

Trafford Council

Housing Strategy 2018-2023

Annual Statement 2020



Contents

| | |
|--|----|
| Introduction | 2 |
| Annual Review 2020..... | 2 |
| Policy and Strategic Context | 3 |
| Trafford's Housing Market 2020 | 7 |
| Delivery of the Housing Strategy Action Plan | 17 |
| Housing Strategy Action Plan Update 2020..... | 20 |
| Appendix 1 | 27 |
| Housing Strategy Action Plan 2018-2023 | 27 |

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 2020

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 2020.
- ✓ 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/or announcements that have affected the housing sector in Trafford since the Housing Strategy was published in 2018. These include:

Covid-19

Trafford along with the rest of the Country has experienced unprecedented times since March 2020 due to Coronavirus (Covid-19). The Covid-19 outbreak has had a significant impact on households' ability to retain their homes. In response, the government introduced a number of housing support measures including:

- An extension to the notice periods that tenants in England are entitled to receive when a landlord is seeking to recover possession of their homes. Landlords in England are now required to provide tenants with 6 months' notice, except in cases involving issues such as anti-social behaviour and domestic abuse.
- Ensuring that bailiffs will not enforce evictions where local lockdown measures are in force which restrict access to premises to "prevent tenants being forced out of their home at an unsettling time in areas when the public health risks could be greater."
- Preventing evictions taking place over the Christmas period other than in the most serious cases.
- Increasing Housing Benefit and Universal Credit "so that the local housing allowance will cover at least 30% of market rents" within a Broad Rental Market Area.

Spring Statement 2019

The Spring Statement set out further steps to deliver the Fixing the Broken Housing Market ambition (originally published in 2017):

- Reiterated the government's commitment to publishing a comprehensive National Infrastructure Strategy – the first of its kind – setting out the government's priorities for economic infrastructure and responding to recommendations in the National Infrastructure Commission's National Infrastructure Assessment
- £717 million from the £5.5 billion Housing Infrastructure Fund to unlock up to 37,000 homes at sites.
- Through the Affordable Homes Guarantee Scheme, the government will guarantee up to £3 billion of borrowing by housing associations in England to support delivery of around 30,000 affordable homes

Queen's Speech 2019

In December 2019, the Queens Speech outlined a new focus on Renters Rights, Planning Reform, Home Ownership and Decarbonisation. The Government made a commitment to one million new homes over the Parliament term and will also offer key workers and local people discounts on new homes through a First Homes scheme. The introduction of a Renters Reform Bill will look to deliver a fairer, more effective, and professional rental market through greater affordability and security of tenure for tenants and accountability for landlords and lettings agents. The Government will also look to widen access to, and

expand the scope of, the database of rogue landlords and property agents and introduce a Lifetime Deposit scheme.

Rough Sleeper Strategy – August 2019¹

The government has committed to halving rough sleeping by 2022 and ending it by 2027. Ending rough sleeping will require central and local government, as well as business, communities, faith and voluntary groups and the general public to work together in new ways. Linked to the delivery of this Strategy, the government have 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.

This Strategy sets out the government's vision for 2027, to support every person who sleeps rough off the streets and into a home. This is backed by £100 million of funding over the next two years and marks the beginning of government plans to meet the government's ambition to ensure no one has to sleep rough again.

Spending Review – November 2020

The Chancellor announced his one-year Spending Review on 25th November, setting out government funding for 2020/21.

Summary of housing measures announced:

- An ongoing commitment to making homes greener and warmer, including £60m of additional funding for 2021/22 to support retrofit in the social housing sector. The Chancellor also confirmed £320m to extend the Green Homes Grant scheme to 2021/22 and £122m to support the creation of clean heat networks.
- £151m of new local government funding for rough sleeping in 2021-22, £87m of which will be used for long-term accommodation for rough sleepers. The remaining £64m will go to supporting frontline services through the Rough Sleeping Initiative, funding local authorities' duties to prevent homelessness, and supporting prison leavers at risk of homelessness into private rental tenancies.
- A £7.1bn National Homebuilding Fund aimed at stimulating private sector development, including £2.2bn of new loan finance.
- £30m in new funding confirmed for a new Building Safety Regulator but no further funding for remediation of buildings.
- A £4bn Levelling Up Fund which will be invested in local infrastructure, though not directly in housing.
- Confirmation that the increase to Local Housing Allowance (LHA) rates will be maintained (in cash terms) next year, though no confirmation that the £20 a week top up for Universal Credit will continue after March 2021.
- £300m in new local authority funding for adult and children's social care.
- A refreshed Green Book, updating the government's guidance on how to assess potential investments to help address regional imbalances.

1

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733421/Rough-Sleeping-Strategy_WEB.pdf

Greater Manchester Context

Greater Manchester Housing Strategy²

The Greater Manchester Housing Strategy 2019-2024⁹ was approved by the GMCA in June 2019. The Strategy identifies safe, decent and affordable housing as a priority so that homes fit the needs and aspirations of current and future citizens.

It sets strategic actions at a city region level, designed to maximise the impact of our collective efforts and to complement the huge amount of work and investment going on every day at district and neighbourhood level. The strategy is built on understanding the connections between housing, people and place, the need to invest in the homes we already have, and the importance of building the new homes we need.

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 2019³

The Council launched its Corporate Plan in 2019 which identified seven strategic priorities that we believe are key to enabling Trafford residents, businesses and staff to thrive. Our priorities set out our aspirations for our people, place and communities, and how they can affect and improve their daily lives.

These priorities are:

- Building Quality, Affordable and Social Housing
- Health and Wellbeing
- Successful and Thriving Places
- Children and Young People
- Pride in Our Area
- Green and Connected
- Targeted Support

These priorities are not just for the Council but for the whole community and have been shared with members of the Trafford Partnership. In order to make the difference we want to make, we will need to work closely and effectively with partners, residents, businesses and communities to make this a success. This corporate plan describes our overall approach and outlines the Trafford vision.

² <https://www.greatermanchester-ca.gov.uk/media/2257/gm-housing-strategy-2019-2024.pdf>

³ <http://cms.intranet.trafford.gov.uk/Docs/Communications/Corporate-Plan-2019.pdf>

Empty Homes Strategy 2019-2024⁴

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 2020-2025⁵

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.

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.

⁴ <http://www.trafford.gov.uk/about-your-council/strategies-plans-and-policies/housing-strategy/docs/Trafford-Council-Empty-Homes-Strategy-2019-2024.pdf>

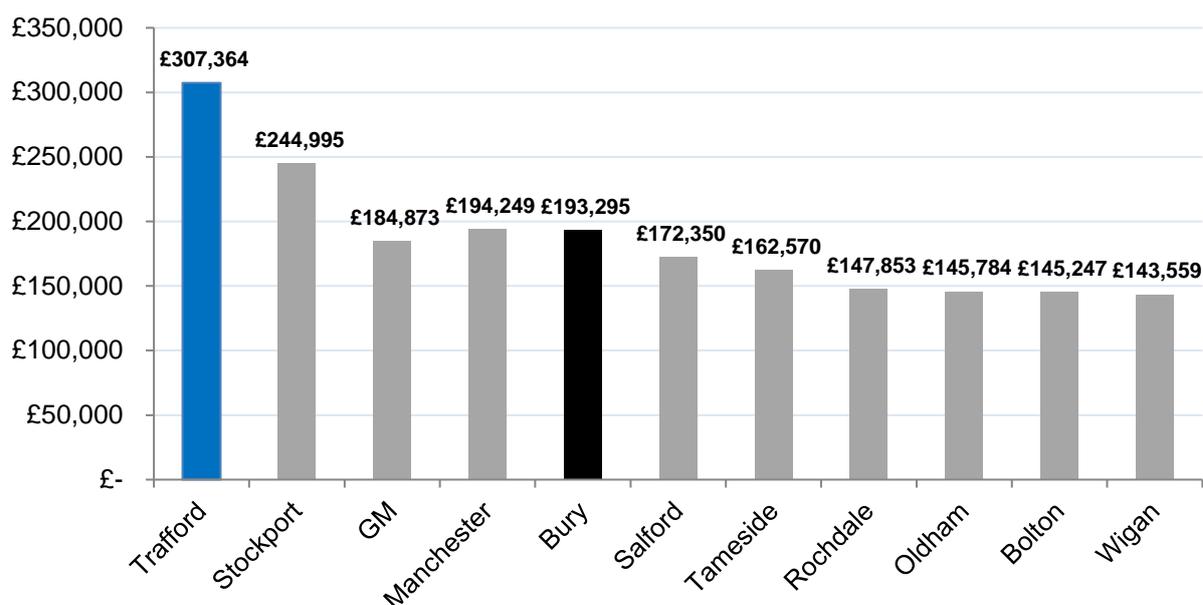
⁵ <http://www.trafford.gov.uk/about-your-council/strategies-plans-and-policies/housing-strategy/docs/Trafford-Older-Peoples-Housing-Strategy-2020-2035.pdf>

Trafford's Housing Market 2020

House Prices & Sales

Figure 1 shows that 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 Greater Manchester (GM). This demand is led by families seeking access to high achieving local schools and people looking to easily access major leisure facilities in Trafford, Manchester City Centre and the Universities.

Figure 1: Average House Prices for All House Types in GM (Sept 2020)



Land Registry UK House Price Index

Table 1 shows house sales prices in detail for 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 other areas in GM.

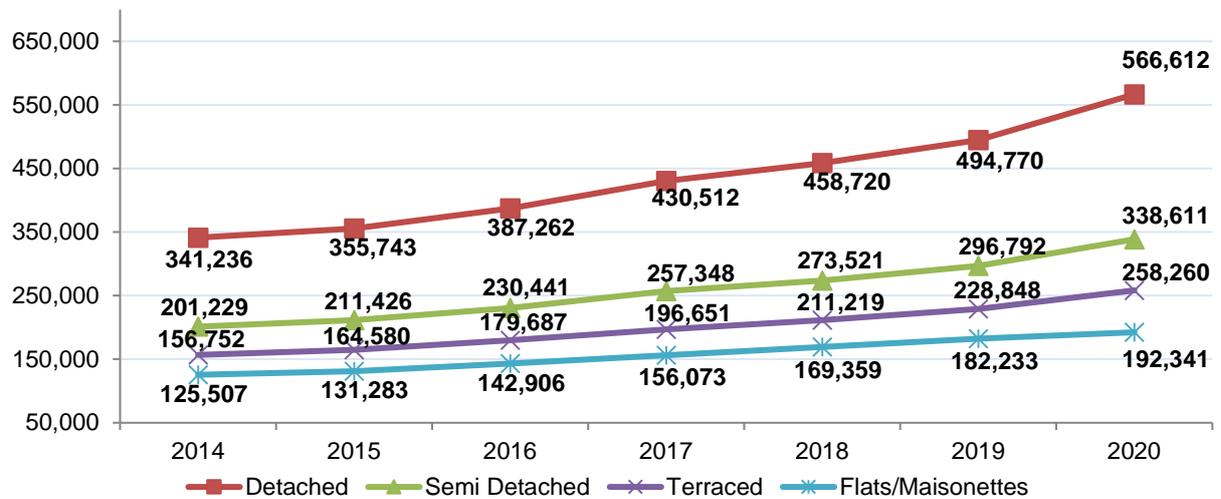
Figure 1: House Sales Prices in Greater Manchester Local Authorities (Sept 2020)

| | Sept-20 | | | | |
|------------|----------------|----------|---------------|----------|--------------------|
| | All Properties | Detached | Semi Detached | Terraced | Flats/ maisonettes |
| Trafford | £307,364 | £566,612 | £338,611 | £258,260 | £192,341 |
| Stockport | £244,995 | £419,470 | £261,306 | £186,338 | £148,626 |
| Bury | £193,295 | £325,924 | £209,916 | £149,483 | £108,779 |
| Manchester | £194,249 | £348,714 | £240,541 | £181,560 | £168,621 |
| GM | £184,873 | £316,342 | £206,046 | £147,701 | £146,620 |
| Salford | £172,350 | £314,510 | £207,245 | £154,007 | £136,179 |
| Tameside | £162,570 | £276,990 | £178,299 | £134,714 | £106,743 |
| Oldham | £147,853 | £250,935 | £155,899 | £115,114 | £82,162 |
| Rochdale | £145,784 | £256,642 | £163,977 | £118,844 | £103,774 |
| Wigan | £145,247 | £263,820 | £157,156 | £117,245 | £94,899 |
| Bolton | £143,559 | £236,200 | £144,925 | £110,163 | £79,622 |

Land Registry UK House Price Index Sept 2020

Figure 2 shows house values from 2014 - 2020. There has been a continued rise in house prices during 2020 which we cautiously expect to continue.

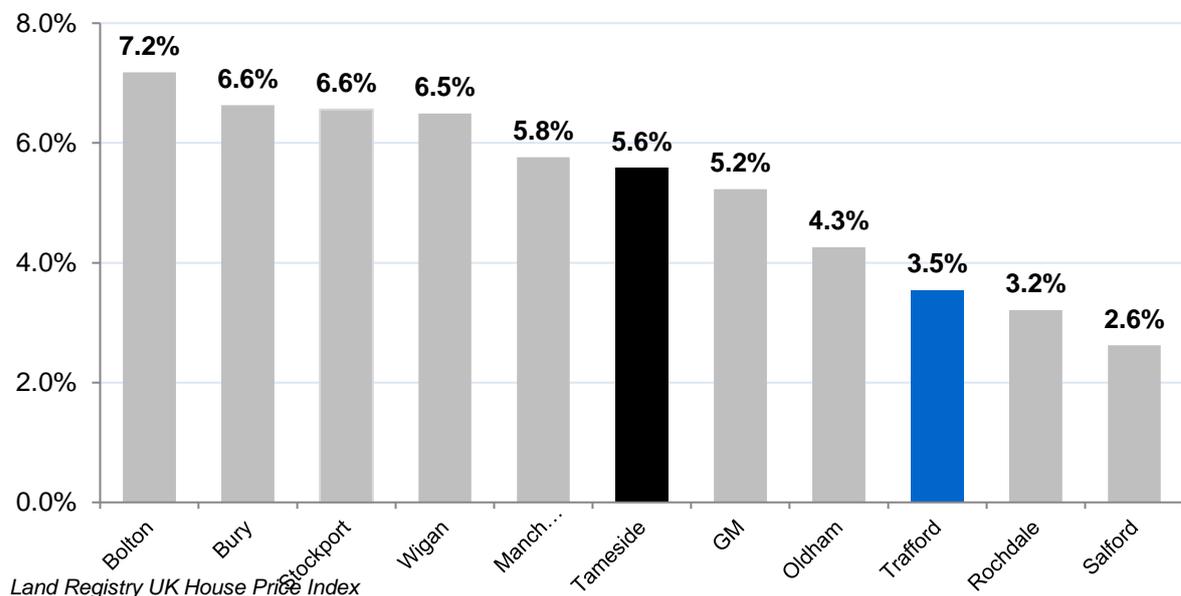
Figure 2: Trafford House Prices 2014-2020



Land Registry UK House Price Index

Figure 3 shows that the annual average house price in Trafford has increased by 3.5%. The highest annual percentage change in GM was in Bolton with 7.2%.

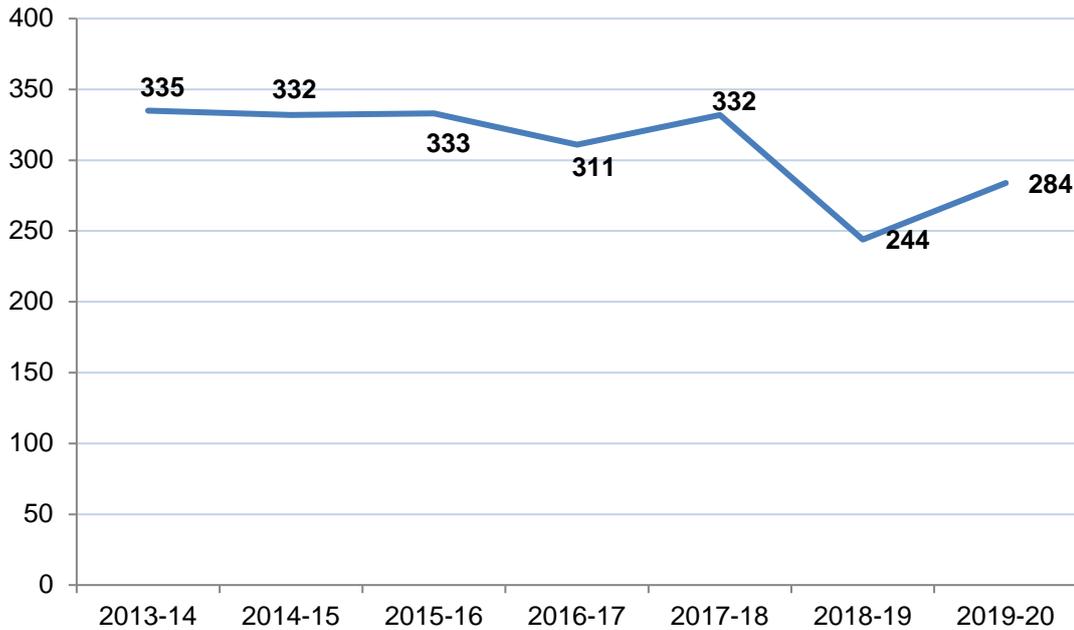
Figure 3: Percentage Annual Change in House Prices in GM (Sept 2020)



Land Registry UK House Price Index

Figure 4 shows that there has been a slight rise in house sales in Trafford from 2018/19 to 2019/20. The next update on this figure will be April 2021.

Figure 4: Number of Annual House Sale Transactions (All Properties) In Trafford

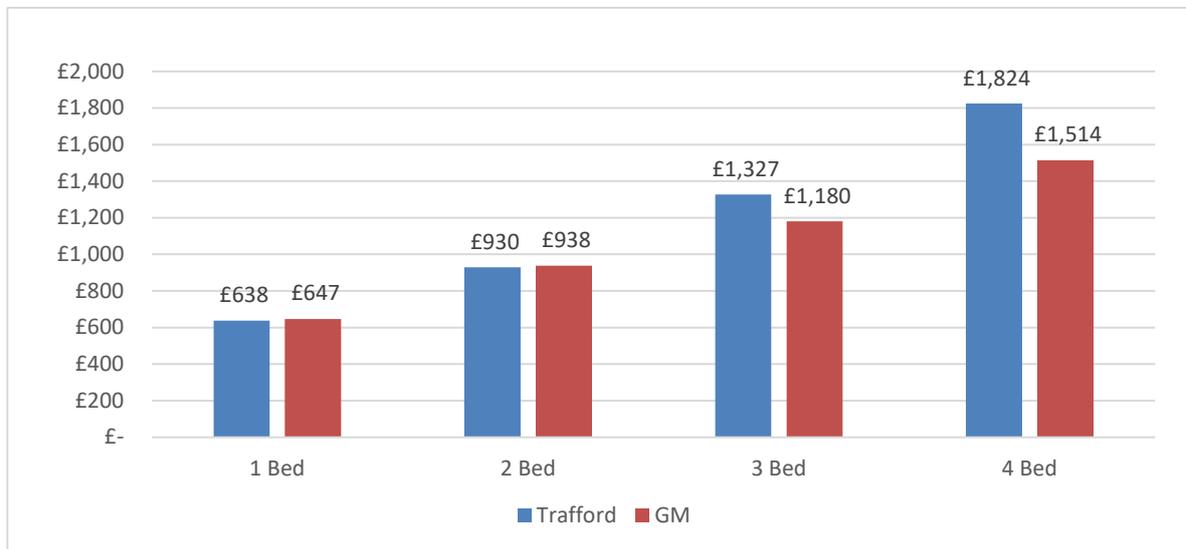


Land Registry House Price Index

Private Rented Housing

Figure 5 shows the average private rents in Trafford by bedroom size when compared to GM rents overall. As can be seen, private rents are higher in Trafford when compared to the average across GM.

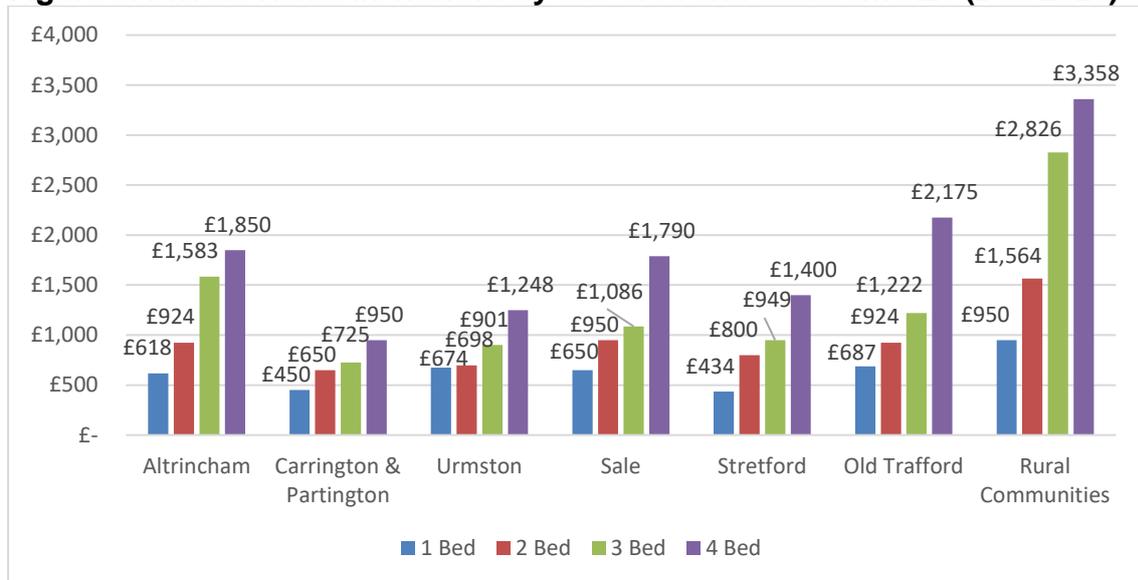
Figure 5: Average Private Rents in Trafford compared to GM (Dec 2020)



Zoopla, Dec 2020

Figure 6 shows the average private rents in Trafford by sub area and bedroom size. As can be seen, private rents are considerably higher in Rural Communities and Altrincham when compared to other areas in Trafford. Carrington & Partington has the lowest rents whereas Rural Communities has the highest rents in the borough.

Figure 6: Private Rents in Trafford by sub area and bedroom size (Dec 2020)



Zoopla, Dec 2020

Local Housing Allowance (LHA) is used to work out how much Housing Benefit or Universal Credit 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.

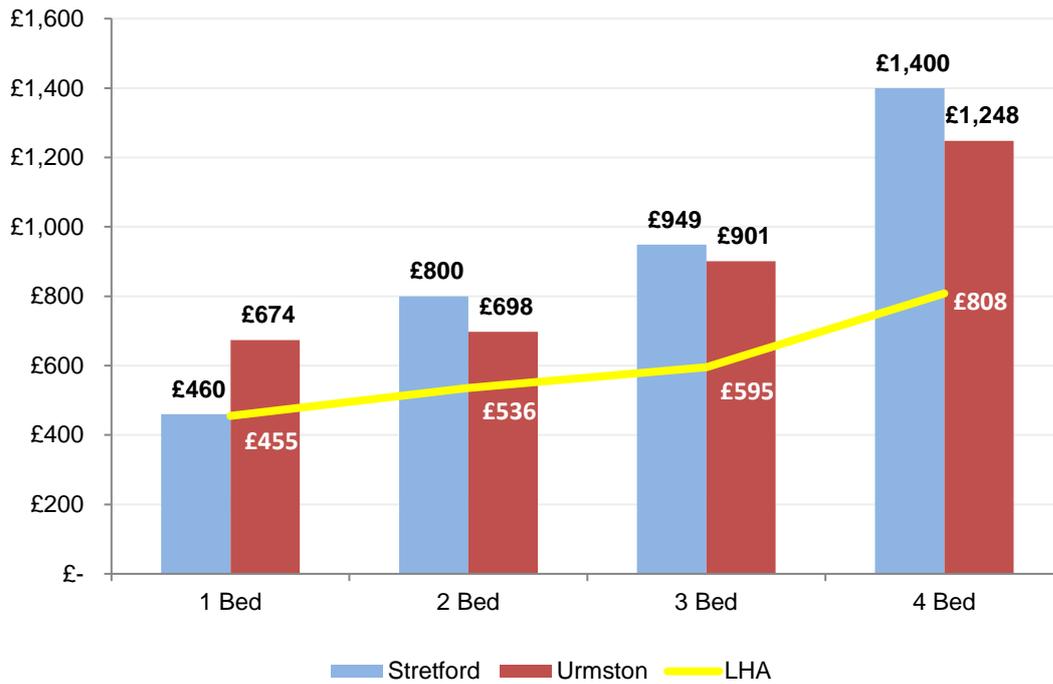
The Valuation Office Agency (VOA) sets the LHA rate for all areas. Trafford LHA rates fall into two geographical areas – Central GM BRMA, which covers the North Trafford area - Stretford, Urmston and Flixton and Southern GM BRMA, which covers the South Trafford area - Sale, Partington, Carrington, Altrincham and Hale.

The average Trafford LHA allowances per month (as of 1st April 2020) are:

| | North Trafford | South Trafford |
|------------------|----------------|----------------|
| 1 Bedroom | £455 | £456 |
| 2 Bedroom | £536 | £572 |
| 3 Bedroom | £595 | £677 |
| 4 Bedroom | £808 | £893 |

Figures 7 and 8 shows the LHA rate when compared against average private rent charges in both LHA geographical areas. The data shows the disparity between Housing Benefit and private rent in Trafford – demonstrating that there will be affordability issues for residents of Trafford when deciding the location and size of property they need to live in.

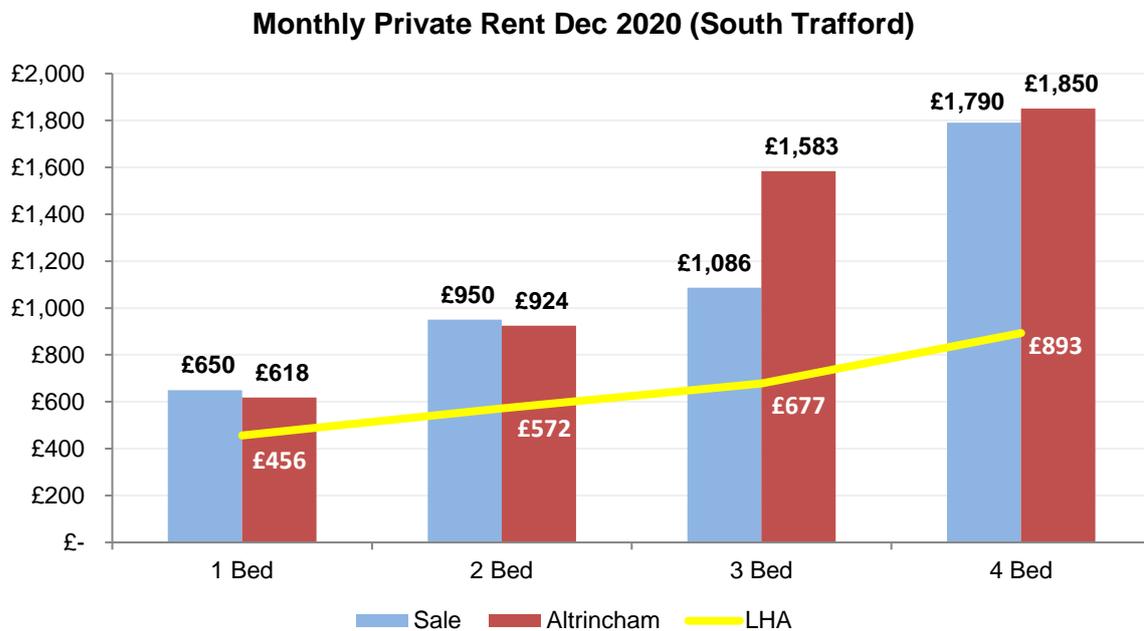
Figure 7: Monthly Private Rent December 2020 (North Trafford)



Local Housing Allowance - Valuation Office Agency, April 2020
Average Rents Dec 2020 - Zoopla

Figures 7 and 8 highlight that no properties to rent privately are accessible for those on welfare support as the LHA rates do not meet the market rent.

Figure 8: Monthly Private Rent December 2020 (South Trafford)

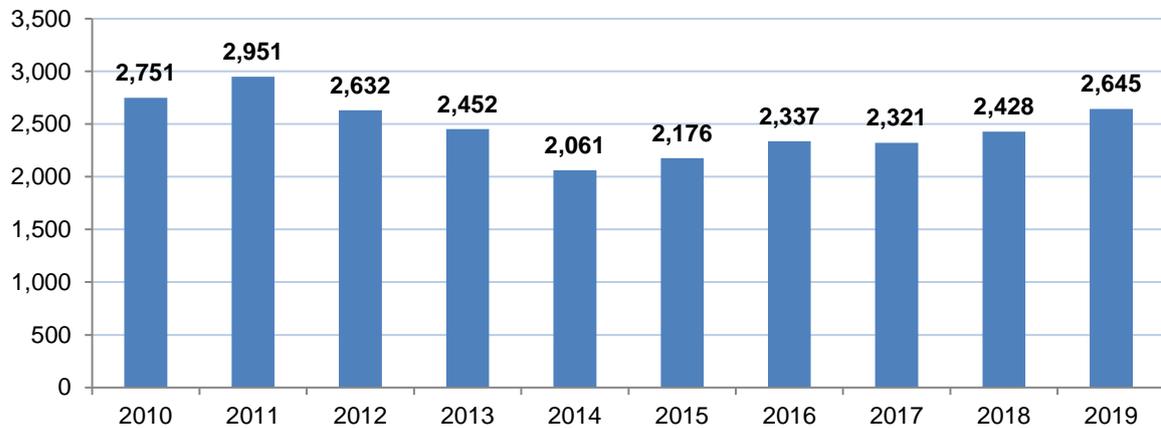


Local Housing Allowance - Valuation Office Agency April 2020
Average Rents Dec 2020- Zoopla

Empty Properties

Figure 9 shows that there was an increase in the number of empty properties since 2017/18. The figures are reported in calendar year from 1st January – 31st December and published annually in March. The next update will be March 2021.

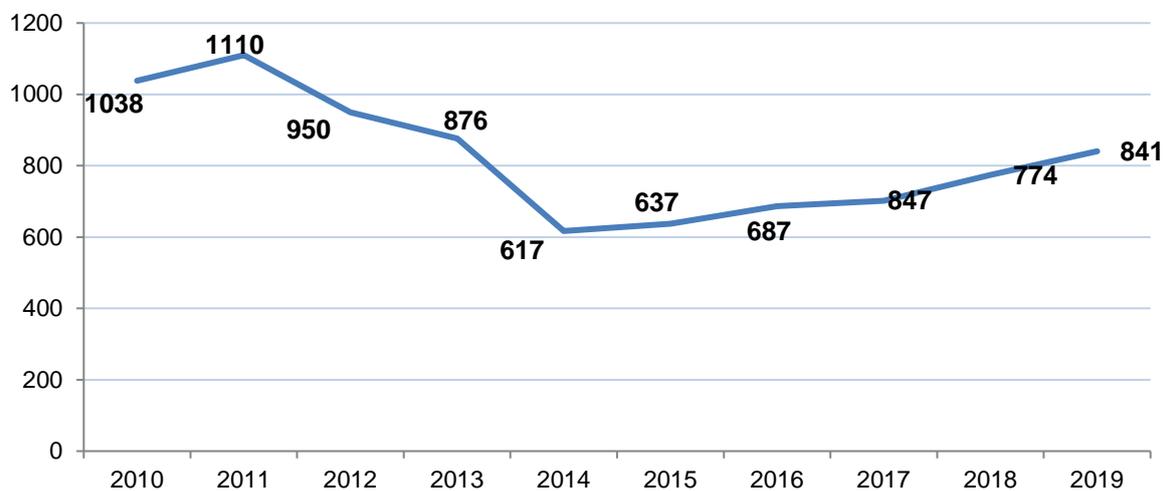
Figure 2: All Vacant Properties in Trafford



Vacant Properties in Trafford - gov.uk live tables on dwellings including vacants October 2019

Figure 10 shows the number of properties classed as long term empty (vacant for over 6 months). The figures are reported in calendar year from 1st January – 31st December and published annually in March. The next update will be March 2021.

Figure 10: Long Term Empty Properties in Trafford



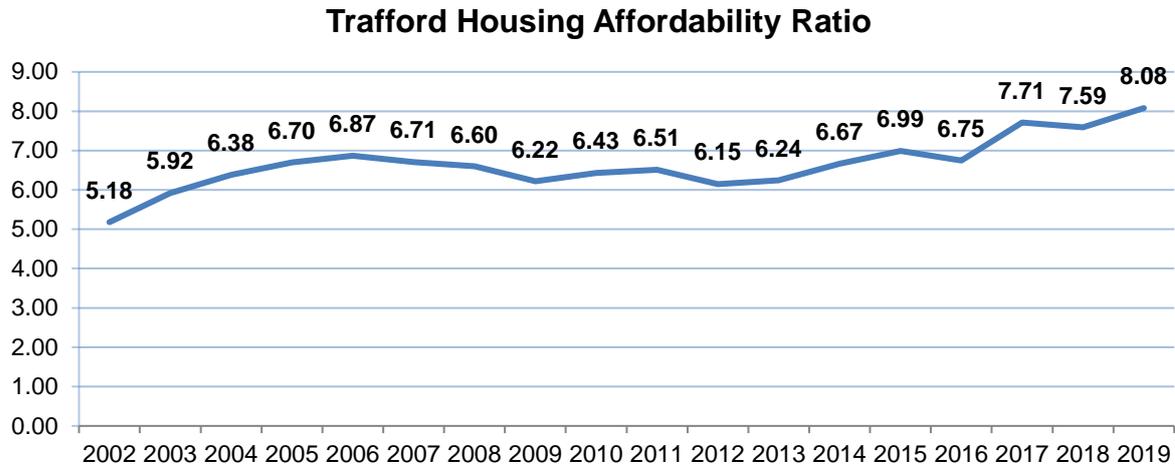
Vacant Properties in Trafford - gov.uk live tables on dwellings including vacants

Housing Affordability

Figure 11 shows that house prices for residential property in Trafford is eight times the average salary (average gross salary is £33,615 in Trafford). Since 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 an income of (at least) c£64,000 to purchase property in Trafford.

This indicator is reported annually and published in March each year – the next update will be March 2021.

Figure 11: Trafford Housing Affordability Ratio

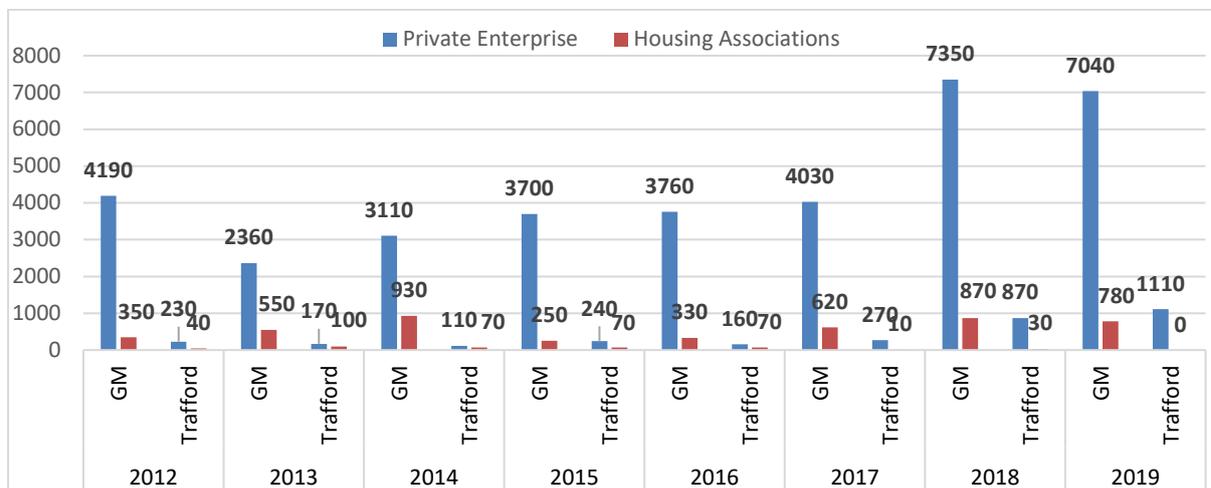


ONS: Ratio of house price to residence based median earnings

New House Building

Figure 12 shows the number of dwelling constructed by private developers and housing associations compared to GM overall. The figures are reported in calendar year from 1st January – 31st December and published annually in March. The next update will be March 2021.

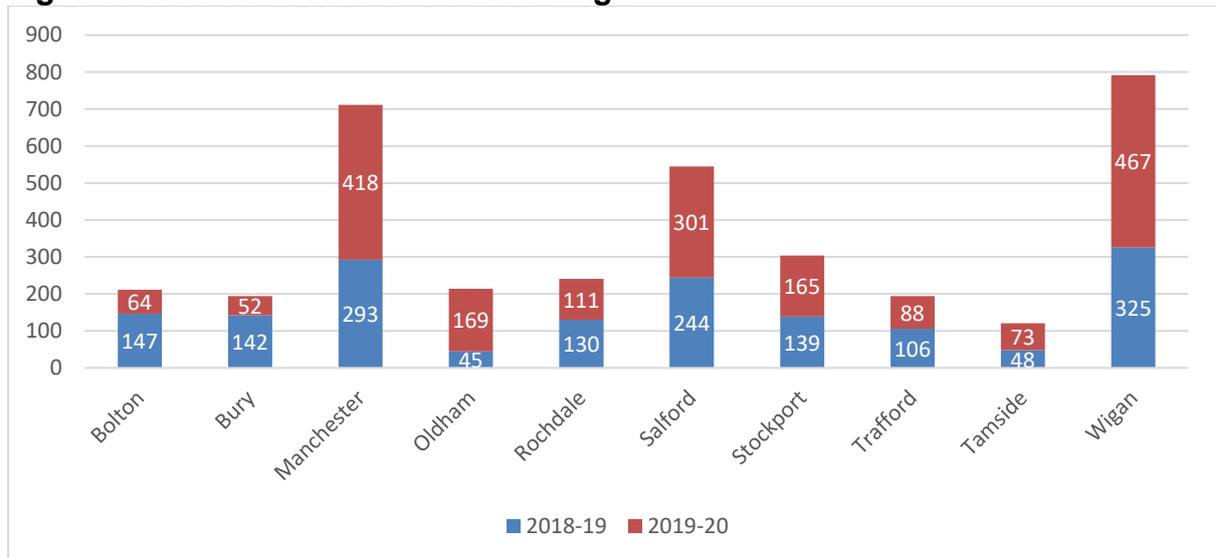
Figure 12: Number of dwelling completed in GM & Trafford 2012 to 2019



Affordable House Building

Figure 13 shows the number of additional affordable housing dwellings constructed in 2018/19 and 2019/20 in Trafford and GM. In total Trafford has developed 194 affordable units over the past 2 years. The greatest number of affordable units were in Manchester and Wigan. The figures are reported in calendar year from 1st January – 31st December and published annually in March. The next update will be March 2021.

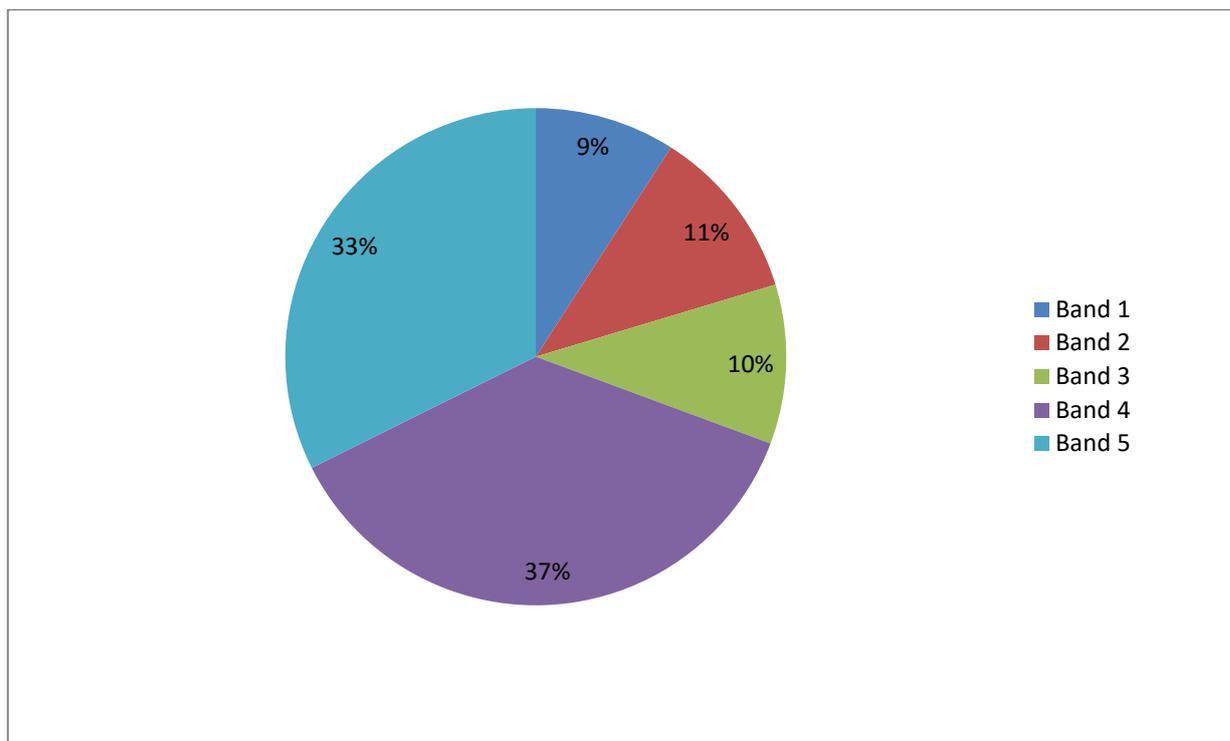
Figure 13: Additional Affordable Dwellings



Social Housing Demand

As at the end of quarter 2 (30th September 2020), there were 3,416 active applicants on the Trafford Council Housing Register. Figure 14 shows this total number of applicants split into the different housing need bandings. The highest requirement for housing is in Band 4 (37%) followed by Band 2 (33%).

Figure 14: Percentage of Applicants by Band (as at 30th Sept 2020)



| | Band 1 | Band 2 | Band 3 | Band 4 | Band 5 |
|----------------------|--------|--------|--------|--------|--------|
| Number of Applicants | 310 | 384 | 354 | 1262 | 1106 |

Bandings Definitions

Band 1: Urgent Need Band & those owed Reasonable Preference

Band 2: Need to move & are owed Reasonable preference

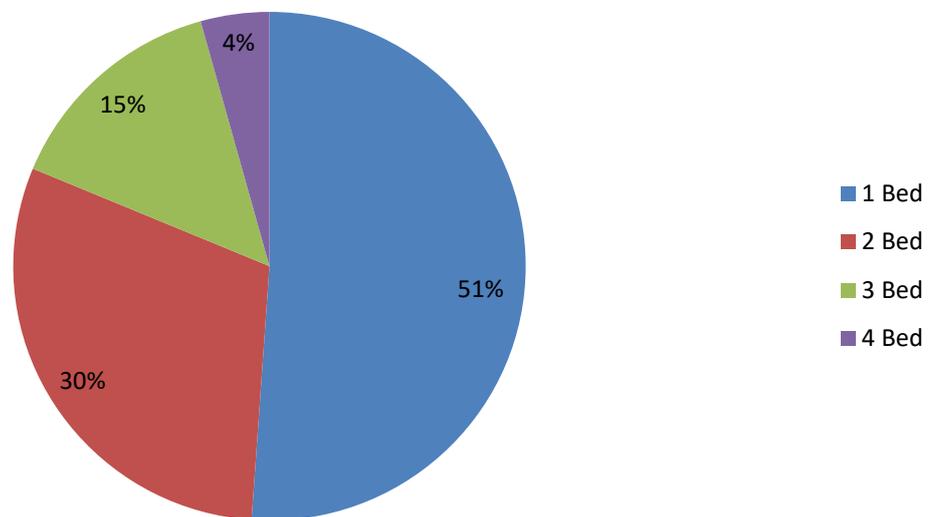
Band 3: Applicants who do not meet the criteria for Band 1 & 2 but are owed Reasonable Preference

Band 4: Applicants not assessed as being owed reasonable preference but who meet the Trafford Positive Community Criteria

Band 5: Applicants owed Reasonable Preference but who have been awarded reduced preference, no recognisable Housing Need or no priority

Figure 15 shows the number of bedrooms required to fulfil all applicants' housing need requirements. The data shows that the majority of applicants require a 1 bedroom (51%) and 2 bedroom (30%) property.

Figure 15: Percentage of Applicants by Bedroom Need (as at 30th Sept 2020)

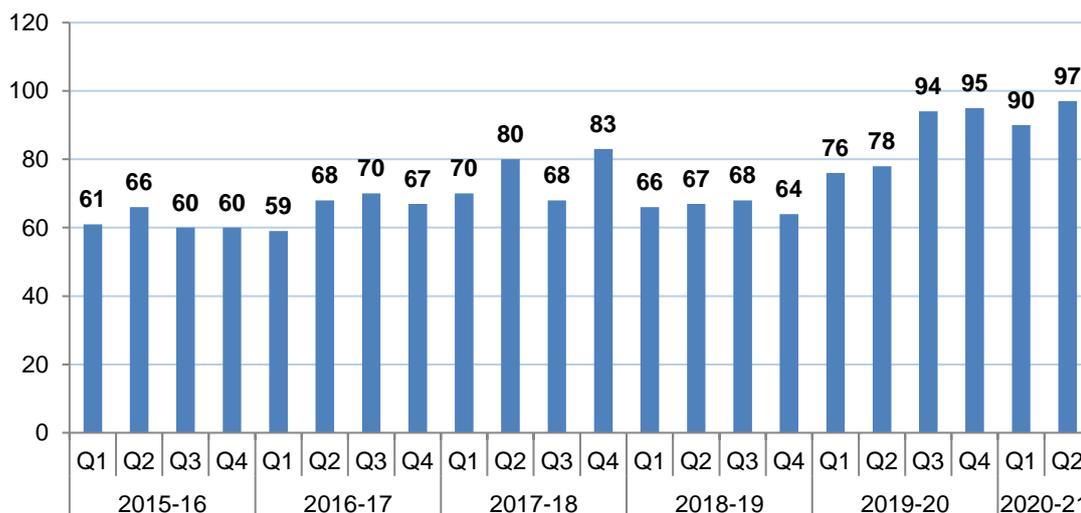


Homelessness Data

Housing Options Service Trafford (HOST) provide a range of services to households who find themselves in housing or homelessness situation. HOST receives a wide range of enquiries from households seeking advice and assistance some of whom will require more intensive interventions requiring more detailed casework.

Figure 16 shows the number of people residing in temporary accommodation in Trafford has increased since Q2 (2019-20).

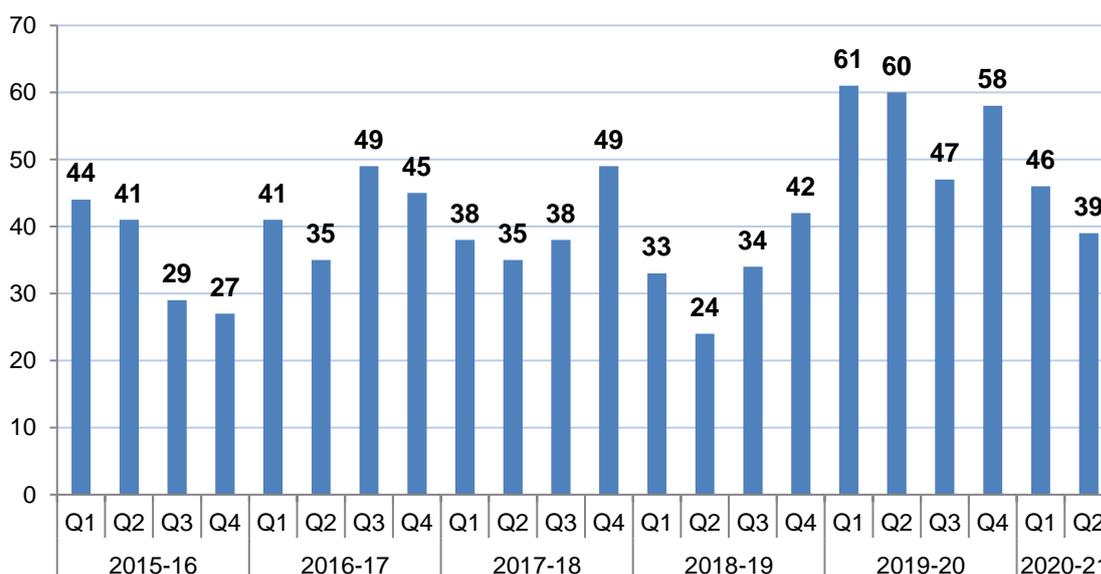
Figure 16: Number of People in Temporary Accommodation in Trafford



Host Contract Monitoring, Trafford Council

Figure 17 shows the number of homeless acceptances (homeless, eligible, unintentional and in priority need) in Trafford from 2015/16. There has been a significant increase in cases during 2019-20.

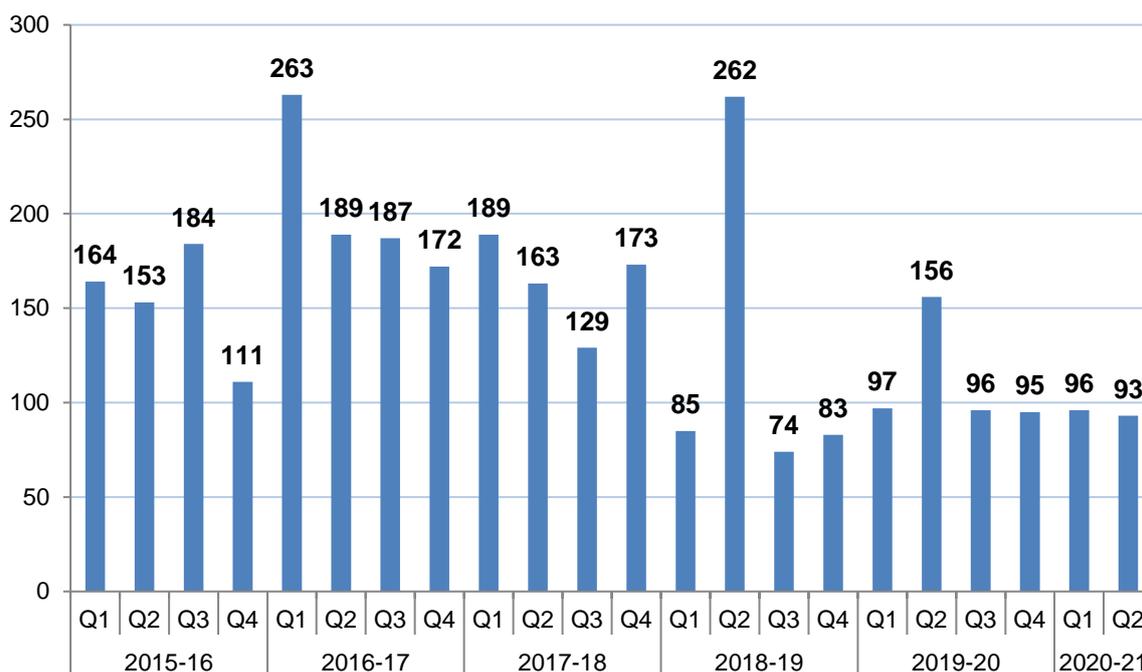
Figure 17: Number of People Accepted as Homeless in Trafford (homeless, eligible, unintentional and in priority need)



Host Contract Monitoring, Trafford Council

Figure 18 shows the number of households who were prevented from becoming homeless by HOST. Since 2015, 3,214 households have been prevented from becoming homeless. With the new Prevention Duty, it enables staff to work for a period 56 days to prevent homelessness whereas previously this was only 28 days.

Figure 18: Number of Homelessness Preventions in Trafford



Host Contract Monitoring, Trafford Council

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

An update on these Groups is detailed below:

Housing Propositions—The Housing Propositions Group was established in September 2019. The group consists of representative from Housing Strategy & Growth Team, Strategic Planning Team, Partnerships Team, Southway Homes, Trafford Housing Trust, Your Housing Group and Irwell Valley Homes. The group have assisted in the drafting of the seven area based Housing Propositions. These Propositions used the evidence and data presented in the Housing Need and Demand Assessment 2019. The group has now disbanded due to the Propositions being drafted and published.

Private Sector Housing – The Private Sector Housing group was established in September 2019 and has representatives from Housing Standards, Housing Strategy & Growth, CCG, Fire Service and the GM Ethical Lettings Agency. The group have begun to draft area action plans based on the evidence from the Private Sector Stock Condition Survey. In addition the group focused on fuel poverty and a number of briefing sessions and ‘Lunch & Learn’ sessions have taken place to raise awareness of the help and assistance available to Trafford residents to address fuel poverty.

Student Accommodation- The Student Accommodation group was established in October 2018 and has representatives from Housing Strategy & Growth, Housing Standards, Strategic Growth, Strategic Planning, UA92 and Trafford College. The group continues to monitor intake at UA92 and the impact on housing in the area. In addition, visits to the new student accommodation at the former Warwick House and West Point have taken place. The Housing Standards Team continue to monitor HMO applications in the area and feedback to UA92 and Trafford College on access to accommodation in the private sector.

Increase Housing Delivery – Task & Finish Group has been established with key land owners, developers, registered providers, Highways England, Homes England in attendance. Discussions at the meetings have included:

- Large Strategic Sites and the delivery – Carrington and Trafford Waters
- Planning process and barriers.
- Housing Tracker analysis and Council owned land opportunities.
- Housing Need and Affordability for Trafford.
- Partnerships/JVs

Older People – The Older People group was established in September 2019 and has representatives from Housing Strategy & Growth, Adult Services, CCG, Age UK, GM Aging Hub and residents. The group have assisted in the drafting of the new Older People’s Housing Strategy (2020-2025) which was launched in March 2020. The group will now steer the delivery of the actions contained within the Strategy.

Homelessness – Following the launch of the Homelessness Strategy in March 2019, a number of task and finish groups specific to the Homelessness Strategy Action Plan have been created including: Prevention, B&B/Temporary Accommodation, Rough Sleepers and Health & Wellbeing. An update on the activity of these groups is below:

- *Prevention* - The Prevent Homelessness Group was established in in September 2019. The group consists of representatives from Housing Strategy & Growth Team, Housing Options Service Trafford (HOST), Registered Providers, Housing Standards Team, CCG/NHS, Partnerships Team, Adult Services, Children’s Services, Voluntary Sector, DWP and Job Centre. The group are continually looking at innovative ways to prevent homelessness. The Trafford Domestic abuse forum is on- going the HOST service manager is to be invited to these groups. The Tenancy support team are seeing an increase in referrals but report great successes in preventing homelessness. Big Life (Achieve) are working with HOST and have a presence in their office twice a week- prior to Covid-19 restrictions. It is to be explored as to whether HOST can create a social media account to increase the profile. The group are also to identify if any Duty to Refer

training is necessary for Registered Providers. Pathways are in place for clients who are leaving care- this pathway is being reviewed. The B&B Task and Finish Group has been amalgamated into The Prevent Homelessness Group.

- *B&B and Temporary Accommodation* - The B&B and Temporary Accommodation Group was established in November 2019. The group consists of representatives from Housing Strategy & Growth Team, Housing Options Service Trafford (HOST), Registered Providers, Salix Living, The Big Life Group, independent private landlords, Housing Standards Team and Approved Property Group. The group has been amalgamated into the Preventing Homelessness Task and Finish group as it was felt that all actions had been met or crossed over into the Prevent Homelessness Group. B&B is not used for clients where there is a legal duty to accommodate. In some cases B&B is used as a provision for A Bed Every Night. The group can successfully report that B&B is no longer used to accommodate families. HOST have worked with private landlords and Approved Property Group to increase the temporary accommodation provisions in borough. The availability has increased from 37 to 51 units.
- *Rough Sleepers* - The Rough Sleepers Group was established in September 2019. The group consists of Housing Strategy & Growth Team, CCG/NHS, Housing Options Service Trafford (HOST), Registered Providers, GPs, GMCA, Streetlink, Real Change, Voluntary Sector, Faith Organisation and Partnership Team. The Rough sleeper Co-Ordinator is in post and has reduced the number of rough sleepers to two. These are entrenched rough sleepers who do not wish to engage. Real Change is in the very early stages of production with Trafford Housing Trust being explored as a possible partner. It was decided at the group to remove the idea of a pay forward scheme/card scheme due to safety implications. A Bed Every night has been in operation since its inception with funding being claimed from the GM Mayoral Fund. Trafford are still activating Cold and Severe Weather Protocols when necessary to ensure all rough sleepers have access to accommodation. Trafford and HOST are working with Housing First and had successful referral outcomes during the first year. The SIB is coming to an end and HOST are working with the provider to ensure clients considered at risk of homelessness do not return to the streets.
- *Health & Wellbeing* – The Health & Wellbeing T&F group is still to be established and has been delayed due to staff capacity within the CCG and then Covid-19. Discussions are to take place in September 2020 to establish something and drive these action forward.
- *Employment, Education & Training* - The Employment, Education & Training Task and Finish Group was established in September 2019 and has representatives from Trafford Council's Housing Strategy & Growth Team, the Partnerships Team, Trafford College, DWP, Registered Providers, the Growth Company and the voluntary sector. The group continues to ensure that homeless people or those not living in secure tenancies are a priority group for the Trafford Pledge. In addition the group has improved links between Housing Options Service Trafford and agencies who refer to GM employment projects such as Working Well, Skills for Employment and Motiv8 and with Trafford College to enable homeless people are able to access courses. Job Centre staff are now aware of education opportunities available for homeless people which will help them access employment and the group is currently working with construction employers to ensure there are apprenticeships and careers structures in place. The Construction and Skills Hub is going live in Partington this summer.

Housing Strategy Action Plan Update 2020

A review of the Housing Strategy Action Plan 2018-2023 has been undertaken to determine what has been achieved, what we are working towards and what we have still left to do. A copy of the Housing Strategy Action Plan update is contained within Appendix 1.

What have we achieved?

Increase housing delivery

- ✓ 777 new build residential units have been completed during 2019/20 which is an increase of 30% when compared to the 600 per annum target as contained within the Trafford Local Plan.
- ✓ Increase Housing Delivery Task & Finish Group has been established which includes landowners (Peel & Himor), developers, Registered Providers, Highways England, TfGM, CCG, Education and Planning. The group has met twice and are looking at what the main barriers to bringing development forward and also the delivery of the large strategic sites (Carrington and Trafford Waters).
- ✓ The Trafford Affordable Housing Fund was established in September 2018. The Fund combines all affordable housing planning contributions made via a S106 and enables Registered Providers to bid to the Fund to increase the provision of social rented accommodation in Trafford. A bid has been submitted by Trafford Housing Trust which has been approved for the provision of 30 1 and 2 bed apartments for social rent.
- ✓ The Council is working with Trafford Housing Trust to delivery 30 social rented apartments in Altrincham. These units will be funded by the Council from the Trafford Affordable Housing Fund. The Council has also been working with Novo and Southway Housing Trust to develop the former Council owned car park at Brown Street, Hale into 10 town houses and 12 new build apartments.
- ✓ The Council's Development Team in partnership with Seddon's and Trafford Housing Trust have submitted a planning application for 86 new homes on the site of the former Sale Magistrates Court. The application includes:
 - 48 townhouses and 38 apartments in a range of types and sizes (1, 2, 3 and 4 bed homes)
 - A level of affordable housing compliant with the Council's policy;
 - A new vehicular access to the site from York Road to the west
 - A 'Pocket Park' between the apartment blocks to serve as a green space for the new residents as well as the local community and to encourage linkages to Sale town centre.
- ✓ Masterplans for sites in Old Trafford, Carrington and Stretford are in place and work is underway with partners such as THT in Old Trafford and Himor in Carrington to bring forward the large sites identified.
- ✓ Sale West Masterplan being developed by Irwell Valley Homes to address sites within their estate.
- ✓ Village Plans have been developed for Sale Moor and Hale.

Rebalance the housing offer across Trafford

- ✓ The Trafford Housing Need and Demand Assessment was commissioned and the final report received January 2020.
- ✓ 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.

Address and meet the housing needs of Older People

- ✓ 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.
- ✓ Trafford Older People's Housing Strategy and Action Plan was launched March 2020.
- ✓ Older People's Housing Task & Finish Group established to drive forward the delivery of the Action Plan.

Develop a planned and quality housing offer for students

- ✓ A UA92 Welfare Workstream has been established with key partners in preparation for then student intake at UA92.
- ✓ Trafford Council have been working with the developer Beech Properties to provide bespoke Student Accommodation for the year 1 intake, which will be at West Point, Old Trafford. In addition, the former Warwick House has been converted into student accommodation and will be renamed Academy Apartments. These apartments will be aimed at year 1 students of UA92.
- ✓ The Civic Quarter Plan has been prepared which sets out the type and amount of development in the area from Stretford Leisure Centre to Trafford Bar Metrolink Station.
- ✓ Housing Proposition for Stretford and Old Trafford has been developed and published. The Propositions include details regarding the right type size and tenure of accommodation needed to re-balance the housing market and includes student accommodation.

Improve existing homes

- ✓ The Trafford Private Sector Stock Condition Survey was commissioned and the report completed in June 2019. The data and results from this survey will be used to develop area based action plans to address property conditions and energy efficiency in the borough.
- ✓ Trafford Council has re-established a Private Landlords Forum to improve links and engage with landlords. The first Forum event was held in March 2019 with the second scheduled for 12th September 2019.
- ✓ A multi-agency approach to private sector accommodation has been established through the Private Sector Task & Finish Group.

- ✓ Trafford Empty Homes Strategy has produced and launched in November 2019.
- ✓ The Trafford Empty Property Matchmaker Scheme was launched.

Provide support for the people who need it

- ✓ Trafford Homelessness Strategy launched in March 2019. Homeless Champions Group leading on the delivery of the Homelessness Strategy Action Plan (2019-2024) and a number of Task & Finish Groups have been established.
- ✓ A review of the impact of the Homelessness Reduction Act (HRA) has taken place and the Housing Options Service Trafford (HOST) contract modified to reflect the new legislative requirements.
- ✓ New ICT system is in place across GM to monitor and manage the homelessness caseload and HRA.
- ✓ HOST have pro-actively worked towards increasing the provision of temporary accommodation in Trafford to reduce the use of B&B. B&B placements have decreased from 8 at the end of 2018/19 to 5 at the end of 2019/20 (38% decrease). In 2019/20 and additional 20 units were secured within the private sector for use as temporary accommodation bringing to total number of units to 114.
- ✓ Trafford Service Directory publicised by HOST.

What are we underway with?

Increase housing delivery

- ✓ *Identify, utilise and deploy Council assets (land and buildings) to bring forward more sites for residential development* - A review of Council Land and Assets is underway. At the Increase Housing Delivery Task & Finish Group, Amey report quarterly on those sites that are available and going to the market, so that the partners are aware.
- ✓ *Introduce and extend the type and range of affordable housing products to meet all housing needs* - the results of the Housing Need Assessment has enabled the Council to produce area based Housing Propositions that include the affordable housing requirements for each area. The discussions regarding affordable housing products required will continue to take place with Registered Providers.
- ✓ *Research and explore opportunities to deliver accommodation through non-traditional methods of construction* – officers within the Housing Strategy & Growth Team have visited a number of modular house building factories 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 & Finish group.
- ✓ *Research and explore opportunities to deliver more self and customer build properties* – work is underway in Strategic Planning regarding the Council's obligations as contained within the Self & Custom Build Act. Appropriate sites are being identified and will then be offered to those applicants on the Self-Build Register to purchase.
- ✓ *Proactively identify, negotiate and where appropriate acquire sites to speed up development* -work is underway regarding proactively identifying, negotiating and

where appropriate acquiring sites to speed up development. Trafford Council has established a development 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.

- ✓ *Where appropriate package sites to deliver more housing / improved mix / improved viability* - Trafford Council is working with Trafford Housing Trust on the development of the Tamworth area in old Trafford which has involved a Joint Venture approach with the packaging of sites from THT and the Council together.
- ✓ *Research and explore opportunities to deliver accommodation through non-traditional methods of construction* - The Council is encouraging Registered Providers and developers to look into modular/non-traditional methods of construction. Ilke Homes (Modular house builder) sit on the Increase Housing Delivery Task & Finish Group.

Rebalance the housing offer across Trafford

- ✓ *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*- a Housing Need and Demand Assessment was undertaken in 2019 and will be programmed to take place every 3 years to ensure that the evidence base for Trafford remains up to date.

Address and meet the housing needs of Older People

- ✓ *Explore options and support requirements for 'co-housing'* – the Housing Need and Demand Assessment asked residents regarding co-housing. 1,528 households in Trafford stated they would consider co-housing as an option. Further work on this housing option is an action within the Older People's Housing Strategy 2020-2025.
- ✓ *Explore options and support requirements for 'Homeshare'* – research has been undertaken as part of the development of the Older People's Housing Strategy. Further work on this housing option is an action within the Strategy.

Develop a planned and quality housing offer for students

- ✓ *Explore the impact of an increased student population in Stretford, Old Trafford and beyond* – the impact of the new student population in Trafford is being explored by the UA92 Welfare Group that has been established. Intake remains low and therefore there has not been any significant impact on the areas of Stretford and Old Trafford currently but this will continue to be monitored.
- ✓ *Continue to work with local landlords within the Private Rented Sector to improve standards* – work is ongoing with private landlords in Stretford and Old Trafford and the Housing Standards Team has received 67 complaints of property conditions in the Stretford area since April 2019.

Improve existing homes

- ✓ *From the results of the stock condition survey, develop a plan and targeted approach to tackle those homes and areas with poor housing* – a Private Sector Task & Finish

group has been established and the group are working towards the creation of a set of area based action plans to tackle poor conditions and energy efficiency in the private sector.

- ✓ *Explore and as appropriate introduce a Landlord Accreditation Scheme with a particular emphasis upon those properties and landlords in and around the new university* - Trafford Council is working in partnership with the National Landlords Association (NLA). The NLA attend forum events and have providing information on accredited courses they can offer to landlords.
- ✓ *Explore affective and cost efficient ways and mechanisms of bringing empty properties back into use (including EDMOs / enforced sales / acquisition / assistance)* – 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.

Provide support for the people who need it

- ✓ *Work with and at the GM level to support the GM Homeless Action Network* – HOST continue to work at a GM level to tackle homelessness.
- ✓ *Develop a Supported Housing Strategy* – the development of the Supported Housing Strategy is underway in partnership with colleagues in Adult Services. It is intended that the draft Strategy will go out for consultation autumn 2020.
- ✓ *Explore opportunities to extend and increase the provision of temporary accommodation* - HOST proactively work to increase the provision of temporary accommodation in Trafford to try and eradicate the use of B&B. In 2019/20 an additional 20 units were secured within the private sector for use as temporary accommodation, bringing to total number of units up to 114.
- ✓ *Work proactively with private sector landlords to secure more accommodation for homeless households, including the use of incentives, bonds, enhanced tenant support and advice.* - 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. HOST assisted 37 customers in 2019/20 with help towards a bond and rent in advance or the extension of a current bond.
- ✓ *Agree and establish targets for apprenticeships in construction for local people* - The Council is starting to coordinate all construction projects in Partington and Carrington to build up a picture of how many apprenticeships and job opportunities will be coming on line in the area over the next 12 months at the Construction Sub-Group.
- ✓ *Develop pathways into construction jobs and apprenticeships for local people* - The Construction sub-group have agreed to coordinate all upcoming opportunities through

Procure Plus who have Construction Industry Training Board (CITB) funding to create local training hubs in areas where there are a number of projects.

- ✓ *Support homeless people and those in insecure tenancies into employment and training opportunities* - Homeless people are supported through the Trafford Pledge but the Council does not currently have a mechanism for identifying clients in insecure tenancies. An Employment, Education & Training Task & Finish Group has been established and will look at the issues surrounding this.

What do we still need to do?

Increase housing delivery

- ✓ Research and develop new financial products and support to help local people access homes to rent and buy.
- ✓ Research and explore the potential in Trafford for Community Land Trusts.
- ✓ Work with investors to deliver more bespoke build to rent accommodation.
- ✓ Utilise and deploy our CPO powers to acquire strategically significant sites / assets and bring them forward for development.
- ✓ Consider local assets in the identification of any new developments and possible impacts on service capacity and demand such as General Practice.

Rebalance the housing offer across Trafford

- ✓ Provide guidance on the appropriate housing densities in relation to their proximity to services (including health) and key transport hubs.
- ✓ Support the increase and improvement of connectivity (particularly transport links and health) within and across the borough.
- ✓ Identify and target sources of external and match funding including maximising receipts from planning obligations.

Address and meet the housing needs of Older People

- ✓ Increase the accommodation options and choices for Older People including where justified / required extra care, life-time homes and suitable / accessible general market housing.
- ✓ Explore options and support requirements for frail older people who want to stay in their own homes.
- ✓ Explore options to increase social connectivity to support the housing needs of older people including health and wellbeing.
- ✓ 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.

Improve existing homes

- ✓ Deploy our statutory and non-statutory powers to address poor standards and conditions in line with our evidence base.
- ✓ Explore affective and cost efficient ways and mechanisms of bringing empty properties back into use (including EDMOs / enforced sales / acquisition / assistance).

Next Steps

1. The Housing Strategy Action Plan (2018-2023) will continue to be reviewed and updated quarterly and an annual update report produced and published.
2. A quarterly update on the progress of the Housing Strategy Action Plan will continue to be provided to the SHP.
3. 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 2020



www.trafford.gov.uk

Trafford Housing Strategy 2018-2023
Annual Statement 2020

www.trafford.gov.uk

| Ref. | Action | By when | By who | Update 2020 |
|--|---|---|--|--|
| ACTION 1: INCREASE HOUSING DELIVERY (MARKET & AFFORDABLE) | | | | |
| 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/CCG/NHS | COMPLETED 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/CCG/NHS | COMPLETED Masterplans for sites in Old Trafford, Carrington and Stretford are in place and work is underway with partners such as THT in Old Trafford and Himor in Carrington to bring forward the large sites identified. Sale West Masterplan being 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 2020 |
|------|---|---------|---|---|
| 1.3 | Partner with the private sector (including Registered Providers) to deliver new homes. | Ongoing | Strategic Growth Service/ SHP/Place Shaping Board/ Amey | The Council is working with Trafford Housing Trust to delivery 30 social rented apartments in Altrincham. These units will be funded by the Council from the Trafford Affordable Housing Fund. |
| 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/ Amey/CCG/NHS | <p>A review of Council Land and Assets is underway. At the Increase Housing Delivery Task & Finish Group, Amey 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> |
| 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/Amey/ CCG/NHS | Work is still to be undertaken into the potential use of CPO powers to acquire strategically significant sites. |
| 1.6 | Proactively identify, negotiate and where appropriate acquire sites to speed up development. | Ongoing | Strategic Growth Service/ Place Shaping Board/ Amey/CCG/NHS | Work is underway regarding proactively identifying, negotiating and where appropriate acquiring sites to speed up development. |

| Ref. | Action | By when | By who | Update 2020 |
|------|--|---------|---|--|
| | | | | Trafford Council has established a development 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. |
| 1.7 | Where appropriate package sites to deliver more housing / improved mix / improved viability. | Ongoing | Strategic Growth Service/SHP/ Place Shaping Board/ Amey/CCG/NHS | Trafford Council is working with Trafford Housing Trust on the development of the Tamworth area in old Trafford which has involved a Joint Venture approach with the packaging of sites from THT and the Council together. |
| 1.8 | Research and explore opportunities to deliver more self and customer build properties. | Ongoing | Strategic Growth Service/Amey/Place Shaping Board | A Self Build review is taking place and the Council is working with Amey to look at identifying possible sites that can be granted planning permission for custom/self-build. |
| 1.9 | Research and explore opportunities to deliver accommodation through non-traditional methods of construction. | Ongoing | Strategic Growth Service/Development Management/ Amey/SHP | The Council is encouraging Registered Providers and developers to look into modular/non-traditional methods of construction. Ilke Homes (Modular house builder) sit on the Increase Housing Delivery Task & Finish Group. |

| Ref. | Action | By when | By who | Update 2020 |
|------|---|--|---|--|
| 1.10 | Work with investors to deliver more bespoke build to rent accommodation. | Ongoing | Strategic Growth Service/ Place Shaping Board/ Amey | 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 & Demand Assessment</i> . | By January 2020 Review every 3 years. | Strategic Growth Service | 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. |
| 1.12 | Research and explore the potential in Trafford for Community Land Trusts. | March 2020 | Strategic Growth Service/ Place Shaping Board/ Amey | Research is still to be undertaken into the potential development of a Community Land Trust. |
| 1.13 | Introduce and extend the type and range of affordable housing products to meet all housing needs. | Ongoing | Strategic Growth Service/SHP | 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. |

| Ref. | Action | By when | By who | Update 2020 |
|------|---|--------------|--|--|
| 1.14 | Research and develop new financial products and support to help local people access homes to rent and buy. | Ongoing | Strategic Growth Service /SHP/ Finance | Research is still to being undertaken into the potential development of new financial products to support local people in accessing homes to rent and buy. |
| 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>COMPLETED</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 has been received from THT to provide 30 social rent apartments in Altrincham which has been approved. This bid removes all monies currently in the fund, however this will be replenished when further affordable housing commuted sums via S106 are received.</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 | CCG/NHS/Strategic Growth Service/ Planning/Place Shaping Board/ Amey | Work still to be undertaken. |

| Ref. | Action | By when | By who | Update 2020 |
|--|--|---|---|---|
| ACTION 2: REBALANCE THE HOUSING OFFER ACROSS TRAFFORD | | | | |
| 2.1 | Undertake a Housing Need and Demand Assessment (HN&DA) for Trafford. | By December 2018 | Strategic Growth Service | COMPLETED 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/ Amey/Place Shaping Board/CCG/NHS | COMPLETED 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 & Demand Assessment</i> . | By December 2018 Review every 3 years. | Strategic Growth Service | Intention is to review the data and evidence by undertaking a Housing Need and Demand Assessment every 3 years. Next commission to commence January 2023. |

| Ref. | Action | By when | By who | Update 2020 |
|------|--|---|---|--|
| 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> . | <i>Commence</i> - January 2019 <i>End</i> - March 2023 | SHP/Strategic Growth Service / residents/Vision 2031 Team/ CCG/ NHS/Amey/Place Shaping Board/GMCA | 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. Densities will be confirmed via the development of the Local Plan. |
| 2.5 | Support the increase and improvement of connectivity (particularly transport links and health) within and across the borough. | Ongoing | Strategic Growth Team/Amey/TfGM/CCG/NHS | Increase Housing Delivery Task & Finish Group established to drive forward the delivery of housing in Trafford. Membership includes Health (NHS/CCG), Highways England, TfGM, Developers, Land Owners, Registered Providers, Education and Planning. |
| 2.6 | Identify and target sources of external and match funding including maximising receipts from planning obligations. | Ongoing | Strategic Growth Service/Development Management | Work still to commence on this action. |

| Ref. | Action | By when | By who | Update 2020 |
|---|--|---|--|---|
| ACTION 3: ADDRESS AND MEET THE HOUSING NEEDS OF OLDER PEOPLE | | | | |
| 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</i> - October 2018 | Strategic Growth Service/SHP/CFW /CCG/NHS | COMPLETED 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. |
| 3.2 | Develop an Older People's Accommodation Strategy. | <i>Commence</i> - October 2018 <i>End -</i> December 2019 | Strategic Growth Service/SHP/CFW/CCG/NHS | COMPLETED 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/CFW/ Planning | Older People's Housing Task & Finish group established to drive forward the delivery for the Older People's Housing Strategy. |

| Ref. | Action | By when | By who | Update 2020 |
|------|---|---------|---|--|
| 3.4 | Explore options and support requirements for frail older people who want to stay in their own homes. | Ongoing | Strategic Growth Service/SHP/CFW/CCG/N HS | Older People's Housing Task & Finish group established to drive forward the delivery for the Older People's Housing Strategy. |
| 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/CFW/CCG/N HS | The Housing Need and Demand Assessment asked residents regarding co-housing. 1,528 households in Trafford stated they would consider co-housing as an option. Further work on this housing option is an action within the Older People's Housing Strategy 2020-2025. |
| 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/CFW | Older People's Housing Task & Finish group established to drive forward the delivery for the Older People's Housing Strategy. |

| Ref. | Action | By when | By who | Update 2020 |
|--|---|---|---|---|
| 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/CFW | Older People's Housing Task & Finish group established to drive forward the delivery for the Older People's Housing Strategy. |
| 3.8 | Explore options and support requirements for 'Homeshare' - <i>linked to the Older People's Housing Strategy.</i> | Ongoing | Strategic Growth Service/SHP/CFW | Older People's Housing Task & Finish group established to drive forward the delivery for the Older People's Housing Strategy. |
| ACTION 4: DEVELOP A PLANNED AND QUALITY HOUSING OFFER FOR STUDENTS (CURRENT & FUTURE) | | | | |
| 4.1 | Complete the master-planning exercise for 'UA92'. | Civic Quarter area Masterplan by March 2019 by December 2018 | Strategic Growth Service/Place Shaping Board Stretford Mall/Development Management | COMPLETED 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 planning permission for the development of Stretford Mall was exercised with the completion of a reduced footprint in spring 2019. |

| Ref. | Action | By when | By who | Update 2020 |
|------|--|----------------|--|---|
| | | by Summer 2018 | Strategic Growth Service/Amey/Place Shaping Board | Lacy Street is scheduled as part of the revised Stretford Masterplan which is due for further public engagement 2019. |
| 4.2 | Develop a Place Plan and Housing Propositions for Stretford and its surrounding areas. | March 2020 | Strategic Growth Service/SHP/ residents/Vision 2031 Team/ Amey/Place Shaping Board | COMPLETED 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. |
| 4.3 | Explore the impact of an increased student population in Stretford, Old Trafford and beyond. | Ongoing | Strategic Growth Service/SHP/ residents/Vision 2031 Team/ Amey/CCG/ Place Shaping Board | 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 CCG, CFW, GMP and GMFRS 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/ Amey /CCG/ Place Shaping Board | Trafford Council are working with the developer Beech Properties to provide bespoke Student Accommodation for the year 1 intake, which will be at the former Warwick House on Warwick Road opposite UA92. |

| Ref. | Action | By when | By who | Update 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 | In 2019/20 there were 426 private sector housing complaints, 67 of which were in Stretford. During 2019/20 there were 9 enforcement notices services across Trafford. HMO applications continue to be monitored. There has been 18 new applications in 2019/20. |
| ACTION 5: IMPROVE EXISITING HOMES | | | | |
| 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 | COMPLETED 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 | Private Sector Stock Condition Survey results presented in June 2019. Private Sector Task and Finish Group established and the first meeting will take place in September. The group's focus will be the development of the area based plan to address property conditions and energy efficiency in the private sector. |

| Ref. | Action | By when | By who | Update 2020 |
|------|---|------------|--|--|
| 5.3 | Establish a multidisciplinary approach to both identifying and addressing problems in the private sector. | Ongoing | Housing Standards/ HOST/SHP/GMP/ Community safety | COMPLETED Private Sector Task and Finish Group established and the first meeting will take place in September. |
| 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 | Private Sector Stock Condition Survey results presented in June 2019. Private Sector Task and Finish Group established and the first meeting will take place in September. The group will be tasked with look at using statutory powers to address poor standards. |
| 5.5 | Improve liaison and links with private landlords through the establishment of a Private Landlords Forum. | March 2020 | Strategic Growth Service/Housing Standards | COMPLETED Links with private landlords in Trafford has improved during 2018/19. Private Landlords Forum established with two events held in 2019/20. |
| 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 | Trafford Council is working in partnership with the National Landlords Association (NLA). The NLA attend forum events and have providing information on accredited courses they can offer to landlords. |

| Ref. | Action | By when | By who | Update 2020 |
|---|---|---|--|--|
| 5.7 | Develop a new Empty Property Strategy and action plan. | <i>Commence</i> - May 2019 <i>End –</i> December 2019 | Strategic Growth Service/Housing Standards | COMPLETED Empty Homes Strategy developed and launched November 2019. |
| 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> | <i>Commence</i> - January 2020 | SHP/Strategic Growth Service/Housing Standards | 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. |
| ACTION 6: PROVIDE SUPPORT FOR THE PEOPLE WHO NEED IT | | | | |
| 6.1 | Work with and at the GM level to support the GM Homeless Action Network. | Ongoing | Strategic Growth Service / HOST/GMCA | 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 | COMPLETED HRA impact was reviewed and additional resources were given to HOST to increase the staffing in 2018/19 and 2019/20. |

| Ref. | Action | By when | By who | Update 2020 |
|------|--|---------------|--|--|
| 6.3 | Implement a new GM ICT caseload system for homelessness. | December 2018 | Strategic Growth Service / HOST | COMPLETED 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/CCG/NHS | COMPLETED 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/CCG/NHS | Draft Supported Housing Strategy production underway. Working in partnership with Adult Services Commissioning Team. Draft Strategy will be going out for consultation early Summer 2020. |
| 6.6 | Explore opportunities to extend and increase the provision of temporary accommodation. | Ongoing | Strategic Growth Service / HOST / SHP/RPs | HOST proactively work to increase the provision of temporary accommodation in Trafford to try and eradicate the use of B&B. |

| Ref. | Action | By when | By who | Update 2020 |
|------|--|------------|--|--|
| | | | | In 2018/19 and additional 20 units were secured within the private sector for use as temporary Accommodation, bringing the total number up to 114. |
| 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 | 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. HOST assisted 37 customers in 2019/20 with help towards a bond and rent in advance or the extension of a current bond. |
| 6.8 | Ensure access to and awareness of local services Through the Trafford Service Directory | March 2019 | Family Information Service/CCG/NHS | COMPLETED 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 | The Council are starting to coordinate what this will look like and have a meeting with all construction projects in Partington and Carrington in August to build up a picture of how many apprenticeships and job opportunities will be coming on line in the area over the next 12 months. |

| Ref. | Action | By when | By who | Update 2020 |
|------|---|---------|---|---|
| 6.10 | Develop pathways into construction jobs and apprenticeships for local people. | Ongoing | Construction Sub-Group/Inclusive Growth Board/SHP | The Construction sub-group have agreed to coordinate all upcoming opportunities through Procure Plus who have Construction Industry Training Board (CITB) funding to create local training hubs in areas where there are a number of projects. |
| 6.11 | Support homeless people and those in insecure tenancies into employment and training opportunities. | Ongoing | TEES/Inclusive Growth Board/SHP | Homeless people are supported through the Trafford Pledge but we don't currently have a mechanism for identifying clients in insecure tenancies. A new Employment, Education & Training Task & Finish Group will convene in September and will look at the issues surrounding this. |