP/ Adults and Children's Services /Public Health /NHS	<b>COMPLETED</b>  Trafford Homelessness Strategy reviewed, and new Strategy launched March 2019. Homeless Champions Group leading on the delivery of the Action Plan and a number of Task & Finish Groups has been established to drive forward delivery.
6.5	Develop a Supported Housing Strategy.	March 2021	Strategic Growth Service / SHP/CFW/ Adults and Children's Services /Public Health /NHS	<b>COMPLETED</b>  Supported Housing Strategy 2023-2028 has been produced and launched in March 2023.

Ref.	Action	By when	By who	Update 2022
6.6	Explore opportunities to extend and increase the provision of temporary accommodation.	Ongoing	Strategic Growth Service/ HOST / SHP/RPs	<p><b>IN PROGRESS</b></p> <p>HOST proactively work to increase the provision of temporary accommodation in Trafford to try and eradicate the use of B&amp;B.</p> <p>As of 31<sup>st</sup> March 2023, there were 28 households in B&amp;B and 21 children.</p>
6.7	Work proactively with private sector landlords to secure more accommodation for homeless households, including the use of incentives, bonds, enhanced tenant support and advice.	Ongoing	Strategic Growth Service / HOST/Housing Standards/RPs	<p><b>COMPLETED</b></p> <p>HOST have a dedicated Officer who works with private landlords and manages the Rental Bond Scheme. HOST has been networking with current landlords and encouraging them to introduce HOST to other landlords in Trafford to increase access to accommodation in the sector.</p> <p>HOST has assisted 47 customers in 01-April 2022 to 31-March 2023 with help towards a bond, deposit or rent in advance or the extension of a current bond. 37 were assisted with a bond, deposit and rent in advance. 10 Bonds were renewed for this period.</p>

Ref.	Action	By when	By who	Update 2022
6.8	Ensure access to and awareness of local services Through the Trafford Service Directory	March 2019	Family Information Service/ Adults and Children's Services /Public Health/NHS	<b>COMPLETED</b> Trafford Service Directory publicised by HOST.
6.9	Agree and establish targets for apprenticeships in construction for local people.	Ongoing	Social Value Group/Procurement/ Strategic Growth Service	<b>IN PROGRESS</b> The Council is coordinating what this will look like and have met with all construction projects in Partington and Carrington to build up a picture of how many apprenticeships and job opportunities will be coming online in the area over the next 12 months. The IECT team will initially focus on contracts being delivered through the Council and coordinating social value opportunities arising from this.
6.10	Develop pathways into construction jobs and apprenticeships for local people.	Ongoing	Construction Sub- Group/Inclusive Growth Board/SHP	<b>IN PROGRESS</b> The IECT team are reconvening the Construction Sub Group due to the number of contracts now live and coming up in Trafford. The team are looking for a new Chair for the Group following the retirement of the previous chair. CITB funding for Procure Plus has now finished and the team will be working with a number of training providers to deliver training in construction skills.

Ref.	Action	By when	By who	Update 2022
6.11	Support homeless people and those in insecure tenancies into employment and training opportunities.	Ongoing	TEES/Inclusive Growth Board/SHP	<b>COMPLETED</b> Homeless people are supported through the Trafford Pledge. The team are looking at establishing a mechanism for identifying clients in insecure tenancies and will continue to refer to the relevant employment support agencies that are available in GM.