



People



Property



A Housing Strategy for Caerphilly County Borough



Places



2008-2013



Foreword

As the new Cabinet member for the Environment and Housing Services it gives me great pleasure to be able to take this opportunity to introduce to you what is the second local housing strategy prepared for Caerphilly county borough. Its title, **People, Property & Places, neatly summarises what in essence our strategy is about.**

The long-term affordability of housing, the effects of the current credit crunch and improving the quality of housing in the private and social sectors are some of the main challenges that lie ahead. I also note the recent release of the Wales Index of Multiple Deprivation (July 2008) by the Welsh Assembly Government, which shows that 8 areas within the county borough are ranked within the 100 most deprived areas within Wales.

Quite clearly, in order to realise the long-term vision, our actions need to be timely, planned and well evidenced. They need to be drawn up and agreed with the full support of the wider community. This will depend on the availability of sufficient resources to deliver our planned actions and a consensus from all housing organisations to form effective working partnerships to deliver our actions.

With this strategy comes a commitment from the council that, as the strategic housing authority, it will work in partnership with its stakeholders to ensure the provision of good quality affordable housing and excellent housing-related services throughout the county borough. The overarching aims within the strategy respond directly to the housing requirements and aspirations identified within the county borough. The operational plan that accompanies the strategy demonstrates how we intend to deliver our long-term housing vision and in doing so responds to national, regional and local priorities.

We recognise that housing is situated right at the very heart of our communities and is the foundation for everyday life. Good quality housing is a prerequisite of the good health and wellbeing of our communities. This is the reason we agree with the Welsh Assembly Government when it says in the national housing strategy that everyone should have the opportunity to live in good quality affordable housing.

The principles of equality and diversity, sustainable development and social inclusion are fundamental to the vibrancy and cohesiveness of our communities. To ensure that the services we provide are non-discriminatory, sustainable and inclusive these principles are firmly embedded within the strategy and its operational plan. The strategy will be monitored and reviewed on a regular basis to ensure that these principles continue to be maintained.

The long-term vision, overarching aims, strategic objectives and target outcomes have been devised by the council and its partners in response to issues identified by both the local housing market assessment and after consultation with key stakeholders and members of the public. The aim of our strategy is quite simple – we want to work in partnership with key stakeholders and local communities to maintain the vibrancy and sustainability of their communities, reduce the effects of anti-social behaviour and neighbour nuisance, provide good quality housing that responds to changing needs, thereby ensuring that the county borough is a place where people want to live.

Housing providers have and continue to make substantial progress throughout the county borough in meeting housing requirements and realising people's aspirations. However, there is clearly more that needs to be done if the long-term housing



vision is to be realised. Therefore, we have identified a number of key priorities over the next five years:

- Increase the supply of affordable housing;
- Provide good quality housing services that respond to and meet the needs of a diverse population;
- Reduce the carbon footprint of housing and contributing to a more sustainable county borough;
- Improve the quality of housing, both in the private and social sectors; and
- Harness the contribution housing can play in the social, economic and environmental regeneration of our communities.

My thanks go to all those people directly involved in helping develop this strategy, and to those stakeholders, community groups and members of the public who have taken the time to make their views known and who have influenced the direction of this strategy.

I therefore commend this strategy and its vision for housing in the county borough. In doing so, in order to make a real difference, I would strongly urge those organisations involved in the provision of housing and related services throughout the county borough to embrace the strategic aims and objectives contained herewith.

Cllr. Lyn Ackerman

*Cabinet Member for the Environment and Housing Services
Caerphilly County Borough Council*





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1 Introduction

The Purpose of the Strategy

- 1 As the strategic housing authority, **People, Property & Places** has been prepared by the council in partnership with key stakeholders. It has been developed in accordance with the revised guidance on preparing local housing strategies, issued to local authorities by the assembly government in 2007. In doing so, it takes into account both national, regional and local priorities.
 - 1.1 The primary purpose of **People, Property & Places** is to articulate a locally agreed vision for housing within the county borough, which has been devised to meet the needs and aspirations of its communities. Close attention has been paid to ensure that the principals of equality of opportunity, social inclusion and sustainable development underpin the strategy. The strategy provides a framework for stakeholders to develop initiatives, work in partnership and direct their activities in a planned and coordinated manner, which in turn contributes towards the social, economic and environmental regeneration of the county borough.

Strategic Principles

- 1.2 To ensure that people are not disadvantaged during the planning and delivery of housing and related services the strategy is underpinned by three principles:
 - Sustainable development – that housing organisations contribute to the promotion and wellbeing of safe and vibrant communities by integrating the social, economic and environmental principles of sustainability when planning service delivery.

- Equality & diversity – reducing inequality and eliminating harassment and unlawful discrimination by ensuring that the principles of equality and diversity are mainstreamed into the planning and delivery of housing services throughout the county borough. Specific target groups to include:
 - age;
 - disability;
 - gender;
 - race;
 - religion or belief; and
 - sexual orientation or transgender status.
- Social inclusion – reducing inequalities between disadvantaged groups, in terms of health and training opportunities, by harnessing the contribution that housing organisations can make in the promotion of inclusive communities.

Design and Layout of the Strategy

- 1.3 It is anticipated that a wide-ranging audience including housing professionals, who will primarily be concerned with the strategic framework it creates, and members of the public, who will be concerned with how they may be affected, will read the strategy. The use of jargon in a document of this kind is unavoidable. However, every attempt has been made to minimise its use. A glossary of terms is provided on the disk.



- 1.4 The layout of **People, Property & Places** has been designed to provide a user-friendly interface, which is both quick and easy to navigate. Apart from a slight variation the structure of the strategy is similar to the template structure set out in the revised guidance.
- 1.5 The fifth section sets out the overall strategic aims of **People, Property & Places**, of which there are 11. Each aim directly responds to a specific need which was identified as part of the local housing market assessment or other research undertaken for the development of this strategy, e.g. homelessness. Depending on its complexity, each aim will contain one or more strategic objectives setting out in general terms how an identified issue will be tackled or alleviated. From each strategic objective flows a series of target outcomes; specific actions which the stakeholders will undertake to address the situation. The aims, objectives and outcomes are summarised in the operational plan (see **Section 9**).
- 1.6 In the interests of sustainability and the ability to issue revisions at short notice, the council has taken the decision to limit the number of hard copies of this strategy being produced. To compensate for this limitation the council has reproduced the strategy as an e-document. The e-document is available for download from www.caerphilly.gov.uk/yourservices/housing Alternatively, copies of the e-document are available in CD format and can be requested, free of charge, using the email address or telephone number indicated in the address box at the end of this section.
- 1.7 If you are using a version of the e-document, simply click the left mouse button on many of the pictures or hyperlinks to access a wealth of additional and supporting information and / or link to a number of external websites or sources.
- 1.8 A limited number of hard copies of the strategy will be made available in English and Welsh. Hard copies of the strategy are available to view at all of the council's libraries, its customer first centres and area and neighbourhood housing offices.
- 1.9 This publication is available in Welsh, other languages or formats on request. Mae'r cyhoeddiad hwn ar gael yn Gymraeg ac mewn ieithoedd neu fformatau eraill ar gais.

Consultation

- 1.10 The council places great importance on consultation in the development of its strategies and services. **People, Property & Places** has been prepared and agreed by council in partnership with key stakeholders. To develop its strategic direction (the long-term vision, high-level aims, strategic objectives and target outcomes) the strategy has been subject to a two-month consultation process. This process allowed the council to actively engage with and seek the views of key stakeholders, community groups and local people on the direction

of this strategy during its draft stage. The draft strategy was subsequently refined in light of comments received during the consultation process and as a result clearly responds to the needs, views and aspirations of our communities.

- 1.11 Main elements of the consultation framework include:

Strategic Housing Partnership 11 thematic working groups tasked with putting together the first draft. This involved utilising the skills and expertise of existing partnerships or groups, such as the homelessness forum or housing association liaison group.

Community consultation questionnaires to 14 Tenants and Residents Associations and a community workshop exercise.

Public consultation a newspaper article and copies of the draft strategy placed in council offices and posted on its website.

Stakeholder consultation formal consultation with 71 organisations from the statutory, non-statutory and third sectors, including the Welsh Assembly Government.

Consultation with politicians formal consultation with 3 local Members of Parliament, 3 local Assembly Members, 73 ward councillors and 16 Community and Town Councils.

- 1.12 All responses received during the consultation exercise were reviewed and considered by the council on their individual merits. The strategy has subsequently been revised in light of some of these comments.

- 1.13 To ensure that the strategy continues to respond to people's needs and aspirations, it is the council's intention to enhance its programme of consultation. This will involve a rolling programme of thematic workshops attended by community members and key stakeholders. The results of the workshop sessions will be reported to the strategic housing forum and, where appropriate, reflected in a revised strategy and/or operational plan.

Contact Details

- 1.14 If you require further information on this strategy please contact:

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Hawtin House
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2 Strategic Policy Context

Introduction

2.1 This section summarises the provision and delivery of housing and related services throughout the county borough within the context of a national, regional and local strategic policy framework. Due regard is given throughout **People, Property & Places** to this policy framework and its effects on service provision. Great care has been taken to ensure that the strategy complements national, regional and local priorities. The section also considers the partnership working arrangements, the strategic housing function and details of the strategic housing partnership. It concludes with a summary of the results of the Strategic Environmental Assessment and the Equality Impact Assessment.

Legislation and Guidance

- 2.2 Section 87 of the Local Government Act 2003 introduced the requirement of local authorities to produce housing strategies and submit them to the appropriate authority. In Wales the appropriate authority is the assembly government.
- 2.3 The first round of local housing strategies took place in 2004. In 2006 the assembly government conducted a review of these strategies. The review noted the level of compliance with the previous guidance varied significantly. Following consultation with a number of local authorities the assembly government issued revised guidance.
- 2.4 Local authorities were subsequently required to produce a revised local housing strategy by April 2007. These revised

strategies must mainstream key elements from the Black & Minority Ethnic Housing Strategy, the Homelessness Strategy and the Supporting People Operational Plan.

National Policy Context

2.5 To ensure a consistent approach to housing across Wales, this strategy has been set within a national policy context.



2.6 One Wales is a four-year programme for government, which "...offers a progressive agenda for improving the quality of life of people in all of Wales's communities, from all walks of life, and especially the most vulnerable and disadvantaged." The themes of the One Wales document include:

- A strong and confident nation;
- A healthy future;
- A prosperous society;
- Living communities;
- Learning for life;
- A fair and just society;
- A sustainable environment;
- A rich and diverse culture;



2.7 "People, Places, Futures" – the Wales Spatial Plan sets an integrating strategic agenda for the next 20 years. It aims to ensure policies



and programmes of the assembly government "... come together effectively with the workings of local government, business and other partners across Wales, to enable a truly sustainable future."

2.8 The plan contains five distinct themes:

- Building sustainable communities;
- Promoting a sustainable economy;
- Valuing our environment;
- Achieving sustainable accessibility; and
- Respecting distinctiveness.

2.9 Sustainable Development Action Plan 2004-2007 provides a sustainable development framework for local government. The action plan identifies the long-term strategic challenges for Wales and the key actions that need to be taken in response to these challenges.



2.10 The National Housing Strategy, "Better Homes for People in Wales", provides the strategic context for the development of local housing strategies. The assembly government's vision for housing in Wales:



"We want everyone in Wales to have the opportunity to live in good quality, affordable, housing; to be able to choose where they live and decide whether buying or renting is best for them and their families."

2.11 Other key national strategies and policies taken into consideration:

- Making the Connections
- National Homelessness Strategy for Wales 2006-2008
- Race Equality Housing Action Plan 2008-2011
- National Tenant Participation Strategy for Wales
- Tackling Domestic Abuse: The All Wales National Strategy
- Ministerial Planning Policy Statement 01/2006 for Housing
- Technical Advice Note 2: Planning and Affordable Housing

Regional Policy Context

2.12 'Turning Heads... A Strategy for the Heads of the Valleys 2020' sets out the vision and priorities and is accompanied by a three-year action plan.



The strategy is built around 5 key themes:

- An attractive and well-used natural, historic and built environment;
- A vibrant economic landscape offering new opportunities;
- A well-educated, skilled and healthier population;
- An appealing and coherent tourism and leisure experience; and
- Public confidence in a shared bright future.

2.13 Other key regional strategies and policies take into consideration include:

- SE Wales Black & Minority Ethnic Housing Strategy

Local Policy Context

2.14 The Community Strategy provides the local strategic context and sets out how key stakeholders will work together over the next 10-15 years in order to make the county borough a place where people:

- like to live and want to stay and make a home - the LIVING ENVIRONMENT theme;
- can find opportunities for (paid and unpaid) work that we find rewarding - the REGENERATION theme;
- can develop a range of interests, knowledge and activities - the EDUCATION for LIFE theme; and
- can lead a full, healthy life and get treatment support and care as and when required - the HEALTH, SOCIAL CARE and WELL BEING theme.

2.15 The strategy is based on two overarching principles, under which sit 28 strategic objectives:

- To develop and maintain partnership-based planning and delivery of services to achieve sustainable social, economic and environmental well being.
- To promote a culture where there are opportunities for all regardless of colour, ethnic origin, age, sex, marital status, sexual orientation, disability, religion, language or nationality.

2.16 Caerphilly is one of 6 pilot areas in Wales currently developing a Local Service Board. The purpose of the board is to enable public services to be more responsive to local needs. Its aim is to improve services to local people by pooling resources and removing bureaucracy or other obstacles.

2.17 The Local Service Board is currently in the process of preparing a Local Service Agreement. The agreement will coordinate the delivery of services that respond to the priorities of the community, and when developed, will influence the aims and objectives of this strategy.



2.18 Other key local strategies or policies taken into consideration include:

- Improvement Plan 2005-2008
- Health, Social Care & Well Being Strategy
- Children & Young People's Framework Plan
- Strategy for Sustainable Development
- Unitary Development Plan / Local Development Plan
- Homelessness Strategy & Action Plan
- Community Safety Strategy
- Race Equality Scheme
- Local Transport Plan
- Homelessness Review, Strategy & Action Plan
- Empty Property Strategy
- Private Sector Housing Renewal Strategy
- Supporting People Operational Plan

Plan rationalisation

2.19 The plan rationalisation process sees the number of formal planning requirements reduced by the assembly government from 33 to 4 high-level strategies. This will reduce the unnecessary burden on local authorities and give them flexibility to strategically plan and deliver services which meet the needs of its communities.

2.20 Plan rationalisation for housing will take place in two stages. The first stage, as discussed above, involves the mainstreaming of key elements of the Black & Minority Ethnic Housing Strategy, the Homelessness Strategy and the Supporting People Operational Plan into a revised local housing strategy. The second stage results in key elements of a revised local housing strategy being reflected within the Community Strategy.

Partnership Working Arrangements

2.21 With the need to strategically plan service delivery and maximise the level of resources available to fund these services, greater emphasis is being placed on partnership working. Successful partnership working is central to the on-going delivery of strategically planned housing services in the county borough.

2.22 Partnership working within the county borough is a key feature of the existing housing service. There are numerous examples of partnership arrangements existing both strategically and operationally at a national, regional and local level. For example, the SE Wales Regional Housing Forum, a partnership of 10 local authorities, initially set up to consider the dynamics of the sub-regional housing market. Other examples of effective partnership working are listed in Table 2.1.

2.23 Partnership working is therefore seen as crucial by the strategic housing partnership to the successful delivery of **People, Property & Places** and the realisation of its vision.

Table 2.1: Examples of Partnership Working

National	Regional	Local
All Wales Chief Housing Officers' Panel	SE Wales Regional Homelessness Forum	Living Environment Partnership
Strategy Officers' Network	SE Wales Regional Housing Forum	Health, Social Care & Well Being Partnership
Homelessness Network	Heads of the Valleys Housing Forum	The Safer Caerphilly County Borough Community Safety Partnership
Supporting People Information Network	Gwent Supporting People Network	Housing Association Liaison Group
Private Sector Housing Technical Panel		Homelessness Forum
		Multi-Agency Forum: Against Harassment, For Equality
		Caerphilly Tenants' & Residents' Forum

Source: CCBC 2007

Strategic Housing Function

2.24 As strategic housing authority the council has a key role to play in meeting housing need and promoting the cohesiveness and sustainability of communities. This involves providing leadership and vision, and working with stakeholders, including the local community, to ensure all needs are identified and met. To be effective, and make a real difference to the local situation, it is imperative that this function is adequately resourced and maintains a significantly high profile within the council.

Strategic Housing Partnership

2.25 In order to revise the current local housing strategy the council, as lead organisation, set up a network of working groups. These groups broadly reflected the themes outlined in the revised guidance. To save time and eradicate duplication a decision was taken to utilise existing groups, such as the Homelessness Forum, rather than establish new ones. These groups consisted of organisations from the statutory, non-statutory and third sectors. The role of these groups was to draft the overall aim, objective(s) and target outcomes for their specific theme. The responsibility for coordinating the work of the groups and production of the strategy from draft to finalisation fell ultimately with the council.

2.26 The council in partnership with its key stakeholders will oversee the monitoring and revision of **People, Property & Places**. The arrangements for monitoring and reviewing the strategy are considered in **section 8**.



Strategic Environmental Assessment

- 2.27 To assess its impact on the environment **People, Property & Places** has been screened in accordance with the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (Welsh Statutory Instrument 2004 No 1656 (W.170)). On the basis of the screening the council has concluded that this strategy is not subject to the European Directive 2001/42/EC.
- 2.28 This is because the strategy, its aims and objectives contained within, does not directly constitute a significant environmental impact, in that amongst other things it is not prepared for town and county planning or land use, and does not set a framework for future development consent of projects. In arriving at its decision the council took into consideration the strategic environmental assessment carried out by the Planning Division as part of the process for devising the Local Development Plan, the strategic document that provides the framework for future development consent of projects.

Equality Impact Assessment

- 2.29 In accordance with the council's guidelines **People, Property & Places** has been subject to an equality impact assessment. The purpose of the assessment is to ensure that by creating a framework for the provision of housing and related services in the county borough, this strategy does not discriminate on the grounds of age, disability, gender, race, religion and belief or sexual orientation. The assessment has considered the likelihood and impact of the framework on these different groups of people.

A copy of the assessment is available from:

www.caerphilly.gov.uk/yourservices/housing/localhousingstrategy.htm





3 Our County Borough

Introduction

3.1 This section provides an overview of how the local housing system operates within the county borough. It starts with a brief summary of the main findings of the local housing market assessment, including the accommodation needs of Gypsies and Travellers. A full summary of the findings of the local housing market assessment can be found at: www.caerphilly.gov.uk/yourservices/housing/ It will conclude with a consideration of the key strategic and policy implications arising out of the assessment findings.

The County Borough

3.2 Caerphilly county borough is situated in the South Wales Valleys, adjacent to the urban areas of Cardiff and Newport. It was formed in 1996, under local government reorganisation, by the merger of the Rhymney Valley district in the former district of Mid Glamorgan with the Islwyn borough in the former Gwent.



3.3 The county borough occupies approximately 28,000 hectares, consisting of 33 wards and encompassing 50 distinct towns and villages. The main town is Caerphilly; other larger settlements include Blackwood, Bargoed, Bedwas, Nelson, Newbridge, New Tredegar, Rhymney, Risca and Ystrad Mynach. Settlement patterns in the county borough reflect a history of coal mining and steel manufacturing throughout the area.

Local Housing Market Assessment

- 3.4 So that it may respond in a planned and coordinated manner, the council needs to understand how the housing system is operating across all tenures throughout the county borough and the extent to which the system effectively responds to changes in housing need and demand. To assist local authorities with their understanding the assembly government recently published a local housing market assessment guide. The guide sets out how local authorities can assess housing need and demand in order to strategically plan the provision of housing and related services.
- 3.5 In December 2006, the council, working in partnership with four housing associations, commissioned Fordham Research to carry out a local housing market assessment for Caerphilly county borough. The assessment was carried out in accordance with the guidance issued by the assembly government and was completed in December 2007.

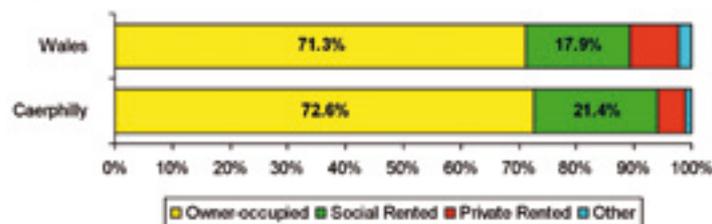


3.6 At the time the assessment was undertaken the so-called 'credit crunch', and the consequent downturn in the housing market in the UK was just beginning. The factors which have driven this downturn, including the difficulty in accessing cheap mortgages and increasing inflation and unemployment, continue to effect the housing market situation in the county borough, and further impact is likely in the next year. Consequently, the assessment does not take into full consideration the likely impact of the credit crunch on the housing situation. Updates to the assessment, which will take place annually, will respond to changes in the economic and housing market situation and provide the council with a clearer indication of the likely impact and consequences of the credit crunch and its implications on the strategic direction of this strategy.

3.7 The assessment provides the council with a crucial evidence base for preparing this strategy and underpins many of the strategic priorities contained within. In doing so, it used a variety of sources to obtain the depth and breadth of information required including secondary data, a survey of local households, interviews with estate and letting agents, stakeholders of the housing market and a broader community consultation event.

3.8 Figure 3.1 provides a breakdown of the housing stock by tenure. It shows that the percentages of owner-occupied and social rented dwellings are significantly higher in Caerphilly county borough than in Wales as a whole. The percentage of private renting is almost half the national average.

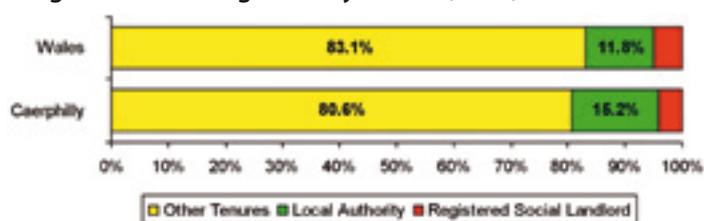
Figure 3.1: Housing Stock by Tenure (2001)



Source: Census 2001

3.9 Tenure estimates have been made by the Welsh Assembly Government since 2001. However, these estimates do not include privately rented housing, the increase in which remains unmeasured on a local level. Figures 3.1 and 3.2 show that between 2001 and 2006 the proportion of social rented housing has declined to from 21.4% to 19.4%, a slightly larger decrease than the Welsh average over the same period of time.

Figure 3.2: Housing Stock by Tenure (2006)



Source: Welsh Assembly Government (2006)

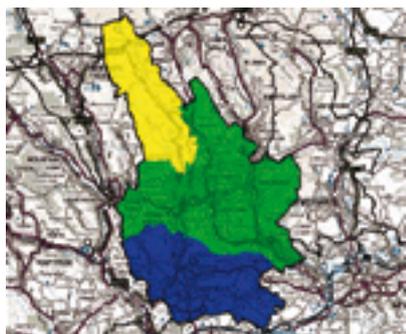
3.10 Table 3.1 provides a summary of the key statistics for the county borough using secondary data sets, and their status above (▲) or below (▼) the Welsh national average, where appropriate.

Table 3.1: Summary of Key Statistics

Variable	Statistic	Relation to Welsh average	Source
Basic Statistics			
Population	170,200		2005 estimate (National Statistics)
Households	71,100		2004 estimate (WAG)
Ethnicity	approx 1% non-white	▼	2005 (Welsh Labour Force survey)
Life Expectancy	75.2 / 79.3	▼	2003-05 (WAG)
Housing Stock			
Dwelling stock	73,501		March 2006 (WAG)
% social rented	19.4%	▲	March 2006 (WAG)
Detached houses	14.4%	▼	Census 2001
Terraced houses	38.1%	▲	Census 2001
Economy and Workforce			
Workforce earnings	£21,068	▲	Annual Survey of Hours & Earnings 2006
Residents earnings	£20,851	▼	Annual Survey of Hours & Earnings 2006
Gross Value Added	£11,074 per head	▼	National Statistics 2004 (Central Valleys)
% manufacturing	26.3% 2005	▲	ONS Annual Business Inquiry 2005
% professional & managerial workers	28.9% 2006	▼	ONS Annual Population Survey 2006
Current Trends			
Population	+0.6% 2001-2005	▼	Census 2001, National Statistics 2005
Employee jobs	+7.8% 2001-2005	▼	ONS Annual Business Inquiry 2001-2005
Earnings of residents	+24% 2002-2006	▼	Annual Survey of Hours & Earnings 2002-2006
House prices	+88% 2002-2006	▼	Land Registry House Price Index 2002-2006



3.11 An analysis of the cost of housing across the county borough revealed the emergence of three distinct sub-markets, similar in location to those identified in the South East Wales Regional Housing Market Study (2005). The map to the right illustrates the three sub-markets, which follow postcode sector boundaries within the county borough.



Source: Caerphilly County Borough LHMA 2007

3.12 Table 3.2 provides a breakdown of entry-level purchase prices and weekly rental costs for each of the three sub-markets. It shows that the Southern sub-market is the most expensive, whilst the Northern sub-market is the cheapest.

Table 3.2: Entry Level Housing Costs

Sub-market and property size	Purchase price	Weekly rental cost
South		
2 bed	£96,000	£106
3 bed	£111,000	£115
4 bed	£171,000	£150
Middle		
2 bed	£90,000	£97
3 bed	£104,000	£106
4 bed	£152,500	£122
North		
2 bed	£80,000	£82
3 bed	£85,000	£91
4 bed	£125,000	-

Source: Survey of Estate and Lettings Agents (2007)

3.13 Table 3.3 provides a breakdown of financial capacity by tenure. It shows that owner-occupiers without a mortgage (typically older households) have by far the highest financial capacity. It is about 15% higher than the financial capacity of the generally younger households who still have mortgages. The three renting categories clearly have much lower financial capacity, since they have no equity.

Table 3.3: Financial Capacity and Tenure

	Owner-occupied (no mortgage)	Owner-occupied (with mortgage)	Council	Housing Association	Private rented
Mean income	£18,831	£31,410	£7,651	£8,814	£13,603
Mean savings	£24,715	£6,904	£710	-£73	£3,643
Mean equity	£122,858	£76,053	-	-	-
Financial capacity	£204,067	£177,186	£23,662	£26,371	£44,451

Source: Caerphilly County Borough LHMA 2007 - household survey data

3.14 Table 3.4 provides a simplified breakdown of the affordable housing requirement for Caerphilly county borough. For a more detailed explanation of the affordable housing requirement calculation please refer to the relevant section of the 2007 local housing market assessment.

Table 3.4: Affordable Housing Requirements

Stage in calculation	Output
Stage 1: current need (gross)	2,731
Stage 2: available stock to offset need	217
Stage 3: newly arising need	1,168
Stage 4: future supply of affordable units	869
Net shortfall or surplus of affordable units	516

Source: Caerphilly County Borough LHMA 2007

3.15 The total current need (1,084) suggests a requirement for 217 units per year for the next five years. Added to this is the figure for newly arising need (1,168), which gives a total of 1,385. The estimated future supply to meet this need (869 units per year) is taken away from this total to give an affordable housing requirement of 516 units per year.

3.16 Table 3.5 provides a breakdown of special needs categories. It shows that some 27.8% of all households (20,239) contain special needs members. 'Medical condition' is the most commonly found special needs category, followed by 'physical disability'.

Table 3.5: Special Needs Categories

Category	Number of households	% of all households	% of special needs households
Frail elderly	3,820	5.2%	18.9%
Medical condition	12,116	16.6%	59.9%
Physical disability	10,726	14.7%	53.0%
Learning difficulty	2,718	3.7%	13.4%
Mental health problem	4,074	5.6%	20.1%
Severe sensory disability	1,758	2.4%	8.7%
Other	1,586	2.2%	7.8%

Source: Caerphilly County Borough LHMA 2007 - household survey data



3.17 Table 3.6 provides a breakdown of key workers living in the county borough. The number of key workers living in the county borough is estimated at 10,085 people. Key worker households are more likely to be owner-occupiers than non-key workers, and are more likely to have a mortgage.

Table 3.6: Key Worker Categories

Category	Number of persons	% of key workers
Nurses & other NHS staff	4,496	44.6%
Teachers	3,512	34.8%
Police officers	409	4.1%
Prison and probation service staff	270	2.7%
Clinical healthcare staff & social workers	1,368	13.6%
Fire-fighters	29	0.3%
TOTAL	10,085	100.0%

Source: Caerphilly County Borough LHMA 2007 - household survey data

3.18 Some 23.2% of households in the Caerphilly county borough contain older persons only, and a further 9.8% contain a mix of both older and non-older persons. Older person only households are largely comprised of one or two persons, providing implications for future caring patterns. Although the majority of older person only households live in the private sector, it is interesting to note that just under 30% of council rented accommodation houses older people.

3.19 There are 22,245 households in the county borough with families, accounting for just over 30% of all households. Lone parent households display characteristics that are quite different from families with two parents; they are more likely to be living in smaller dwellings and are more likely to be living in unsuitable housing. A higher proportion of lone parent families would like to move to a different property now or within a year.

3.20 The occurrence of overcrowding and under-occupation was also considered using survey data. The results suggest that 2.0% of all households are overcrowded and 38.3% under-occupy their dwelling.

Accommodation Needs of Gypsies & Travellers

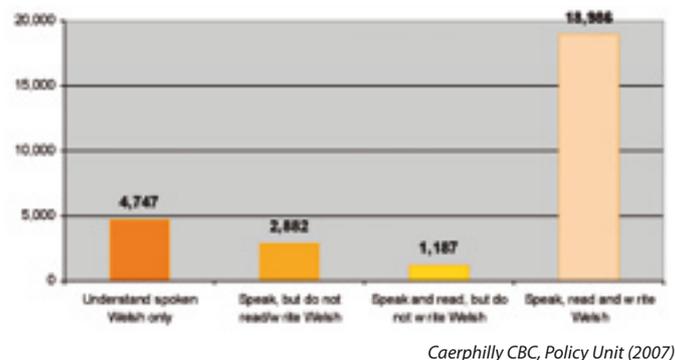
3.21 The accommodation needs of Gypsies & Travellers were assessed in accordance with guidance issued by the assembly government. The assessment showed that there is not a current need for specific Gypsy and Traveller provision in the county borough. For further information on Gypsies and Travellers see paragraph 5.33-5.34.

Welsh Language

3.22 Caerphilly County Borough Council is committed to ensuring that the Welsh and English languages are treated on the basis of equality. The council works with its partners from the public, private and third sectors to ensure that the needs of the local Welsh speaking population are met.

3.23 Figure 3.3 provides a detailed breakdown of Welsh language skills in the county borough:

Figure 3.3: Welsh Language Skills



3.24 Of the council's 33 wards, Welsh language skills, expressed as a percentage of the population, range from a low of 6.9% in Pontlloftyn to a high of 15.8% in the Aber Valley.

3.25 The council's Welsh Language Scheme and Linguistic Skills Strategy outlines how it deals with issues surrounding Welsh, other spoken languages and British Sign Language, and is available to download from the council's website at www.caerphilly.gov.uk/thecouncil/equalities/

Key Strategic & Policy Implications

3.26 The main findings from the local housing market assessment provide the basis of key strategic and policy implications the council is required to consider if it is to ensure that the housing requirements of the citizens of Caerphilly county borough are met. These implications form the basis of the long-term vision, overarching aims and strategic priorities contained within the strategy. They will be considered here briefly, then in more detail in the following section. Implications include:

- what types and tenure of new build will be required in the future to produce a balanced housing system;
- how can the cost gaps between tenures be bridged to enable people to move onto / up the property ladder, thereby meeting their aspirations and needs;
- consideration of the role of the intermediate housing market in meeting housing need;
- ensuring that the housing stock continues to meet the changing needs and demands of an ageing population;
- maximising the social and economic benefits of the Welsh Housing Quality Standard to continue the regeneration of some of Wales' most deprived communities;
- ensuring that the provision of all future housing and the maintenance of the current stock is achieved within the principals of sustainable development;
- ensuring that people have equal access to good quality housing services; and
- how can the council effectively harness the contribution of all organisations to ensure all housing requirements are met;





4 Our Vision and Aims

Introduction

4.1 **People, Property & Places** is the local housing strategy for Caerphilly county borough. It is an overarching strategy, which sets out the vision for meeting housing requirements within the county borough. The strategy has been produced in accordance with guidance issued by the Welsh Assembly Government and contains a set of aims and target outcomes for action by the council and key stakeholders. In doing so, it sets out a clear framework for the strategic provision of good quality, affordable housing, which is situated in safe and sustainable communities.

The Housing Vision

4.2 By responding to national, regional and local priorities, the vision for housing provides the strategic context for the provision of housing and related services in Caerphilly county borough. It has been broken down into three broad themes, which are reflected throughout this strategy:

Our Vision for Housing in Caerphilly County Borough

Meeting the housing requirements of all people through better access to a range of high quality housing advice and support services. Our **People** theme.

Providing the opportunity for everyone to live in affordable, sustainable, good quality housing, regardless of tenure. Our **Property** theme.

Enabling everyone to live in safe, sustainable and inclusive communities. Our **Places** theme.

Overarching Aims

4.3 In order to realise the housing vision, the strategic housing partnership has established a range of overarching, thematic aims. These aims acknowledge and respond to national, regional and local priorities. They have been devised to ensure that the people of Caerphilly county borough have access to a range of good quality, affordable housing that is situated in safe and sustainable communities:

Aim 1: "To reduce the incidences of homelessness and repeat homelessness, and to eliminate rough sleeping."

Aim 2: "To promote race equality and tackle harassment and unlawful discrimination through the mainstreaming of minority ethnic housing issues."

Aim 3: "To promote the provision of high quality housing services to enable older people to live independently."

Aim 4: "To meet the housing requirements of vulnerable people through better access to a range of high quality, specialist housing and support services."

Aim 5: "To meet housing requirements through the provision of a range of good quality, affordable housing options."



- Aim 6:** "To provide good quality, well-managed homes in communities where people want to live, and offer people housing choices which meet their needs and aspirations."
- Aim 7:** "To work together to create places where people want to live using sustainable solutions."
- Aim 8:** "To abolish fuel poverty and reduce the effects of housing on climate change through the promotion of sustainable, energy efficient solutions."
- Aim 9:** "To meet housing requirements and promote sustainable mixed communities through the Land Use Planning Framework."
- Aim 10:** "To promote the growth of a private housing sector which is healthy, vibrant and well-managed."
- Aim 11:** "To promote sustainable and mixed communities that are located in safe and attractive environments."





5 High Quality Housing Advice & Support Services

Background

- 5.1 A key challenge for housing advice and support providers throughout the county borough is the provision of high quality housing advice and support services that effectively respond to future needs and aspirations.
- 5.2 Our **People** section outlines the strategic aims devised to address homelessness, ethnic minority housing issues, older person housing and supporting people.

Strategic Aim 1: Homelessness

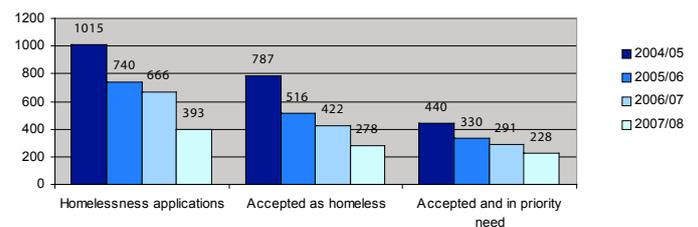
“Our aim is to reduce the incidences of homelessness and repeat homelessness, and to eliminate rough sleeping.”

Evidence Base

- 5.3 Whether due to an emergency, personal crisis or structural factors, homelessness is considered the most extreme form of social exclusion. Using key outputs from the local housing market assessment and other data sources, the following paragraphs profile the extent and causes of homelessness in the county borough.
- 5.4 The council submits information to the Welsh Assembly Government on the number of homeless cases it deals with on a quarterly basis. The information helps capture a national and local picture of the extent and nature of homelessness. The form used to record this information is called a WHO 12 form.

5.5 Figure 5.1 provides a summary of homeless cases over a four-year period. It shows that the numbers of homelessness applications, people accepted as homeless and those people deemed to be accepted as homeless and in priority need over this period has fallen year-on-year:

Figure 5.1: Homelessness Statistics



Source: CCBC, WHO 12 Returns

5.6 In April 2008, the Welsh Assembly Government amended the WHO 12 form. Subsequently, there is no longer a requirement to record the total number of enquiries made about homelessness. A review of the information recorded in quarter 1 and 2 of this year shows that the total number of people accepted as homeless being 175 and the number of people deemed to be accepted as homeless and in priority need being 146. If trends persist over the remaining two quarters of the year then the extent of homelessness is likely to exceed the number of cases recorded for 2007/08.



Table 5.1: Main Causes of Homelessness

		2004 / 05		2005 / 06		2006 / 07		2007 / 08	
		No	%	No	%	No	%	No	%
Parents no longer willing or able to accommodate		86	20	59	18	71	24	28	13
Other relatives or friends no longer willing or able to accommodate		47	11	35	11	29	10	17	8
Breakdown of relationship with partner	Non-violent	100	23	58	18	11	4	7	3
	Violent					45	15	48	23
Racially motivated violence or harassment		-	-	-	-	0	0	0	0
Other form of violence or harassment		-	-	-	-	2	1	6	3
Mortgage arrears (repossession or other loss of home)		-	-	-	-	13	4	14	7
Rent arrears on:	Local authority or other public sector dwelling	-	-	-	-	0	0	0	0
	Housing association or other registered social landlord dwellings					0	0	0	0
	Private sector dwellings					2	1	4	2
Loss of rented or tied accommodation		-	-	-	-	51	18	13	6
In institution or care (e.g. hospital, residential home, army, prison etc)		-	-	-	-	50	17	58	27
Other (including homeless in emergency, returned from abroad, sleeping rough or in hostel)		-	-	-	-	17	6	18	8
*Mortgage / rent arrears, in institution / care, other reasons		207	47	178	53	-	-	-	-
Total		440	100	330	100	291	100	213	100

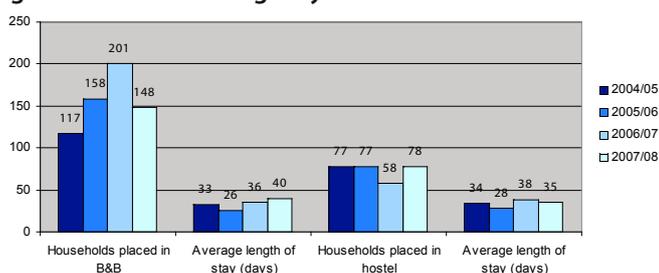
*Aggregated in previous years

Source: CCBC Who 12 (April 2008)

5.7 In 2007/08, the WHO 12 form was expanded to include a wider range of causes of homelessness. Table 5.1 provides a breakdown of the main causes of homelessness over a four-year period. The table shows the three most common causes of homelessness (2007/08) were 'breakdown of relationship with partner' (55), 'in institution or care' (58) and 'parents no longer willing or able to accommodate' (28). It is worth noting that during the first two quarters of this year there has only been 4 recorded cases of homelessness due to mortgage arrears.

5.8 Figure 5.2 provides a breakdown of the use of emergency accommodation and the average length of stay in days over a four-year period. The figure shows that in the last 12 months the number of households placed in bed and breakfast accommodation has fallen by approximately 25%, whilst the number of households placed in hostel accommodation has increased. In terms of average stay, the length of stay in bed and breakfast accommodation has increased by 4 days, whilst the length of the average stay in hostel accommodation has been reduced by 3 days.

Figure 5.2: Use of Emergency Accommodation



Source: Caerphilly CBC (2007)

Current Service Provision

Homelessness & Health

5.9 The link between homelessness and health inequalities is well documented. The Community Strategy gives a commitment to tackle health inequalities for homeless people. In order to carry out this commitment housing organisations are working in partnership with health care providers to ensure that specialist health services are available to homeless people.

5.10 The second theme of the 2008-2011 Health, Social Care & Wellbeing Strategy attempts, 'To reduce health inequalities by tackling the effects of deprivation and the wider determinants of health.' It attempts to do this by:

- Ensuring integration of housing and housing related support services within the HSCWB Partnership planning structure; and
- Putting in place increased measures to improve access to healthcare for homeless people.

The Homelessness Strategy

5.11 The council has produced a Homelessness Review, Strategy and Action Plan 2003-08, which outlines what needs to be done to prevent homelessness and to help people who become homeless. The action plan is reviewed annually to make sure that all-important issues are linked to the National Homelessness Strategy, and to ensure that the development of homelessness services within the county borough reflects the national agenda.



5.12 The strategy contains 5 overarching strategic objectives, which summarised include the:

1. provision of appropriate support, including access to specialist services;
2. adequate supply of suitable forms of temporary and emergency accommodation;
3. availability of high quality, independent and informed advice and advocacy services;
4. development of joint working arrangements; and
5. development of policies and services which promote social inclusion.

5.13 To ensure that the strategic planning framework for homelessness is maintained, and is reflected in **People, Property & Places**, the key tasks attached to the Homelessness Strategy and Action Plan, are monitored, reviewed and revised on an annual basis. Responsibility for the monitoring, review and revision of the strategy and action plan lays with the Homelessness Forum; a collective of local stakeholders, including representatives from all the main housing providers and support agencies that operate within the county borough.

5.14 Annual reports are used to measure success in achieving each of the tasks attached to the action plan. Statistics are also used to inform the priorities, tasks and targets to be included in the strategy and action plan for the following year, to ensure continuity in planning and improvement in services. Progress on the target outcomes contained within the action plan is reported to the Homelessness Forum on a quarterly basis.

Corporate Implementation

5.15 To ensure that homelessness issues are considered as part of its regular activities the council has appointed one of its elected members as "Homelessness Champion". Homelessness is a key priority for the council and features prominently in the strategic objectives of the Community Strategy and the Health, Social Care & Well Being Strategy. A homelessness sub-group ensures that homelessness issues receive proper consideration and link into targets in the Homelessness Strategy and other corporate strategic plans.

Rough sleeping

5.16 Numbers of people sleeping rough are monitored via the homelessness and housing application processes and an annual count. A review of the Housing Register revealed that 8 people were in receipt of 'rough sleeper' points during the last twelve months. In March 2007, the council participated in a national count of rough sleepers. It was found that no person(s) was found to be sleeping rough in the county borough during the count. A further count is planned in 2008.

Prevention of homelessness

5.17 A key aim of **People, Property & Places** is to reduce incidences of homelessness and repeat homelessness in the county borough. As part of the prevention

agenda the council works in partnership with a number of agencies from the statutory, non-statutory and third sectors. The council has also recently established a standalone allocations and advice section, which, in time, will result in an improved service to people presenting as homeless or potentially homeless. Examples of services designed to prevent homelessness include:

- introducing a Housing Options initiative to provide structured, targeted housing advice;
- improving the quality and focus of independent housing advice services by setting up joint working arrangements, with partners such as Shelter Cymru and Citizens Advice Bureau Cymru;
- providing a Bond Scheme, managed by Trothwy Cyf, to help people who want to rent a home in the private sector;
- supporting the mediation service, managed by Llamau Ltd, which helps to resolve disputes between young people and their parents, thereby enabling them to remain in their existing home and avoiding homelessness, or re-establishing family connections even when return to the family home is not an option;
- improving the effectiveness of the Landlords' Forum, to help to build direct links with private sector landlords;
- increasing the supply of private sector accommodation that is available for occupation by people who might become homeless, by identifying private sector stock for lease directly by the council, and with housing associations, to provide additional homes that can be leased for use by homeless people; and
- using Supporting People funding to support vulnerable households at risk of homelessness, to help them to set up or keep their home.

Support and advice

5.18 An implication of the continuing credit crunch is an increase in demand for homelessness support and advice services, provided by organisations such as the council and Shelter Cymru, and debt advice services, provided by organisations such as the Citizens Advice Bureau. As part of its homelessness prevention toolkit, the council, in partnership with three housing associations, has recently established a mortgage rescue scheme. The scheme, which is being funded by the Welsh Assembly Government, directly responds to the credit crunch. By taking a part or whole equity share in their homes, mortgage rescue can prevent some owner-occupiers and their families from becoming homeless as a result of repossession.

5.19 The establishment of the standalone allocations and advice section and the commencement of a housing options initiative has increased the coverage and quality of support and advice services available to people threatened with homelessness. The council works in partnership with a number of agencies from the statutory, non-statutory and third sectors to provide advice and support services:



- increasing the number of staff the council employs to provide a more professional and effective advice service;
- providing Shelter Cymru with funding to provide weekly housing / homelessness advice surgeries;
- offering tailored training to other agencies who may have to deal with people who are at risk of homelessness, to ensure that they are identified early and referred to appropriate specialist advice agencies; and
- working in partnership with a number of key frontline agencies to provide a one-stop-shop (Safer Caerphilly multi-agency centre) to those affected by domestic abuse. A new homelessness prevention outreach worker post, based at Women's Aid, also incorporates tenancy exchange.

Identified Resources

5.20 Incidences of homelessness and repeat homelessness cannot be tackled without sufficient levels of resources. The council's homelessness service is paid for from its General Fund and by grants from the assembly government. Items of funding include:

- £20k – Homelessness Prevention Fund (2007/08); and
- £10k – grant to Shelter Cymru.

What we want to do...

Strategic Objectives:

- 1.1 To ensure that an appropriate level of support, including access to specialist services, is available to vulnerable people who are either homeless or at risk of homelessness;
- 1.2 To prevent homelessness and repeat homelessness through the provision of good quality housing advice services; and
- 1.3 To provide a range of good quality temporary, emergency and move-on accommodation for homeless people.

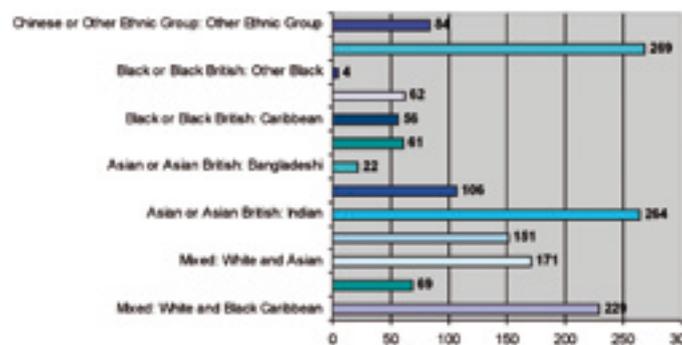
Strategic Aim 2: Mainstreaming Ethnicity

"Our aim is to promote race equality and tackle harassment and unlawful discrimination through the mainstreaming of minority ethnic housing issues."

Evidence Base

- The ethnic minority population within the county borough is less than 1% of the overall population and below the Wales average of 2.4%. The largest minority groups, excluding White Other, include Chinese (269), Indian (264) and Mixed: White & Black Caribbean (229) – see figure 5.3.

Figure 5.3: Ethnic Minority Groups



National Statistics – Census 2001, Ethnic Group (UV09)

5.21 The local housing market assessment used both primary and secondary data sets to assess the accommodation needs of Gypsies and Travellers. The assessment showed:

- Only two people identified their ethnic origin as Gypsy or Traveller on the household survey. When cloned to give an aggregate figure for the county borough this equates to 122 people.
- Information provided by the council's Environmental Health, Planning and Supporting People sections failed to reveal any tangible need for services from Gypsies or Travellers living in, or travelling through, the county borough.

Current Service Provision

Strategic Context

- 5.22 Ethnic minorities, including Gypsy and Traveller communities, can often suffer discrimination and inequality. In response, **People, Property & Places** sets out a clear agenda for the mainstreaming of ethnic minority housing issues within the overall provision of housing services throughout the county borough.
- 5.23 The National Housing Strategy and the Black, Minority Ethnic Housing Action Plan for Wales provide the policy framework for the mainstreaming of ethnic minority housing issues. The action plan provides the policy framework for the development of BME housing strategies at a regional or local level.
- 5.24 The council collaborated with the SE Wales Partnership, a consortium of 4 local authorities and 6 housing associations, to develop a regional strategy titled, 'SE Wales BME Housing Strategy'. The aims of the strategy are to:
 1. ensure that unlawful racial discrimination does not occur;
 2. promote equal opportunities for all ethnic groups with a housing context;
 3. deliver a high standard of housing related service to people from BME communities;
 4. provide housing related services that are sensitive to differences in need, language and cultural practices;
 5. recognise the diversity of local housing communities and to foster good relations between communities; and
 6. take positive action to address existing disadvantage and encourage a more inclusive society.



5.25 Each social landlord has developed an action plan that reflects the aspirations and needs of their ethnic minority tenants, and to continually improve service delivery. To ensure ethnic minority housing issues are placed within the wider strategic objectives of the council, its action plan has now been mainstreamed within this strategy's operational plan.

Housing Services

5.26 The council and other social landlords operating throughout the county borough provide housing services to meet the needs of service users in accordance with legislative and regulatory requirements. Information on the range of housing services provided by social landlords is made available via a number of different formats including leaflets, newsletters and websites. The council also uses specialist services such as Language Line and the National Interpretation Service.

5.27 The council, along with Linc Cymru and United Welsh housing associations, are members of Tai Pawb, the first BME housing organisation for Wales. It is currently working with Tai Pawb, through its Race Equality in Housing Management network, to develop an equality monitoring form, which will improve the range and type of data the council and other social landlords are currently collecting.

Race Equality Scheme

5.28 In accordance with its statutory duty the council has produced a Race Equality Scheme (2005-2008). The scheme sets out its duty to promote equality and tackle racial discrimination and emphasises the council's commitment to achieving equality both within service delivery and employment. The statement of commitment within the scheme notes that the council is:

"...opposed to discrimination in any form and is committed to ensure that all sections of the community have access to and benefit from the full range of services and employment opportunities it provides, irrespective of colour, ethnic origin, gender, age, marital status, sexual orientation, disability, religion, language or nationality."

Tackling Racial Harassment

5.29 In their attempts to create safe and vibrant communities, social landlords should take every opportunity to prevent racial harassment, promote the reporting of incidents of a racial nature, support victims of such behaviour and take action against perpetrators to enforce the landlord's civil powers and deter further harassment.

5.30 There are a number of legal remedies available to tackle racial harassment including possession proceedings, injunctions and anti-social behaviour orders. These remedies are outlined in the council's tenancy management policies and the Statement of Policies & Procedures for Anti-Social Behaviour. To ensure compliance with legislation the Statement of Policies & Procedures for Anti-Social Behaviour is reviewed every two years.

5.31 In June 2007, the council set up a specialist section to deal with neighbour nuisance and anti-social behaviour, including racial harassment. To date, the Tenancy Enforcement Team has secured a number of possession orders to evict tenants who have persistently breached the terms of their tenancy conditions.

5.32 The council is a member of the Multi-Agency Forum for Equality, Against Harassment, whose membership consists of organisations from the statutory, non-statutory and third sectors, including Heddlu Gwent Police, the Crown Prosecution Service and the Valleys Regional Equality Council. The forum's charter covers the promotion of equality in all aspects of its work and is enshrined by 4 overarching objectives.

Empowering BME Social Housing Organisations, Contractors and Consultants

5.33 A key target outcome of the BME Housing Action Plan for Wales is that ethnic minority staff levels in the social housing sector more closely reflect the ethnic composition of the communities they serve. The council's Equal Opportunities in Employment Policy 2004 takes into account equality related employment regulations and statutory requirements. In addition, the Race Equality Scheme (2005-2008) outlines the council's specific duties as an employer under the Race Relations Act 1976 and the Race Relations (Amendment) Act 2000. The level of ethnicity of the council's staff, as a percentage of the total workforce, currently stands at 0.45%, compared to 1% in the county borough.

5.34 In 2004, Employment Practice Solutions Limited was commissioned to undertake a review of the factors affecting the development of Black and Minority Ethnic (BME) construction contractors and consultants within the social housing sector in Wales. The research identified that whilst some progress had been made in relation to engaging BME contractor and consultants, it noted lack of emphasis and attention on ensuring that procurement practices do not promote exclusivity.

5.35 The council has detailed policies in relation to equality of opportunity in employment and service delivery. Services provided by an organisation on behalf of the council must be delivered in accordance with the council's Equality in Procurement policy.

Gypsies and Travellers

5.36 An assessment of the accommodation needs of Gypsies & Travellers was carried out as part of the local housing market assessment. The assessment found that:

- There is currently no Gypsy and Traveller site provision in the county borough, although provision is provided in a number of neighbouring local authority areas;
- The council's Environmental Health section monitors unauthorised Gypsy and Traveller encampments within the county borough. In the last twelve months there has been two instances of unauthorised encampments;



- The Gypsy and Traveller count, completed in January 2007, revealed no authorised or unauthorised encampments;
- As part of the Supporting People Gwent Needs Mapping exercise, no person(s) residing in the county borough indicated their ethnicity as Gypsy or Traveller;
- The council's Planning Division notes no planning applications have been submitted by Gypsies and Travellers and no planning enforcement action has been undertaken within the last 5 years; and
- Only 2 people identified their ethnicity as Gypsy and Traveller in the household survey.

5.37 The local housing market assessment is an example of joint working between the Housing and Planning Divisions. The assessment provides an evidence base for the development of this strategy and the Local Development Plan, which is currently being developed. There is no site provision allocated in the current Unitary Development Plan. However, there is a criteria based policy aimed at providing guidance if any planning applications for Gypsy or Traveller sites are submitted.

Asylum Seekers and Refugees

5.38 There are at present no dispersal arrangements for asylum seekers in the county borough. The local housing market assessment failed to reveal an increase in demand for housing and support services from either asylum seekers or refugees. Any newly arising need will be monitored by the annual update of the local housing market assessment, and where a need arises via the Homelessness Strategy and the SE Wales BME Housing Strategy.

Migrant Workers

5.39 Although not a complete picture, the National Insurance Recording System provides a useful insight into the number of migrant workers coming to the UK. National insurance numbers are required for employment purposes or to claim benefits and tax credits. The system does not take into account the extent of migrant workers who are self employed. Table 5.2 shows that in recent years the number of non-UK nationals registered for national insurance numbers in the county borough has more than doubled since 2002/03, although during the last financial year numbers have declined slightly. The largest number of people registering originated from Poland (90). This measure does not take into consideration the level of inward and outward migration once people are registered with a national insurance number.

Table 5.2: non-UK nationals registered for national insurance numbers in the county borough

2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
90	130	190	230	270	210

Source: Department of Works & Pensions (2008)

Identified Resources

- 5.40 In addition to mainstream funding, in 2008/09, the council has set aside:
- £1,700 membership subscription of Tai Pawb;
 - £5,000 for awareness and equality training for housing staff; and
 - £1,500 for annual local housing market assessment updates.

What we want to do...

Strategic Objective:

- 2.1 To meet the needs and aspirations of ethnic minority people through the provision of high quality, housing related services that are sensitive to language and cultural differences.

Strategic Aim 3: Older People's Provision

"Our aim is to promote the provision of high quality housing and related services to enable older people to live independently."

Evidence Base

5.41 There is a need to deliver a range of good quality housing that meets the changing needs of an ageing population and embraces the development of assistive technology whilst promoting independent living. Local data shows that:

- some 41,644 households (57.2%) contain one or more person aged 50 plus;
- there are 46 sheltered housing schemes, providing 1,394 units of accommodation throughout the county borough;
- the council owns and manages 39 of these schemes, providing 1,154 units of accommodation;
- there are 2 extra care schemes, one in Blackwood and the other at Crosskeys, providing 37 and 70 units of accommodation respectively; and
- not all forms of sheltered housing meets the needs of older people who may need additional social and health care support at home.

Current Service Provision

5.42 Services for older people in the county borough have been developed in response to Housing for Older People Report, the National Service Framework for Older People and the Wanless Report. These services include:

- Telecare Services;
- 50+ Positive Action; and
- Sheltered Housing & Extra Care.

Telecare Services

5.43 The council's aim is to provide effective care and support to people using "assistive" technology, through the use of sensors and automated devices, to assist people to remain in their own homes. Assistive technology, and



other telecare services, also helps to keep older people out of hospitals or care homes and avoids unnecessary re-admission. A WISE home flat, fitted with a full range of telecare equipment and a live link to Caerphilly's monitoring response centre, has been developed within Charter Housing Association's extra care scheme in Blackwood. Some 40 clients in the county borough receive an enhanced service with telecare sensors.

5.44 The Telecare Strategy complements existing community based services aimed at supporting people and minimising the risks of living at home. There are 5,000 clients currently living in public and private sector housing connected to a community alarm service. A telecare services manager has been appointed to oversee the development of the telecare Strategy & Implementation Plan. A part-time Telecare occupational therapist has been appointed to devise an assessment process in line with the unified assessment procedure and to ensure that appropriate response protocols are in place. The council is also considering the need for 2 extra careline assistants to assist with installations to meet the target number of telecare connections.

50+ Positive Action

5.45 The council works in partnership with the Caerphilly 50+ Forum, a body of agencies from the statutory, non-statutory and third sectors, to maximise the health, independence and involvement of those who are aged 50 and over and living or working within the county borough. It has also nominated two champions, one a cabinet member and the other a senior manager, to promote older people issues.

5.46 The council has produced a local Strategy for Older People, which takes account of the 4 key themes of the Strategy for Older People in Wales:

- Valuing older people;
- A changing society;
- Living longer and healthier lives; and
- Coping with increasing dependency: Housing, Social Care and Health.

5.47 The following are examples of successful pilots undertaken by the 50+ Forum:

- the introduction of advocacy services to independent residential homes;
- the EXTEND gentle exercise programme in residential and sheltered housing schemes;
- a Digital Lobbying project;
- the Maximising Income Sub Group and has helped increase the take up of council tax benefits 8.5% in the current year. Many older people have also received more pension credit; and
- helping those most in need by promoting choice in terms of affordable housing for older people.

Sheltered Housing and Extra Care

5.48 The provision of sheltered housing and extra care schemes in the county borough provides a wide range of appropriate accommodation that enables older people to maintain a degree of independence. The council is carrying out a review of its sheltered housing schemes to ensure that this accommodation continues to meet the changing needs of an ageing population. The council is also developing an accommodation strategy for older people that will help identify and meet the individual needs of older people.

5.49 The council has been successful in receiving funding approval from the assembly government to develop an extra care scheme in partnership with United Welsh Housing Association. The development, at Penrhos, Caerphilly, will offer 49 one and two bedroom apartments, mainly for rent, a restaurant, shop, coffee / tea bar, health and beauty salon and a range of other communal spaces and activity rooms. Residents will also benefit from specialist support and care on the site along with telecare and security systems. The scheme will be completed during 2009/10.



Artists Impression of Extra Care Scheme Penrhos, Caerphilly

Identified Resources

5.50 The following is a list of funding for the provision of Telecare, 50+ Positive Action and sheltered accommodation and extra care services:

- £481,197 Capital Grant (WAG) to fund the development of the local Telecare Strategy and implementation of this service;
- £40,000 Revenue Grant (WAG) to support the development and operation of Telecare during the period of the Telecare Capital Grant;
- £7,000 per annum contribution towards the Hospital Discharge Scheme;
- £35,000 Wanless funding from the Local Health Board;
- Grant funding (WAG) for a pilot project to explore options and advantages of setting up a regionalised Monitoring Response Centre;



- £4,000 from the Telecare Revenue Grant for the secondment of an accountant;
- £1,500 (WAG) for a Moving More Often Pilot;
- £5,691 for production of 'Here to Help' calendar that contains useful contact numbers for older people's services;
- £6,000 per annum from Social Services for use of communal facilities in sheltered housing schemes for luncheon clubs.
- £5.5 million towards the development of an additional extra care scheme at Penrhos, Caerphilly (2008/09).

What we want to do and how we are going to do it...

Strategic Objectives:

- 3.1 To enable older people to live safely and independently in their own homes using specialist telecare services; and
- 3.2 To provide a range of sheltered accommodation to enable older people to live independently.

Strategic Aim 4: Supporting People

"Our aim is to meet the housing requirements of vulnerable people through better access to a range of high quality, specialist housing and support services."

Evidence Base

- 5.51 The evidence base underpinning the development of the Supporting People Operational Plan and services throughout the county borough shows:
- nearly 1 in 4 women will experience domestic violence during their adulthood;
 - increasing need for support services for people with learning disabilities;
 - the 4th highest area in Wales for mental illness;
 - an increasing number of assessments for substance misuse, younger people accessing services and demand for detoxification and rehabilitation;
 - 44,604 people (26%) identified with a limiting long term illness;
 - no direct access hostel provision which may result in individuals having to sleep rough;
 - increasing numbers of ex offenders registering as homeless and being placed in bed and breakfast accommodation – 34 in 2005/2006 and 39 in 2006/2007;
 - 60% of the people completing the Gwent Needs Mapping Exercise confirm homelessness as their lead need;
 - the 4th highest standardised mortality rate in Wales;
 - the 2007 HSCWB needs assessment confirms need to increase support to vulnerable and one parent families; and
 - the 4th highest number of people 75+ living alone in Wales.

Current Service Provision

5.52 Through its Supporting People programme the council aims to improve and provide good quality housing-related support services to vulnerable people to allow them to live independently at home for as long as they wish or are able to do so. The council has contracts with thirty-one external agencies and two service level agreements to provide support services throughout the county borough. The budget for supporting people services exceeds £6 million. However, in recent years the level of grant funding has been reduced, affecting the ability of the council to adequately meet the identified support needs of vulnerable client groups.

5.53 The Supporting People programme aims to:

- develop flexible, housing related support and advice services to help people to live in their own home, whether it is owned or rented, and promote independence and choice, for all vulnerable adults;
- fit into the existing planning frameworks to reduce levels of social exclusion, poverty, institutionalisation, rent arrears, evictions and homelessness;
- develop ways of consulting people who use its services, those who provide the services and those who commission the services, to improve monitoring and future planning; and
- complement and contribute to the council's wider strategic priorities.

5.54 The Supporting People programme maps the need for accommodation related support services in the county borough. The Adult Joint Strategic Planning Group, made up from representatives from social services, health, housing, trusts, and the third sector, decides how Supporting People funding is allocated. Within the county borough the groups that have been identified as having the most significant levels of need include:

- Women fleeing domestic violence;
- People with learning difficulties;
- People with mental health problems;
- People suffering from substance abuse dependency;
- Homeless people including young single homeless;
- Ex-offenders;
- Vulnerable single parents who require support; and
- Older people and those using community care services.

5.55 The Supporting People Planning Group has identified a variety of schemes that would meet the gaps in support that have been identified. These proposals depend upon the availability of sufficient resources to fund identified gaps in services. The review of existing services may enable limited funds to be used elsewhere, and services are working together to make the best use of the resources available.



Cross Boundary Working

5.56 The Supporting People team works in partnership with other supporting people teams in Gwent to consider cross boundary issues. The supporting people coordinator for Gwent is currently looking at cross boundary issues relating to service provision for more transient, vulnerable groups.

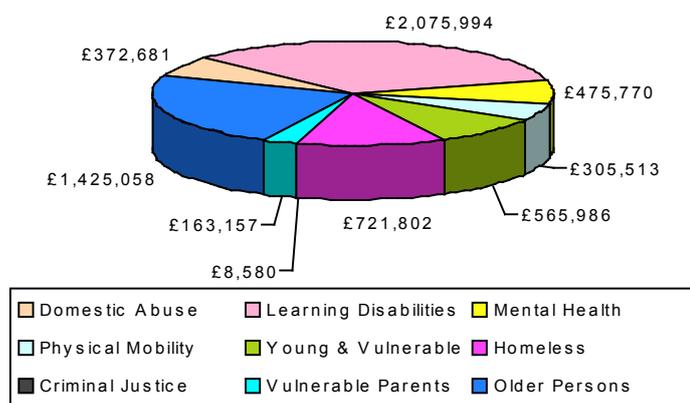
5.57 Examples of cross boundary working include:

- the planned development of two Gwent wide projects for people with substance misuse problems; one for 16/17 year olds and another for people with mental health issues (work is continuing to identify suitable project locations);
- a partnership with Gwent Probation and Trothwy Cyf, who manages two schemes that help ex offenders across Gwent; and
- the building of a new Women's Aid refuge in the county borough during 2005, and the proposed opening of a further refuge in Blaenau Gwent in 2008.

Identified Resources

The budget for supporting people services exceeds £6 million. This consists of supporting people grant from the assembly government to pay for services to help people set up or remain in their home and for supported housing schemes for people with special needs, who need help in managing on a day-to-day basis, so that they can successfully move into a more permanent home. Social housing grant funding from the assembly government is also available towards the capital cost of building new supported housing projects, which have been identified jointly by supporting people and housing staff.

Figure 5.4: Breakdown of Supporting People Funding into Client Groups (2007)



Source: Supporting People Operational Plan 2008/09

What we want to do...

Strategic Objectives:

- 4.1 To provide a range of high quality, specialist housing and support services.
- 5.58 Full details of the Caerphilly Supporting People programme are available from the website at www.caerphilly.gov.uk/supportingpeople



6 Affordable, Well Managed, Good Quality Housing

Background

- 6.1 Landlords of social housing and developers of private sector housing provide a range of affordable, well-managed, good quality housing throughout the county borough. Faced with a continuing credit crunch, a key challenge for social landlords and developers will be to maintain a level of provision sufficient to meet all housing requirements.
- 6.2 Our **Property** section outlines the strategic aims devised by the council, in partnership with key stakeholders, in relation to affordable housing, housing management, energy efficiency and sustainable development.

Strategic Aim 5: Affordable Housing

“Our aim is to meet housing requirements through the provision of a range of good quality, affordable housing options.”

Evidence Base

- 6.3 In recent years, rapid house price inflation has led to acute issues of affordability, prohibiting many people from either getting on or moving up the housing ladder. Table 6.1 provides a breakdown of the average sales price by dwelling type. The table shows that average prices have remained constant, whereas the number of actual sales has reduced significantly:
- The rate of increase in prices in the county borough is currently (April 2007) 147.1% above April 2000 prices.
 - House prices have increased far more quickly than earnings. While house prices increased 89% between 2002 and 2006, earnings increased by only 24%.
 - A consequence of affordability is that more people are now applying for housing with social landlords, reversing the trend of low demand.

Table 6.1: Land Registry Average Sale Prices (4th Quarter 2006): Dwelling Types

Name	Average price	Quarter	Annual	Sales
Detached	£203,156	-4.4%	-7.5%	67
Flat / Maisonette	£127,802	43.8%	30.5%	12
Semi-detached	£126,717	-3.0%	-4.8%	116
Terraced	£94,388	-7.1%	-7.9%	138
All	£128,738	2.7%	-6.3%	333

Source: Land Registry 2007



- The LHMA suggests a shortfall in the affordable housing requirement of 516 units per year, 79.6% of which is required in the Southern housing market area.
- In recent years the demand for council housing has increased, there are fewer void properties and average tenancy times have increased in duration.
- Rapidly increasing house and land prices, lower than average incomes and the reduction in the number of available social rented houses has led to affordability issues within the county borough.
- Over the period of 5 years, property prices have risen by 78% compared with a Welsh average of 71% (Land Registry).
- The average house price is £129,199 (Land Registry). The average household income is £19,973. To purchase an average priced property a first time buyer would need a mortgage of 6.5 times their average income.

Current Service Provision

Assessing Housing Need

6.4 The local housing market assessment has enabled the council to develop its understanding of the nature and level of housing demand and need in the county borough. The assessment provides an indication of the affordable housing requirement and the housing requirements of specific groups, such as key workers. For further information on specific housing requirements please see [Section 3](#).

Affordable Housing Provision

6.5 The council works closely with housing associations and private sector house builders to deliver affordable housing. Quarterly and project specific meetings are held with housing associations to forward plan and progress the development of schemes.

6.6 Planning Policy Wales (WAG, 2002) sets out the land use planning policies for Wales. It is supplemented by a series of Technical Advice Notes (TAN). TAN 2 (see opposite) outlines a number of delivery mechanisms available to the council to increase the provision of affordable housing:



- Social Housing Grant;
- S106 Agreements;
- Right to Buy / Right to Acquire;
- disposal of local authority land; and
- housing association reserves.

Social Housing Grant

6.7 Social housing grant is a capital grant provided by the assembly government to housing associations to fund the development of new social housing, either for rent or low cost homeownership. The grant process responds directly to the local needs and priorities determined by the council. The table below shows the level of social housing grant allocation in the county borough since 1999:

Table 6.2: Historic Social Housing Grant Allocation

1999/2000	2000/01	2001/02	2002/03	2003/04	2004/05
£5.031M	£2.460M	£2.3M	£2.72M	£2.72M	£2.69M
2005/06	2006/07	2007/08	2008/09	2009/10	
£2.814M	£3.229M	£2.889M	£6.813M	£7.785M	

Source: WAG 2008

- 6.8 The council works in partnership with housing associations to deliver affordable housing via the social housing grant programme. Both Fairlake Properties and United Welsh Housing Association are zoned to develop new homes within the county borough, providing a range of special and general needs accommodation.
- 6.9 In recognition of the potential efficiency gains the social housing grant programme recently changed to a three-year programme. This change enables the council to more effectively plan the provision of new affordable housing. The table below shows the social housing grant investment targets for last year and the next 2 years:

Table 6.3: Social Housing Grant Programme – Investment Targets

	2007/08	2008/09	2009/10	Total
1 bed flat	12	18	21	51
2 bed flat	4	36	42	82
2 bed house	7	35	20	62
3 bed house	6	68	67	141
4 bed house	14	14	16	44
2 bed bungalow	2	18	8	28
Adapted	2	2	1	5
Extra care	-	-	52	52
Total units	47	191	227	465
Social Housing Grant	£2.89m	£6.81m	£7.79m	£17.49m

Source: Caerphilly CBC 2007

6.10 In terms of social housing grant, there is an insufficient amount of resources available to meet the requirement for affordable housing in the county borough. Private sector house builders are supplementing affordable housing provision without the need for social housing grant, as are housing associations that are developing schemes at fixed affordable values.

S106 Agreements

6.11 Section 106 of the Town and Country Planning Act 1990 allows the council to enter into agreements with landowners and developers, regarding planning gain and obligations. Such agreements are an essential element of the council's policy on the delivery of affordable housing and creating mixed and sustainable communities. They are applied on all new development sites of more than 35



units where there is evidence of need. Policies relating to the provision of affordable housing are currently set out within the Unitary Development Plan.

- 6.12 The provision of affordable housing using Section 106 agreements is secured either through on-site dwelling provision or a commuted sum payment, with or without the use of social housing grant. In 2006/07, commuted sums to the value of £200,000 were secured.
- 6.13 The council monitors the supply of affordable housing via the Joint Housing Land Availability Study (JHLAS). The 1st April 2007 JHLAS forecasts a 5-year land supply of 176 affordable dwellings to be delivered through Section 106 agreements.



S106 Development at Penrhos, Caerphilly

The Intermediate Sector

- 6.14 Technical Advice Note 2 defines the intermediate sector to include, "low cost home ownership schemes such as Homebuy and other schemes where prices or rents are above those of social rent but below market housing prices or rents." This sector provides for people in employment who are unable to meet their housing needs without assistance.
- 6.15 Table 6.6 provides a breakdown of the derivation of the price of intermediate housing in the county borough. The data used to populate the table has been provided by the 2007 local housing market assessment. The table will be repopulated in accordance with the arrangements for updating the local housing market assessment. The prices are based on the mid-point of the weekly costs of social rent and entry-level market housing. They are used by the council to set values for affordable housing with private developers and landowners, as part of the S106 process.

Table 6.4: Derivation of the Price of Intermediate Housing

Sub-market and property size		Weekly cost of intermediate housing*	Implied price of intermediate housing
South	1 bed	-	-
	2 bed	£79	£57,512
	3 bed	£86	£62,244
	4 bed	£105	£76,440
Middle	1 bed	-	-
	2 bed	£75	£54,236
	3 bed	£81	£58,968
	4 bed	£91	£66,248
North	1 bed	-	-
	2 bed	£67	£48,776
	3 bed	£74	£53,508
	4 bed	£125	£91,000

Source: CCBC 2007

Low Cost Home Ownership

- 6.16 Low cost home ownership schemes (LCHO) help people to buy a home that without assistance they would not normally be able to afford. It is another method of alleviating housing need and is therefore an essential element of the council's policy on the provision of affordable housing.
- 6.17 LCHO is an area of housing provision that has been particularly affected by the credit crunch. Firstly, in recent months, there has been a substantial decline in the number of units of affordable housing secured through S106 agreements. Secondly, the lack of fluidity in the financial markets and the impact this is currently having on mortgages, both in terms of availability and affordability.
- 6.18 During the period 2006 to 2007 there were 28 units of LCHO built. Table 6.7 provides a breakdown of the type and number of units completed last year and the number of units planned for this and next year:

Table 6.5: Projection in Numbers of Low Cost Home Ownership

	2007/08	2008/09	2009/10	Total
1 bed flat	12	8	40	60
2 bed flat	5	29	32	66
2 bed house	10	12	24	46
3 bed house	10	34	30	74
Extra Care	-	-	4	4
Total units	37	83	130	250

Source: CCBC 2007



6.19 There are a number of LCHO schemes in the county borough. Table 6.8 provides a breakdown of the average price of LCHO by bed size:

Table 6.6: Average Price of Low Cost Home Ownership

Size requirement	Price
1 bedroom	£65,000
2 bedrooms	£75,000
3 bedrooms	£85,000

Source: LHMA 2007

6.20 There are two LCHO registers operated in the county borough: one by Fairlake Properties, the development section of Charter Housing, and the other by United Welsh Housing Association. In 2007/08, 120 properties were purchased via the LCHO scheme. There are currently 500 people on these two registers waiting for funding to purchase a property at a discounted price, normally on a retained equity basis. On the evidence of current trends, demand for LCHO will continue to outweigh the level of available resources for the foreseeable future

6.21 Sub-market renting is housing charged at a level above that of social rent but below that of a private landlord. The option of sub market rented housing is a consideration of the local housing market assessment. At present, no units of this type have been developed.

Disposal of Local Authority Land

6.22 In order to increase the provision of affordable housing the council may dispose of its land, either at best price or at less than the best consideration. Such disposal is governed by the Local Government Act 1972 and the General Disposal Consent (Wales) 2003.

6.23 To increase the provision of affordable housing and contribute to the regeneration of its communities, the council recently disposed of 5 parcels of land to housing associations, at prices that enabled the schemes to be financially viable. This disposal will result in the provision of 42 additional units of accommodation for families and older people. The council is currently exploring the sale of a further 9 parcels of land for provision of 147 additional units in 2009/10.

Regional Housing Enabler

6.24 Discussions have taken place between the South East Wales Regional Housing Forum and the Welsh Assembly Government on the introduction of a regional enabler to increase the supply of affordable housing throughout the Heads of the Valleys region. The position is for a two-year fixed-term period, commencing December 2008, and is supported by social housing management grant.

Private Sector House Builders

6.25 Private sector house builders are the primary source of all new homes built in the county borough. In recent years, through planning obligations (S106 agreement), they have become increasingly involved in the provision of affordable housing. Table 6.9 shows the numbers of private sector completions over the past twelve years. Although, in the last two years the overall number of completions by private developers has increased, in comparison to the previous six years, there are signs of a decline in the overall numbers, possibly due to the emerging credit crunch.

Table 6.7: Comparison of private sector completions by year

Year	1996-97	1997-98	1998-99	1999-2000	2000-01	2001-02
Wales	7,517	6,492	6,439	7,860	7,386	7,494
Caerphilly	588	686	480	690	599	476
Year	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08
Wales	7,522	7,863	7,986	7,883	8,988	8,316
Caerphilly	238	175	274	320	695	678

Source: Data Unit Wales, 2008



Social Rented Housing

- 6.26 The social rented sector provides properties to rent at below market prices and is the major source of affordable housing provision. In 2006, it comprised of some 14,264 properties, including general and special needs accommodation: local authority (11,175) and housing associations (3,089). In 2006, the amount of housing association properties increased by 88 units: new build (76); acquisitions (11); and other provision (1).
- 6.27 Barring a few exceptions, eligible tenants of the council (Right to Buy) and housing associations (Right to Acquire) are able to buy their property from their landlord at a price below full market value. The maximum discount under the Right to Buy scheme in Wales is £16,000. Since 1996 the council has sold 2,559 properties under the Right to Buy scheme: houses (2,447) and flats (112).

Welsh Housing Quality Standard

- 6.28 A fundamental principle of both the National Housing Strategy and **People, Property & Places** is that everyone should have the opportunity to live in good quality, affordable housing. To realise this vision, in 2002 the assembly government produced the Welsh Housing Quality Standard, a minimum target standard for all housing in Wales, and issued guidance to social landlords on its attainment. The guidance requires all social landlords to demonstrate that their housing stock not only meets the standard by 2012, but is maintained thereafter.
- 6.29 The provision of high quality housing is a priority of the Community Strategy. Therefore the council is committed to ensuring that its housing stock meets and maintains the standard. Based on data produced by the last stock condition survey (2001/02), supplemented by data from partial in-house surveys, the council has carried out a financial assessment of the investment requirement to meet and maintain the standard. This assessment, contained within the 2006/07 HRA Business Plan, identified a shortfall in the capital financing requirement of £10.48m by 2012 and £104.65m over the life of the plan (30 years).
- 6.30 To examine the financial options available to meet and maintain the standard, the council recently commissioned Tribal to undertake a stock options appraisal. The conclusion of the appraisal has been delayed pending the completion of a new stock condition survey, which is being undertaken by Savills. Once the stock condition survey has been completed the appraisal will be concluded and its outcomes reported to council. During the appraisal process the council is liaising closely with its tenants, staff and officials from the assembly government.

Economic Development Opportunities

- 6.31 The additional investment associated with the Welsh Housing Quality Standard and the social housing grant programme could potentially deliver massive, long-term economic benefits to many of our deprived communities.

To a certain degree these benefits are starting to be realised, although much more will need to be done if we are going to maximise the full economic development potential.

- 6.32 There are numerous examples of social landlords maximising development opportunities, including:
- the development of small and medium enterprises and local suppliers;
 - the inclusion of social clauses in contracts to ensure contractors who tender for work have a workforce that includes a proportion of local labour;
 - a council operated training programme which takes up to 5 construction apprentices at any one time; and
 - United Welsh Housing Association who, with funding from the Sustainable Regeneration Fund (Head of the Valleys programme), will take on 25-30 apprentices on an 18-month programme and train them to NVQ Level 2 in construction skills.

Developing & Improving Housing for BME People

- 6.33 The local housing market assessment revealed that the ethnic minority population represents a small percentage of the overall population in the county borough. Little is known on their exact housing requirements and further work needs to be done. This does not however prevent housing organisations taking into consideration the diverse range of needs of ethnic minorities when developing and improving housing and related services, both in the public and private sectors.

Identified Resources

- WAG Grants to the council (2008/09) – Major Repairs Allowance £7.4m and Management & Maintenance Allowance of £20.08m
- The capital programme indicates that over the next three years the council will spend £23.79m on the maintenance and improvement of its stock: £7.89m (2007/08), £7.97m (2008/09) and £7.93m (2009/10);
- In 2007/08 the council will spend £9.02m on response & void repairs; and
- £2.89m of social housing grant to provide 47 affordable housing units.

What we want to do...

Strategic Objective:

- 5.1 To meet people's needs and aspirations through the provision of high quality affordable housing within mixed and sustainable communities.

Strategic Aim 6: Housing Management

"Our aim is to provide good quality, well managed homes in communities where people want to live, and offer people housing choices which meet their needs and aspirations."



Evidence Base

- The number of people on the Housing Register as of 31 December 2006 was 6,424, an increase of 253 on the previous year. The highest categories of people waiting to be housed includes 'Families with 2 or more children', 'Families with 1 child under 12' and 'Older persons – single';
- The number of people rehoused via the Housing Register as of 31 December 2006 was 910, a decrease of 144 on the previous year. The highest categories of people rehoused includes 'Families with child under 12', 'Families with 2 or more children' and 'Older persons – single';
- The number of lettings made by the council between 24 and 12 months ago that are still in existence – 682 (2006/07);
- The total number of lettings made by the council between 24 and 12 months ago – 869 (2006/07);
- The percentage of secure lettings made by the council between 24 and 12 months ago that are still in existence – 78.5% (2006/07);
- In 2006/07 the council obtained 54 outright possession orders, rent arrears (48) and anti-social behaviour (6), lower than the Wales average of 62; and
- In 2006/07 the Tenancy Enforcement section received 882 referrals, the most common of which was for noise nuisance (272), neighbour nuisance (143) and intimidation / harassment (133).

Current Service Provision

- 6.34 The wider social housing management function has a clear role to play in tackling anti-social behaviour, promoting financial and social inclusion and thereby contributing to the creation / maintenance of balanced and sustainable communities. In order to create places where people feel safe and secure and want to live, social landlords will need to make the best use of their properties and help people who need housing explore the options open to them.

Local and Community Lettings

- 6.35 In recent years the demand for social housing has increased, requiring the council, in partnership with the housing associations, to develop a more strategic approach to the lettings of their properties. Local lettings policies, community lettings, exclusions and sensitive lettings are all key elements of the council's overall allocations policy. The policy is reviewed regularly, in consultation with key stakeholders, to ensure it continues to meet its objectives and complies with legislation.

- 6.36 Social landlords are constantly exploring methods to extend choice to applicants for rehousing. Both United Welsh Housing Association and Charter Housing operate choice based lettings schemes in the county borough. The council operates an award winning community lettings scheme in several areas of the county borough and is currently investigating the idea of a choice based scheme for its own stock.

Managing Empty Properties and Demand

- 6.37 As part of its empty property management service all council properties are inspected at the end of each tenancy. Properties that become available to let now have to reach a minimum quality standard, developed in consultation with tenants, before the property is re-let. The council is also undertaking a review of its sheltered accommodation for older people, with schemes being assessed against a fit-for-purpose checklist.
- 6.38 In order to improve its service delivery the council has recently centralised its housing allocations and advice functions. It has also developed a housing options service to provide specialist advice for people in housing need.
- 6.39 The demand for social housing in the county borough currently exceeds supply. With the continuing credit crunch resulting in more and more people unable to secure a good quality, affordable home in the private market, demand for social housing is heightening. Fewer properties are becoming available to let, because of a high level in the number of right to buy sales in recent years and a lower annual vacancy rate. The level of new social rented provision is insufficient to meet current or newly arising need, does not help the situation.
- 6.40 To give housing applicants an indication of the time they are likely to wait for an offer of accommodation the council has produced a system called "housing prospects". The system is regularly updated and shows at a local level the likely number of competing applications for different property types and also the history of lettings for the previous period covered.

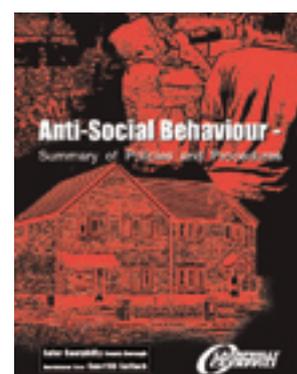
Dealing with Anti-Social Behaviour

- 6.41 Anti-social behaviour is an umbrella term used to describe an array of behaviour which, if not tackled can have a negative impact on the lives of many people. The council is a member of the Safer Caerphilly County Borough Community Safety Partnership, a body established to reduce crime and disorder, anti-social behaviour and substance misuse in the county borough.

- 6.42 The partnership has produced a strategy (see opposite) that contains five strategic priorities:

- Crime reduction;
- Anti-social behaviour;
- Safer, stronger communities;
- Substance misuse; and
- Partnership development.

- 6.43 In accordance with the Anti-Social Behaviour Act 2003 the council has produced and



published a statement of policies and procedures setting out how it will deal with anti-social behaviour, neighbour nuisance and harassment. These policies and procedures supplement pre-existing statutory legal remedies.

- 6.44 In 2005, the council set up a Tenancy Enforcement section to tackle the more serious incidences of anti-social behaviour in its own housing stock. The section deals with individual tenancy and leaseholder cases and also works at a more strategic level, in collaboration with other parts of the council and Gwent Police, on initiatives such as CANDO and PACT. It links directly to, and is co-located with, the Community Safety Partnership and Gwent Police.
- 6.45 RESOLVE is Charter Housing's specialist approach to nuisance prevention. United Welsh Housing Association has a specialist team of 2 staff dealing with anti-social behaviour and nuisance prevention.

Encouraging Participation

- 6.46 The council recognises the importance of effective tenant participation activity in effecting continuous improvement in the housing service. It has developed a Tenant Participation Compact to set out the arrangements for tenant involvement in the housing service. The Caerphilly Tenants' and Residents' Forum are responsible for monitoring the implementation of the compact.
- 6.47 There are 14 Tenants and Residents Associations operating in the county borough, representing approximately 29% of the population. The council actively supports the day-to-day running of these associations with grant funding.
- 6.48 The National Tenant Participation Strategy 2007 provides the framework for the development of local participation strategies, which all social landlords are required to produce by April 2008. The council is currently developing its strategy with the forum and United Welsh is working in partnership with its tenant representative body – Voice for Tenants.



Identified Resources

- The council's tenant participation budget for 2007/08 is £26,866, including £10,000 specifically to support Tenants and Residents Associations and £41,500 for participation related projects.
- United Welsh has a tenant participation budget of £22,000 for 2007/08.

What we want to do...

Strategic Objectives:

- 6.1 To ensure the provision of a well-managed, good quality social housing sector;
- 6.2 To ensure that all social landlords have robust policies and procedures in place to deal effectively with instances of neighbour nuisance and anti-social behaviour; and

- 6.3 To provide the opportunity and support for tenants all social landlords to participate in the day-to-day management of the housing service.

Strategic Aim 7: Sustainable Development

"Our aim is to work together to create places where people want to live using sustainable solutions."

Evidence Base

- 6.49 Given its significance to service provision the council, in partnership with key stakeholders, has prioritised sustainable development as a separate strategic aim. Sustainable development is also a principle that is integrated throughout the whole of this document, e.g. homelessness, affordable housing, energy efficiency, planning, community regeneration etc. The evidence base relating to these specific strategic aims are not included in the following indicators:

- Existing homes account for 27% of the UK's carbon emissions (Sustainable Development Commission, 2006).
- The 72,020 homes in the county borough contribute a significant part of the total impact on our local and global environment, particularly in terms of carbon emissions and waste.
- The average ecological footprint for a resident of the county borough is 4.92 global hectares - one of the lowest in the UK.

Current Service Provision

- 6.50 Sustainable development is one of the three main principals upon which this strategy has been developed. By integrating the principles of sustainable development into service delivery, housing organisations have the opportunity to make a significant contribution to the sustainability of communities throughout the county borough. There are already numerous examples of housing organisations contributing to the sustainability of communities:

- the provision of high quality and well-managed housing;
- through the location, planning, layout and design of new housing provision;
- improving the quality and condition of housing through repair and improvement programmes and grant funding;
- through the choice of building materials; and
- by energy efficiency promotion.



Silver Street, Crosskeys



6.51 Sustainable development is central to everything the council does. Its commitment to sustainable development is outlined in its strategy, 'Living Better, Using Less: Strategy for Sustainable Development'. The key aims of the strategy are to:

- raise awareness of the implications of resource consumption in order to break the link between wealth and resource consumption;
- raise understanding of the links between resource consumption and fulfilled and satisfied lives to help focus attention on those factors which genuinely improve the quality of people's lives;
- change behaviour so that individuals live more sustainable lives;
- set long term targets to break the link between short term financial considerations and long term benefits; and
- consider the global implications of our local actions.

6.52 Sustainable development is one of three principals that underpin the vision the assembly government has for housing in Wales. In order to minimise the impact of our activities on the county borough it is important to embed the principles of sustainable development into the culture of housing organisations. Therefore, improving the design, planning, construction and maintenance of housing to meet the changing needs of the population, not only now but in the future, will be a key element in the development of a county borough that is both socially, economically and environmentally sustainable.

Housing and Sustainable Development

6.53 Housing providers can help to meet targets for energy use and the promotion of micro-generation and renewable energy technologies. They can also contribute to the overall social, economic and environmental wellbeing of our communities by devising sustainable solutions, which recognise that:

- the location, planning, design, construction and maintenance of housing provides significant opportunities to contribute towards sustainable development;
- well built, safe and environmentally friendly housing, creating sustainable communities that reflect diversity and social inclusion, is fundamental to our individual and community wellbeing;
- good housing contributes to educational attainment and access to employment; and
- the investment in new housing, refurbishment and maintenance provides opportunities for social and economic benefits to the local community and to the local economy.

6.54 The United Welsh Housing Association scheme in Penrhos, Caerphilly is an example of housing being built to a high environmental standard. 48 new affordable homes, built using timber frame construction, will benefit from the installation of solar panels, resulting in lower energy costs to tenants. The homes will achieve a SAP level of 82-84 and reach an overall EcoHome standard of good.



Penrhos, Caerphilly

6.55 To reduce their impact on the environment United Welsh Housing Association now incorporates at least two environmental measures into the design of all new developments, including micro-generation technology. Syniad (a consortium of 3 housing associations) has developed a comprehensive sustainable development policy to reduce the adverse effect existing and future housing developments may have on the environment.

Identified Resources

The resources made available to promote the sustainability of communities are identified under the other strategic aims.

What we want to do...

Strategic Objectives:

- 7.1 To build effective working partnerships with the Welsh Assembly Government, other agencies and our communities to ensure joined-up action for sustainable development;
- 7.2 To maximise the social, economic and environmental benefits of investment in housing construction and maintenance; and
- 7.3 To implement environmental good practice in housing design, construction and maintenance including an increase in the use of re-used or recycled materials, and a reduction in the amount of waste materials generated.

Strategic Aim 8: Energy Efficiency

"Our aim is to abolish fuel poverty and reduce the effects of housing on climate change through the promotion of sustainable, energy efficient solutions."



Evidence Base

- The Wales Index of Multiple Deprivation (2005) reveals high levels of deprivation throughout the county borough.
- The National Housing Strategy notes that one particular manifestation of social disadvantage in housing is fuel poverty. The assembly government estimates that some 220,000 households in Wales lack basic insulation and / or heating and therefore could be affected by fuel poverty.
- An estimated 167,000 (14%) of households in Wales were suffering from fuel poverty caused by a combination of low incomes and poor energy efficient housing in 2005. (CIH, 2008)
- In the last year gas and electricity suppliers have increased their prices by between 7-15%. (Energywatch, 2007)
- Energy efficiency improvements may improve respiratory health. (Welsh Health Circular (07) 076))
- SAP ratings in the private and housing association sectors are low, when compared to council housing, indicating higher running costs.
- Around a third of all the heat lost in an un-insulated home is lost through the walls. (Energy Saving Trust, 2008)

Current Service Provision

Policy Context

6.56 There are a number of key legislative and policy documents regarding energy efficiency:

- Energy Saving Wales (2004)
- Welsh Housing Quality Standard
- Development Quality Requirements
- Housing Health and Safety Rating System
- The Code for Sustainable Homes
- MIPPS – planning for climate change and draft climate change compendium (Dec 2006)
- Technical Advice Note 8
- The Building Regulations Part L1 (2006)

6.57 Improving household energy efficiency and reducing carbon dioxide emissions is key to addressing climate change. The council's corporate energy policy states:

...we are dedicated to responsible energy management. Wherever possible we will endeavour to follow good practice methods and utilise new technologies in order to minimise and reduce the effect of any negative environmental impact associated with energy consumption.

6.58 The council has signed up to the Welsh declaration on climate change and energy efficiency, and is committed to:

- delivering a significant reduction in greenhouse gas emissions;
- improving energy efficiency in homes; and
- increasing the use of 'green' energy from renewable sources.

6.59 To measure progress the council has adopted a number of performance indicators:

Table 6.8: Energy Efficiency Targets

Indicator	Target	Progress
Home Energy Conservation Act	30%	10.01% (2006)
Policy Agreement target	12% (2007)	10.01% (2006)
WHQS SAP rating	60	72 (council) 54 (private sector) 58 (housing association)

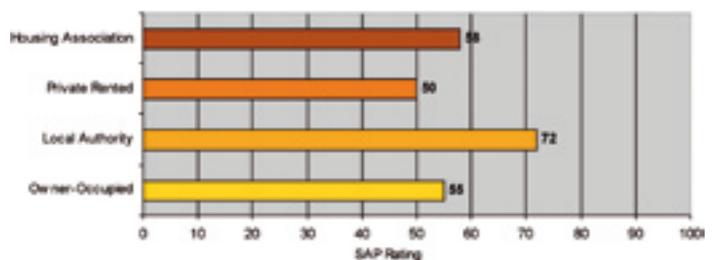
Source: CCBC 2007

6.60 To delivery its services effectively the council is working in partnership with a number of organisations, including:

- EAGA Partnership Ltd;
- SE Wales Energy Agency;
- Utility Companies,
- HECA Forum;
- Insulation installers;
- Care and Repair; and
- Living Environment Partnership.

6.61 Figure 6.1 shows the 2005/06 average Standard Assessment Procedure (SAP) ratings for housing in the county borough by tenure:

Figure 6.1: SAP Rating by Tenure



Source: CCBC Housing Division (2007)

6.62 The Welsh Housing Quality Standard requires that all homes are, 'adequately heated, fuel efficient and well insulated'. Each year the council spends just under £8m on the capital improvement of its housing stock. A proportion of this expenditure is spent on improving energy efficiency values, e.g. over-cladding, cavity wall and loft insulation, energy conservation works, central heating installation and window and door replacements.



Over-cladding at Graig-y-Rhacca



6.63 Specialist advice is part of the council's strategy for improving energy efficiency and tackling fuel poverty. The council provides advice to tenants, homeowners and third sector organisations on sustainable energy solutions and assistance with applying for grants. It has established a dedicated phone number for free, independent advice.

Identified Resources

Table 6.9: Home Energy Efficiency Scheme Funding by tenure

Tenure	Households				Measure Cost Inc Vat	
	2005/06		2006/07		2005/06	2006/07
Owner Occupied	685	59%	925	74%	£1,007,664.10	£1,040,422.17
Private Rented	18	2%	27	2%	£20,269.49	£27,962.89
Housing Association	9	1%	7	1%	£4,269.25	£7,293.60
Local Authority	456	34%	293	23%	£191,870.05	£87,657.23

Source: EAGA Partnership

What we want to do...

Strategic Objective:

- 8.1 To tackle fuel poverty by improving the energy efficiency of existing homes; and
- 8.2 To provide members of the public with independent expert advice on sustainable energy solutions.





7 Safe, Sustainable and Inclusive Communities

Background

- 7.1 A key challenge facing housing and community regeneration specialists is the promotion and maintenance of safe, sustainable and inclusive communities.
- 7.2 Our **Places** section outlines the strategic aims devised by the council, in partnership with key stakeholders, in relation to the land use planning framework, private sector housing and community regeneration.

Strategic Aim 9: Land Use Planning Framework

“Our aim is to meet housing requirements and promote sustainable mixed communities through the Land Use Planning Framework.”

Evidence Base

- The local housing market assessment (2007) reveals significant levels of housing need within the county borough and suggests an annual need for 516 new affordable dwellings per annum.
- The annual affordable housing requirement exceeds the level of supply of all new housing and therefore it will be necessary to maximise the supply of affordable housing on all new developments.

- There is no supplementary planning guidance for affordable housing supporting the current development plan.
- The council is currently preparing a local development plan that will provide the development strategy and policy framework for the county borough for the period 2006 to 2021.

Current Service Provision

- 7.3 In influencing the environments and communities within which we live the land use planning system plays an important role in determining our quality of life. Given that that annual affordable housing requirement exceeds the level of supply of all new housing, a challenge for the council will be to ensure that the planning system remains responsive to future housing requirements, whilst at the same time making a significant contribution to the sustainable development agenda.

Adopted Development Plan Policies

- 7.4 The Unitary Development Plan was approved by the council in March 2004 and contains the following housing policies:
- **Overall Housing Provision** - for the plan period 1996 to 2011 provision is made for 7,100 residential units within the county borough.



- **Settlement Strategy** - a development strategy divides the county borough into three broad areas relating to their environmental capacity, forecast needs and anticipated pressures and opportunities:
 - Area of consolidation - comprising the Caerphilly Basin and lower Sirhowy and Ebbw Valleys.
 - Area of growth - comprising the A472 Mid Valleys Corridor; and
 - Community regeneration areas - comprising the Upper Rhymney and Sirhowy Valleys, as well as the Aber Valley.
- **Affordable Housing Target** - there is no defined quantity of affordable housing identified in the plan, although the requirement for an affordable housing target derived from the local housing market assessment will be addressed in the emerging plan.
- **Affordable Housing Policies** - under Policy H3, the council will seek to negotiate an element of affordable housing on all sites of more than 35 dwellings where there is evidence of need. The plan does not define site-specific targets for affordable housing required on sites that exceed this threshold, with individual site requirements currently being identified by the Housing Division on a local assessment basis.
- **Rural Exceptions Policy** - Policy H4 identifies that affordable housing on small sites outside but adjoining existing settlement boundaries or in villages which are not defined by a settlement boundary will be permitted provided there is a local need that cannot be met within that settlement or an adjoining settlement, and that the benefits of affordable housing are secured in perpetuity.

Emerging Development Plan Policies

- 7.5 As a result of changes to the development plan system, the council is currently preparing a local development plan, which will provide the development strategy and policy framework for the county borough for the period 2006 to 2021. Once adopted the plan will allocate sufficient land for housing to meet the future needs of communities to accommodate sustainable levels of population growth. It will ensure an adequate and appropriate range of housing sites are available across the county borough in the most suitable locations to meet the housing requirements of all sections of the population, including those in affordable housing need. An affordable housing target will be included in the plan identifying the number of units that can realistically be delivered through the land use planning system.

Table 7.1: Summary of the LDP Delivery Agreement:

Stage	Timescale	
	From	To
Statutory instrument to commence LDP	April 2005	
Evidence Gathering, including formulation of sites register	April 2005	June 2006
Delivery Agreement	April 2005	May 2006
Pre Deposit Participation	May 2006	September 2006
Pre Deposit Consultation	April 2007	May 2007
STATUTORY DEPOSIT OF PROPOSALS	June 2008	August 2008
Alternative Sites Consultation	October 2008	November 2008
Indicative Stage		
Submission of LDP to WAG		June 2009
Examination and receipt of Inspector's Report		June 2010
ADOPTION		August 2010
Annual Monitoring Report		Annually

Source: CCBC 2007

Supplementary Planning Guidance

- 7.6 Supplementary planning guidance (SPG) is non-statutory guidance produced by planning authorities to provide detailed support to development plans. The council did not produce SPG for affordable housing to support the Unitary Development Plan but will produce SPG to support the Local Development Plan.

Relationship between the LHS and the Development Plan

- 7.7 In accordance with the Ministerial Interim Planning Policy Statement 01/2006 on Housing, the Local Development Plan will take account of **People, Property & Places** and the local housing market assessment, as well as other factors, in determining the provision of new housing. The assessment will form part of the evidence base for policies for affordable housing including rural exceptions if necessary and policies for Gypsies and Travellers.
- 7.8 More detailed information on the land use planning framework for the county borough can be found at www.caerphilly.gov.uk/yourservices/planning

Welsh Language and Planning

- 7.9 The Welsh Assembly Government's document Planning Policy Wales (2002) refers to a requirement whereby all local planning authorities must consider whether they have communities where the use of the Welsh language is part of the social fabric. Technical Advice Note (Wales)



20 states that local authorities, when producing plans or making planning decisions, should take account of the needs and interests of the Welsh language and in so doing to contribute to its well being.

Identified Resources

7.10 There are currently no resources identified to this strategic aim other than those allocated to core functions.

What we want to do...

Strategic Objective:

9.1 To increase the level of affordable housing supplied through the planning system.

Aim 10: Private Sector Housing

"Our aim is to promote the growth of a private housing sector which is healthy, vibrant and well-managed."

Evidence Base

- The National Housing Strategy contains targets for improving the condition of housing in the private sector.
- In the county borough the private sector consists of owner-occupied (74.7%) and private rented (5.4%) properties.
- Many of these properties were built pre-1919 and, in the short to medium term, require substantial investment to maintain and improve their condition.
- There are approximately 900 properties that have been empty for more than 6 months.
- High levels of homeownership, an ageing population and an agenda of promoting independent living have increased the need to develop sustainable homeownership solutions.
- Poor quality housing is known to adversely affect health.

Current Service Provision

7.11 In recent years the council has done much to improve the condition of housing within this sector. In 2006/07 the council's Housing Division was awarded an 'Excellence Wales Award' by the Welsh Local Government Association for its work in private sector housing.

7.12 Progress is being made in tackling empty homes and improving the condition of housing within the sector using a variety of tools such as Enforced Sales and Empty Dwelling Management Orders (EDMOs), in respect of empty dwellings, rigorous enforcement of the Housing Health and Safety Rating System within the private rented sector, together with selective grant aid, loans and area renewal initiatives.

7.13 The Private Sector Housing Renewal Strategy sets the framework for the repair and improvement of housing within this sector. The strategy contains 6 strategic aims:

1. Regeneration of declining communities;
2. The elimination of unhealthy housing;



3. The return to use of long term empty private sector houses;
4. Providing adaptations for disabled persons;
5. To enable vulnerable persons to remain at home in safety and comfort; and
6. The creation of a safe, well-managed private rented sector.

Area Renewal and Regeneration

7.14 Through the use of initiatives such as enveloping, block repair, group repair and more recently strategically planned area renewal the council has been successful in reversing the spiral of housing and socio-economic decline. Area renewal has allowed the council to improve homes and communities by investing money on works within specified areas.



Area renewal at Commercial Street, Glyngeaer

7.15 The table below shows the number of renewal areas declared and the progress to date:

Table 7.2: Renewal Areas

Renewal Area	Completed
Oakdale	2002
Abertysswg	2002
Tir-y-berth	2005
Rhymney	On-going
Llanbradach	On-going
Senghenydd	On-going

Home Improvement Grants

7.16 The council has discretionary powers to provide help to homeowners and private tenants towards carrying out improvements and adaptations to their homes. Lower income families, whose homes need a lot of work to improve them, can apply for such grants. The council runs an agency service that can help grant applicants organise the improvements of their home. This service supervises 95% of all grant-aided work, and any surplus money it makes is used to help pay for other approved work to private homes.

Loans and Equity Release

7.17 From 2008, the council intends to offer property appreciation loans to people who do not qualify for a grant or cannot afford the contribution they would have



make. Repayment of the loan is linked to any increase in the value of the property when it is sold. In the long-term the use of loans will be widened both as an alternative to grant aid and as part of a grant / loan package.

Empty Properties

7.18 Returning to use houses that have been empty for a long time is a strategic priority for the council. There are approximately 900 properties within the county borough that have been empty for more than 6 months, which are potentially a source of additional affordable housing provision. In 2007/08, using direct action, the council returned 20 properties back into use. In 2008/09, the council aims to return a further 19 properties into use.



Empty property at Penpedairheol

7.19 Education, advice and EDMOs, together with grant assistance, are used by the council to encourage both landlords and owner-occupiers to bring properties back into use. The Empty Property Strategy explains in more detail how the council intends to bring these properties back into use, to help to tackle homelessness and affordability.



Adaptations and Grants

7.20 There is an ageing population that will require some form of assistance to enable them to live independently. Housing adaptations promote independence and safety in the home. Table 7.3 shows the number of major and minor works of adaptation carried out in the last two financial years:

Table 7.3: Works of Adaptation

	2006/07	2007/08
Minor works	1,732	1,724
Major works	543	493
Total	2,275	2,217

Source: CCBC 2008

7.21 Means tested disabled facilities grants are available if homes in the private sector need major adaptation. Other funding is also provided for adaptations to council and housing association properties which are dealt with outside the grants system. Discretionary grants can be provided to assist welfare, employment and accommodation, and also where people need to move to a different property. The council also provides financial

help (non-means tested) to people for small-scale adaptations, whether they rent or own their home.

7.22 The Rapid Response Adaptations Programme (RRAP) is an assembly government funded programme aimed at addressing minor repairs and adaptations in the homes of older and/or disabled homeowners or private sector tenants, in order to facilitate safe discharge from hospital and to prevent admission or re-admission to hospital. The RRAP is operated in the county borough in partnership with Care & Repair Caerphilly.

7.23 Care & Repair Caerphilly also helps the elderly and disabled people by providing services such as minor adaptations, together with home repair and home safety advice. During 2007/08, they provided 502 works of adaptation, 93 of which were undertaken in partnership with the council, compared to 577 and 91 in 2006/07.

Adapted Housing Registers

7.24 The council also promotes independent living through the use of specialist registers. The council tries to match people with a disability, whose home is unsuitable, with suitable council properties that become available for rent. It does this through:

- an Adapted Properties Register, which identifies council properties that are suitable by design, have been substantially adapted, or that are suitable for adaptation; and
- a Disabled Persons Housing Register of people who need to move to adapted homes, together with the type of property they need.

Housing, Health and Safety Rating System

7.25 Introduced in 2006, the Housing, Health and Safety Rating System (HHSRS) replaced the previous fitness regime. The council now assesses all residential properties, including public sector housing, for potential risk(s) to the health and safety of the occupants. Typical examples of hazards as defined by the system include Excess Cold, Damp and Mould, Falls on Stairs, Falls on the level, Hot Surfaces and Electrical.

7.26 Where the council inspects a property and discovers a hazard, it has a duty to take the most appropriate action in relation to that hazard. There are a variety of steps it can take to ensure that the property is improved:

- serving an improvement notice requiring remedial works;
- making a prohibition order, which closes the whole or part of a dwelling or restricts the number of permitted occupants;
- serving a hazard awareness notice;
- taking emergency remedial action;
- making an emergency prohibition order;
- making a demolition order; and
- including the property in a clearance area.



7.27 From 2008, the council will also use the HHSRS when deciding how to award home improvement grants.

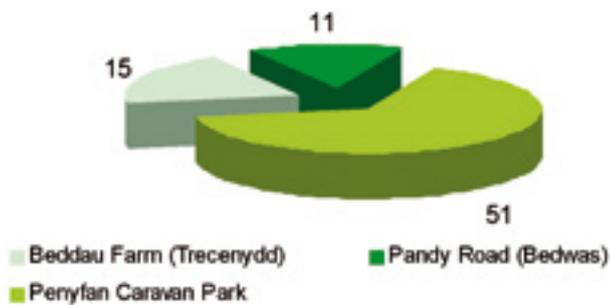
HMO Licensing

7.28 Houses in multiple occupation (HMO) are privately rented houses that are home to more than one family or a group of single people who are not related to each other. Only 3 of the 180 HMOs within the county borough have to be licensed. The council is considering an additional licensing scheme for other HMOs, to ensure that these homes are properly managed and meet basic standards required to protect the occupants.

Mobile Homes

7.29 There are three licensed, private caravan sites within the county borough, providing 77 pitches for permanent use. The figure below shows the number of pitches by location:

Figure 7.1: Mobile Home Sites and Pitches

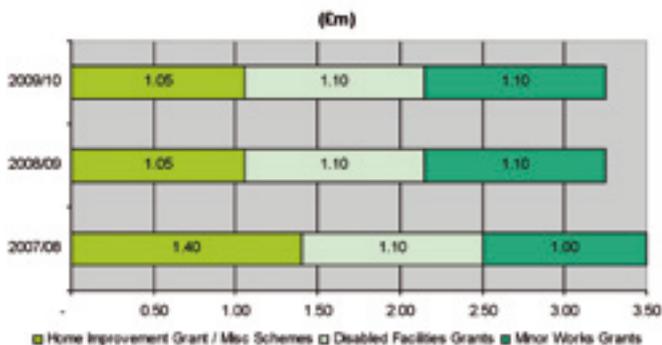


Source: CCBC 2007

Identified Resources

- £1.65m – Specific Capital Grant (Welsh Assembly Government), which can be used for renewal areas only;
- £0.25m – to complete minor adaptations such as handrails or ramps;
- £0.2m – re-investing surplus agency income in renewal work to private sector homes;
- £2.4m (approx.) – for major and minor works of adaptation during 2007/2008;
- £77k – Rapid Response Adaptations Programme provided by Care & Repair Caerphilly; and
- General Capital Funding, from the council's own resources, to support housing renewal and disabled facilities grant for 2007-2010 (See figure 7.2)

Figure 7.2: General Capital Funding



Source: CCBC 2007

What we want to do...

Strategic Objectives:

- 10.1 To maintain and improve the condition of housing in the private sector, and adapt homes to meeting the changing needs of an ageing population; and
- 10.2 To improve housing conditions within the private rented sector and promote high standards of management.

Aim 11: Community Regeneration

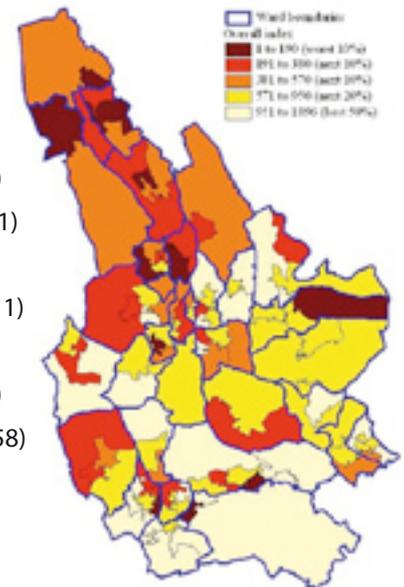
"Our aim is to promote sustainable and mixed communities that are located in safe and attractive environments."

Evidence Base

- The Household Survey (2007) showed that 64% of residents were satisfied with their local neighbourhoods. The same survey showed that 87% of residents felt safe in their local area during the day and 41% after dark.
- The Wales Index of Multiple Deprivation (2005) identifies concentrations of deprivation in the South Wales Valleys. The county borough has the 8th highest proportion of areas falling in the 10% most deprived areas in Wales.
- There are 21 Communities First areas and 14 non Communities First areas;
- Table 7.3 below shows 12 of the 110 areas within the county borough that fall within the 10% most deprived category across Wales:

Table 7.4: Areas of Multiple Deprivation

- Twyn Carno 1 (rank 6 out of 1,896 in Wales)
- Bargoed 4 (rank 17)
- St James 3 (rank 18)
- Hengoed 2 (rank 28)
- Bedwas, Trethomas and Machen 6 (rank 45)
- New Tredegar 3 (rank 51)
- Penyrheol 4 (rank 75)
- Darren Valley 2 (rank 111)
- Moriah 3 (rank 141)
- Newbridge 2 (rank 151)
- Aberbargoed 2 (rank 158)
- St James 4 (rank 189)



Source: WIMD 2005

Current Service Provision

7.30 The Communities First programme sets out the assembly government's agenda for tackling social disadvantage, cutting poverty and helping to improve the lives of people who live in the poorest areas of Wales. These areas are often characterised by the deep-rooted socio-economic problems, which contribute towards, and are exacerbated by, homelessness, affordable housing and under investment in the housing stock.



7.31 Housing organisations, through their investment programmes, have the potential to make a significant contribution to the sustainable regeneration of our communities. There are numerous examples of housing and community organisations working together to make a difference in the county borough, e.g. the Greater Bargoed community regeneration scheme and a project currently being piloted by United Welsh Housing Association to equip young people with construction skills.

Community Planning Process

7.32 The council works closely with stakeholders and local communities throughout the county borough via the community planning process to promote social inclusion and improve quality of life. Within the county borough there are 21 Communities First areas and 14 non Communities First areas. To date only a few of the partnerships in these areas have produced local action plans setting out their priorities for their communities: Aber Valley, Upper Sirhowy Valley, Deri, Graig-y-Rhacca, and Trinant.



7.33 As a matter of course these plans are reviewed by the Housing Division to ensure housing makes a real contribution to these communities, in terms of the plan themselves and the housing related policies of the council. At a local level, area and neighbourhood housing staff are working closely with the partnerships in their area to achieve housing priorities identified in their action plans. The action plans and community audits have also identified issues such as the requirements for smaller units of affordable housing. The partnerships are also being consulted with regarding the provision of new affordable housing in their areas.

7.34 Partnerships have also contributed to the priorities identified in the private sector housing renewal areas such as Llanbradach and Senghenydd. There are a number of examples where the Community Regeneration and Private Sector Housing sections of the council have worked closely to undertake projects that benefit local communities.

7.35 Examples of co-operative working between partnerships and the council include:

- Lower Rhymney Valley - the conversion of disused flats in Graig-y-Rhacca into a community resource centre. The centre provides a base for meetings of the local partnership and the tenants' and residents' association, and a base for a doctor's surgery.
- Upper Rhymney Valley – the coordination of major refurbishment and environmental works, in consultation

with the local community in Tanybryn. In Phillipstown, where former council properties were converted for use as a community house, offering a range of community activities.

- Eastern Valleys – at Holly Road, Ty Sign, a dedicated community development officer works closely with the area housing office and other council departments to support tenants in sustaining their tenancies. The area housing office provides support to the Ty Sign Partnership, including match funding for community projects.

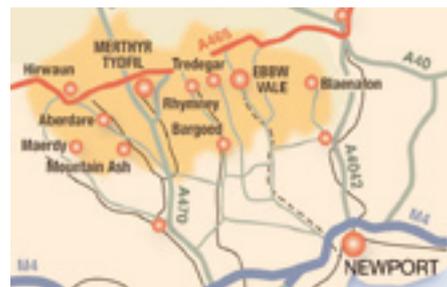
Heads of the Valleys Initiative

7.36 "Turning Heads... A strategy for the Heads of the Valleys 2020" provides a framework for the social and economic regeneration of many communities throughout this area. The strategy contains five priority themes. The theme most relevant to this strategy is 'An attractive and well-used natural, historic and built environment'.



7.37 Under this theme the focus of the strategy will be to provide high quality and affordable housing; assisting local authorities with planned and potential major upgrades of housing estates, the renewal of council housing to meet the Welsh Housing Quality Standard; and promoting environmental standards such as BREEAM and Eco-Homes.

7.38 In 2006/07, the council, in partnership with United Welsh Housing Association, received funding of £760,000 from the Heads of the Valleys project (Sustainable Regeneration Fund) towards the acquisition of two properties for use as social housing and a community health centre.



Community Lettings Scheme

7.39 In response to a high level of empty properties and instances of anti-social behaviour the council integrated an element of community lettings into its allocations policy in August 2003. The aim was to promote cohesive and sustainable communities by giving preference to local people with a connection to those communities.

7.40 A community lettings scheme was first piloted in two Communities First areas: Graig-y-Rhacca and Trinant. After a successful pilot the scheme was extended to cover the Gilfach area. The affect of the scheme has been positive, in that it has contributed to a reduction in the number of empty properties and instances of anti-social behaviour in each of these areas. The scheme has been nominated for, and received, a number of awards including the Pat Chown award.



Identified Resources

- Community partnerships have access to funding sources not available to statutory bodies. As such the partnerships have been successful in securing funding from sources such as the National Lottery, Community Facility and Activity Programme, Objective One, Key Fund to deliver projects to address local need.
- £760,000 from the Heads of the Valleys project (Sustainable Regeneration Fund)

What we want to do...

Strategic Objective:

- 11.1 To work in partnership with local communities to promote social inclusion and sustainable regeneration.





8 Monitoring, Review and Evaluation Arrangements

Background

8.1 This strategy is a transparent working document formulated to ensure that the people of Caerphilly county borough have access to, and choice over, housing to meet their needs and aspirations. As the strategic housing authority, the council will work closely with key stakeholders to ensure these needs are met.

This will enable the strategy to respond to any changes in the local housing situation in a timely and appropriate manner. All reviews prepared by the partnership will be submitted to the assembly government for consideration and comment.

Monitoring, Review and Evaluation

8.2 To assist with the monitoring and review processes the council has developed an operational plan (**Section 9**). The plan will be prepared annually and contains strategic objectives and target outcomes identified by the council to realise long-term housing vision. To ensure continuous performance against objectives and targets, biannual reviews will be carried out by senior housing managers and reported to the strategic housing partnership accordingly. Performance measured against the target outcomes will be contained in the following year's operational plan.

8.3 The strategy will be reviewed and revised on a five-year cycle. Due to the long interval between each full-scale review, the council, in partnership with key stakeholders, will undertake small-scale reviews on an annual basis.

8.4 The monitoring, review and evaluation process will seek to:

- continually improve the evidence base used to develop the housing vision, overarching aims, strategic objectives and target outcomes;
- measure progress and the effectiveness of our work, as outlined in the operational plan;
- annually report progress to the partnership and use the reporting system as a driver for change;
- draw on the views of stakeholders and local communities and reflect these views when revising the strategy and operational plan;
- ensure that our monitoring, review and evaluation processes are transparent and encourage involvement;
- use a range of media, including the internet, to gain feedback and publicise progress;





9 Making Things Happen

Background

- 9.1 This section contains information on the operational plan; a document produced by the council to outline the actions it will undertake in order to realise the long-term housing vision for Caerphilly county borough. It is essentially about providers of housing and related services coming together to make things happen in order to make a real difference to people's lives.
- 9.2 The operational plan shows the housing priorities for the next five years. It contains a series of high level aims, strategic objectives and target outcomes. These aims, objectives and target outcomes are drawn directly from sections 5 to 7 of this strategy. The operational plan will be monitored on a biannual basis and reviewed and updated annually.
- 9.3 There are numerous actions being undertaken by housing providers each year to make a difference to people's lives. In putting together the operational plan, the approach adopted by the council has been to include only those actions that give added value to the current service provision. Hence, those actions or tasks classified as core functions, of which there are many, are not included within the operational plan.

Aim 1: To reduce the incidence of homelessness and repeat homelessness and to eliminate rough sleeping

Lead officer: Steve Roberts – Housing Allocations & Advice Manager

Strategic Objective 1.1: To ensure than an appropriate level of support, including access to specialist services, is available to vulnerable people who are homeless or at risk of homelessness

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Revised publicity material available for public use	<p>Revise Housing Services Directory (completed)</p> <p>Revise publicity material for private sector landlords and tenants (completed)</p> <p>Update internet and intranet entries (Dec 2008)</p>	J Shorte (Apr 2009)	IT Services Graphic Design	£4k - Housing Options Fund	<ul style="list-style-type: none"> • National Homelessness Strategy 2006-2008 • Health Social Care & Well Being Strategy

Strategic Objective 1.2: To prevent homelessness and repeat homelessness through the provision of good quality advice services

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. All households threatened with homelessness receive a timely and effective housing options interview	<p>1. The percentage of households for whom the full homelessness duty was accepted in the preceding 2 years is 2% or less (Quarterly monitoring)</p> <p>2. The percentage of households for whom homelessness was prevented for at least 6 months is 30% or more (Quarterly monitoring)</p> <p>3. The percentage of households referred to Shelter / CAB because of mortgage arrears for whom homelessness was prevented for at least 6 months is 50% or more (Quarterly monitoring)</p>	J Shorte (Apr 2009)	<ul style="list-style-type: none"> • Housing Associations • Private Sector Housing • Supporting People • Housing Benefit Dept. • Private sector landlords • Third sector organisations • Shelter Cymru • Citizens Advice Bureau 	£40k - Homelessness Prevention Fund	<ul style="list-style-type: none"> • National Homelessness Strategy 2006-2008



<p>2. Determine the need for, and the feasibility of a mortgage rescue scheme</p>	<p>1. Arrange meeting with internal partners (Jul 2008)</p> <p>2. Review data on applications from households threatened with homelessness due to mortgage arrears (Aug 2008)</p> <p>3. Arrange meeting with housing associations (Sep 2008)</p> <p>4. Review availability of funding and agree eligibility criteria (Dec 2008)</p> <p>5. Analyse information and reach decision (Mar 2009)</p>	<p>S Roberts (Apr 2009)</p>	<ul style="list-style-type: none"> • Housing associations • Private Sector Housing • Legal Services 	<p>To be determined</p>	<ul style="list-style-type: none"> • National Homelessness Strategy 2006-2008
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Strategic Objective 1.3: To provide a range of good quality temporary, emergency and move on accommodation for homeless people

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
<p>1. The use of bed & breakfast hotels for families, pregnant women & 16/17 year olds (except in an emergency) eliminated</p>	<p>1. The total number of homeless households having used Bed and Breakfast accommodation during the year is 138 or less (Quarterly monitoring)</p> <p>2. The number of homeless households with children having used Bed and Breakfast accommodation during the year is 34 or less (Quarterly monitoring)</p> <p>3. The number of properties leased from the private rented sector is increased by 20% (Quarterly monitoring)</p>	<p>S Cousins (Apr 2009)</p>	<ul style="list-style-type: none"> • Housing associations • Private Sector Housing • People • Housing Benefit Dept. • Private sector landlords • Supporting People • Third sector organisations 	<p>Within existing resources</p>	<ul style="list-style-type: none"> • National Homelessness Strategy 2006-2008 • Health Social Care & Well Being Strategy



Aim 2: To promote race equality and tackle harassment and unlawful discrimination through the mainstreaming of minority ethnic housing issues

Lead officer: Mark Jennings – Housing Strategy Officer

Strategic Objective 2.1: To meet the needs and aspirations of ethnic minority people through the provision of high quality, housing related services that are sensitive to language and cultural differences

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Complete equality and diversity training for all Housing Division staff	Complete training (Sep 2008) Carryout a post-training review (Nov 2008)	M Betts & M Jennings (Nov 2008)	<ul style="list-style-type: none"> Lamajo 	£12k	<ul style="list-style-type: none"> National Housing Strategy
2. Complete training for all Housing Division staff on the housing needs of lesbian, gay and bisexual people in Wales	Produce training programme Complete training Carryout a post-training review	M Jennings (Apr 2009)	<ul style="list-style-type: none"> Welsh Assembly Government Trothwy Cyf 	WAG funded training	<ul style="list-style-type: none"> National Housing Strategy
3. Complete Equality Impact Assessment of the Local Housing Strategy	Produce draft EIA Consult on EIA Finalise EIA	M Jennings (Jun 2008)	<ul style="list-style-type: none"> Corporate Policy 	Within existing resources	<ul style="list-style-type: none"> Race Equality Housing Action Plan (2008-2011)
4. Work in partnership with Tai Pawb to produce a single equalities monitoring form		M Jennings (Apr 2009)	<ul style="list-style-type: none"> Tai Pawb Welsh Assembly Government 	Within existing resources	<ul style="list-style-type: none"> National Housing Strategy Race Equality Housing Action Plan (2008-2011)

Aim 3: To promote the provision of high quality housing services to enable older people to live independently

Lead officer: Val Parsons – Telecare Services Manager

Strategic Objective 3.1: To enable older people to live safely and independently in their own homes using specialist Telecare services

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Accreditation Audit successfully completed	Ensure that performance information is available for audit (Oct 2008)	C Francis & V Parsons (Oct 2008)	<ul style="list-style-type: none"> Social Services LHB NHS Trust RSLs Voluntary Sector Primary Care Trust Supporting People Fire and Rescue Service Gwent Police Community Safety Partnership WAG 	Within existing resources	<ul style="list-style-type: none"> National Housing Strategy Telecare Strategy



2. In house quality evaluation successfully completed	Develop/purchase suitable evaluation form (Oct 2008) Collate and analyse data for submission to WAG (Apr 2009) Agree and share good practice models across Wales (Apr 2009)	V Parsons (Apr 2009)		Within existing resources	
3. Imperial College All Wales evaluation successfully completed	Develop telecare training plan (Sep 2008) Agree a format for the evaluation form (Oct 2008) Complete evaluation forms and submit to Imperial College (Apr 2009)	V Parsons (Apr 2009)		Within existing resources	
4. Quarterly expenditure reaches specified level until grant period ends	Recalculate expenditure forecasts as necessary in order to secure budget provision using quarterly reports (Mar 2009)	V Parsons (Mar 2009)	<ul style="list-style-type: none"> ● Social Services ● LHB ● NHS Trust ● RSLs ● Voluntary Sector ● Primary Care Trust ● Supporting People ● Fire and Rescue Service ● Gwent Police ● Community Safety Partnership ● WAG 	£481k (source TBC)	
5. Telecare service sustainable and mainstreamed	Establish charging policy (Aug 2008) Obtain council approval for Telecare business case (Oct 2008)	V Parsons (Oct 2008)	<ul style="list-style-type: none"> ● Social Services LHB ● NHS Trust ● RSLs ● Voluntary Sector ● Primary Care Trust ● Supporting People ● Fire and Rescue Service ● Gwent Police ● Community Safety Partnership ● WAG 	Within existing resources	



Strategic Objective 3.2: To provide a range of sheltered accommodation to enable older people to live independently

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Sheltered housing service fit for the 21 st century	<p>Establish assessment criteria (draft) for review of sheltered housing (Nov 2008)</p> <p>Seek political approval of assessment criteria (Apr 2009)</p> <p>Measure schemes against standard and identify the percentage that meets the standard (Dec 2009)</p>	G North & H Day (Apr 2011)	<ul style="list-style-type: none"> • Housing associations • Supporting People • Social Services • Local Health Board 	Within existing resources	<ul style="list-style-type: none"> • National Housing Strategy

Aim 4: Our aim is to meet the housing requirements of vulnerable people through better access to a range of high quality housing advice and support services

Lead officer: Malcolm Topping – Supporting People Manager

Strategic Objective 4.1: To provide a range of high quality housing advice and support services

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Supporting People Operational Plan for Caerphilly county borough produced	Submit plan to Cabinet & Health Social Care and Well Being Partnership and WAG (Nov 2008)	M Topping (Nov 2008)	<ul style="list-style-type: none"> • Social Services • Local Health Board • Housing Division • Gwent Probation Service 	Within existing resources	<ul style="list-style-type: none"> • Health Social Care & Well Being Strategy • Homelessness Strategy & Action Plan
2. Gwent Regional Supporting People Planning Group established	Establish regional priorities (Oct 2008)	M Topping (Oct 2008)	<ul style="list-style-type: none"> • Torfaen • Blaenau Gwent • Newport • Monmouthshire 	Within existing resources	<ul style="list-style-type: none"> • Health Social Care & Well Being Strategy (of all Gwent local authorities) • Homelessness Strategy & Action Plan
3. Process for the commissioning / procurement for Supporting People interim contracts completed	Link into social service and homeless commissioning strategies (Oct 2009)	H Swain (Oct 2009)	<ul style="list-style-type: none"> • Planning Division • Procurement Services 	Within existing resources	<ul style="list-style-type: none"> • Health Social Care & Well Being Strategy • Homelessness Strategy & Action Plan



4. Substance misuse supported housing project commissioned	Set up floating support service Oct 2008 Train project staff (Oct 2008)	M Topping (Oct 2008)	<ul style="list-style-type: none"> • Charter Housing • Trothwy Cyf 	£156K – Supporting People Revenue Grant	<ul style="list-style-type: none"> • Community Safety Strategy • Health Social Care & Well Being Strategy • Homelessness Strategy & Action Plan
5. Priorities for new supporting people projects based on indicative settlement for 2009/2010 determine	Prepare tenders (May 2009)	M Topping (May 2009)	<ul style="list-style-type: none"> • Social Services • Housing Division • Community Safety Partnership • Gwent Probation Service 	Within existing resources	<ul style="list-style-type: none"> • Health Social Care & Well Being Strategy • Homelessness Strategy & Action Plan

Aim 5: To meet housing requirements through the provision of a range of good quality, affordable housing options.

Lead officer: Kevin Fortey – Enabling Officer

Strategic Objective 5.1: To meet people's needs and aspirations through the provision of high quality affordable housing within mixed and sustainable communities

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Supplementary Planning Guidance prepared for inclusion within the Local Development Plan (links to 9.1.1)		V Phillips & K Fortey (Oct 2008)	<ul style="list-style-type: none"> • Housing associations • Home Builders Federation 	Within existing resources	<ul style="list-style-type: none"> • Affordable Housing Delivery Plan • Local Development Plan
2. Cabinet approval obtained to dispose of all council owned sites that are surplus to requirements and are suitable for 34 units or less, to RSLs for affordable housing development	Draft report (Jul 2008) Secure CMT approval (Jun 2008) Submit to LE Scrutiny Committee (Sep 08) Submit to Cabinet (Oct 2008)	C Francis (Oct 2008)	<ul style="list-style-type: none"> • All council directorates with land holdings 	Within existing resources	<ul style="list-style-type: none"> • Affordable Housing Delivery Plan • Local Development Plan
3. Affordable Housing Delivery Plan submitted to WAG (links to 9.1.2)		K Fortey (Mar 2009)	<ul style="list-style-type: none"> • Education & Leisure • Highways • Social Services • Property Services • Planning • Finance • Private Sector Housing • Sustainable Development • Home Builders Federation • Housing associations • Hometrack 	Within existing resources	<ul style="list-style-type: none"> • One Wales • Community Strategy



4. 7/8 New supported housing units for mental health clients delivered 20011/12	Identify site (Sep 2008) Identify housing association (Sept 2008) Submit bid for SHG to fund development (2009)	K Fortey (Jul 2008)	<ul style="list-style-type: none"> • Social Services • Supporting People • Housing associations • Planning Division • Property Services • Architects 	Social Housing Grant (TBC) Supporting People Grant (TBC) Social Services funding (TBC)	• Mental Health Accommodation Strategy
5. Extra Care Scheme delivered 2012/13	Identify site (completed) Submit bid for SHG to fund development (2010)	K Fortey (Jul 2008)	<ul style="list-style-type: none"> • Social Services • Supporting People • Housing associations • Planning Division • Property Services • Architects 	Social Housing Grant (TBC) Supporting People Grant (TBC) Social Services funding (TBC)	• Older Persons Accommodation Strategy
6. A 10 unit short-term housing scheme for families delivered	Identify RSL (completed) Agree design (completed) Identify Site (Apr 2009) Submit bid for SHG to fund development (completed) Obtain planning approvals (Apr 2009)	K Fortey (Jul 2008)	<ul style="list-style-type: none"> • Social Services • Supporting People • Housing associations • Planning Division • Property Services • Architects 	Supporting People Grant (TBC) Social Services funding (TBC)	• National Homelessness Strategy 2006-2008
7. Review of S106 sites with Social Housing Grant approval completed	Identify funding to be transferred from sites included in the SHG programme (2008/09) for S106 development to new sites offered for sale by private developers (on-going) Submit interim bid to WAG on a site-by-site basis (on-going)	K Fortey (Apr 2009)	<ul style="list-style-type: none"> • Housing associations • Private developers 	Social Housing Grant	• Community Strategy
8. Utilisation of the HoV Affordable Housing Enabler role to increase the level of affordable housing in the county borough by 15%	Agree JD and person specification (Jul 2008) Advertise post and recruit to position (Jul 2008) Agree work programme (Nov 2008)	K Fortey & project group (Sep 2010)	<ul style="list-style-type: none"> • Welsh Assembly Government • HoV Forum • LAs (Merthyr, Torfaen and Blaenau Gwent) 	£20k HoV funding SHMG funding (TBC) £3k CCBC contribution	• Turning Heads... A strategy for the Head of the Valleys 2020



9. Preferred strategy for the attainment of the council housing to the WHQS developed	<p>Results of the stock condition survey finalised (Jul 2008)</p> <p>Stock options appraisal process completed (Sep 2008)</p> <p>Report completion of the stock options appraisal to council (Nov 2008)</p> <p>Preferred strategy of attainment developed (Apr 2009)</p>	C Francis (Apr 2009)	<ul style="list-style-type: none"> • Savills • Tribal • Welsh Assembly Government 	<p>£144k (Stock condition survey)</p> <p>£51k (Stock options appraisal)</p>	<ul style="list-style-type: none"> • National Housing Strategy
10. Community Partnership Agreement implemented	<p>Seek council approval (Sep 2008)</p> <p>Recruit consultant to develop agreement (Nov 2008)</p> <p>Draft agreement produced (Feb 2009)</p> <p>Agreement finalised (Apr 2009)</p> <p>Agreement adopted by all social landlords (Sep 2009)</p>	M Jennings (Sep 2009)	<ul style="list-style-type: none"> • Housing associations • Planning • Social Services • Community Regeneration • Corporate Finance • Housing consultant 	<p>£10k – Council</p> <p>£7.5k – Housing Associations</p>	<ul style="list-style-type: none"> • National Housing Strategy

Aim 6: To provide good quality, well managed homes in communities where people want to live, and offer people housing choices which meet their needs and aspirations

Lead officer: Graham North – Public Sector Housing Manager

Strategic Objective 6.1: To ensure the provision of a well managed, good quality social housing sector

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Extend current policy to provide greater choice in the method used to allocate council housing by obtaining council approval for a revised policy.	<p>Draft revised policy (Nov 2008)</p> <p>Complete Impact Assessment (Jan 2009)</p>	G North & S Roberts (Jan 2009)	<ul style="list-style-type: none"> • Housing associations 	Within existing resources	<ul style="list-style-type: none"> • National Housing Strategy



Strategic Objective 6.2: To ensure that all social landlords have robust policies and procedures in place to deal effectively with instances of neighbour nuisance and anti-social behaviour

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Family Intervention Project operational	<p>Secure approval for a new service to prevent, support and rehabilitate, through intensive management, households exhibiting complex and serious levels of anti-social behaviour (Oct 2008)</p> <p>Develop partnership arrangements with Shelter and Charter HA for an expanded Valleys Inclusion Project that would complement the new Family Intervention Project (Jan 2009)</p> <p>Submit a report to Scrutiny / Cabinet (Mar 2009)</p>	G North & R Thornett (Mar 2009)	<ul style="list-style-type: none"> • Shelter • Charter HA • Supporting People • Children's Services 	<p>£275k (Big Lottery fund)</p> <p>£12k pa (HRA contribution to the costs of the project)</p>	<ul style="list-style-type: none"> • National Housing Strategy • Community Safety Strategy 2005 - 2008

Strategic Objective 6.3: To provide the opportunity and support for tenants of all social landlords to participate in the day-to-day management of the housing service

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Draft Tenant Participation Strategy Completed	<p>Review TPAS Assessment (Jun 2008)</p> <p>Agree framework for document (9Jul 2008)</p> <p>Agree level of staff involvement (Aug 2008)</p> <p>Secure agreement to promote TP as a corporate activity (Sep 2008)</p> <p>Report to Forum for approval of draft following TP sub group meetings (Sept 2008)</p>	M Betts & E Bayliss (Sept 2008)	<ul style="list-style-type: none"> • Tenants & Residents Forum • Housing staff • Councillors • TPAS Cymru • Welsh Assembly Government • Chartered Institute of Housing • Tenants & Residents Associations 	Within existing resources	<ul style="list-style-type: none"> • National Tenant Participation Strategy



2. Community Lettings review completed and changes implemented	Initial review completed (Aug 2008) Working group set up to examine review outcome (Nov 2008) Recommendations of Working group identified for action Implementation of recommendations (Mar 2009)	S Roberts, J Shorte & M Betts (Mar 2009)	<ul style="list-style-type: none"> • Working group members • Community Lettings Groups 	Within existing resources	<ul style="list-style-type: none"> • National Housing Strategy • National Tenant Participation Strategy
3. The level of autonomy of the Tenants & Residents Forum Increased	Develop a business case (Oct 2009) Seek Cabinet approval (Mar 2009) Devolve budget control to Forum (Apr 2009) Review office base arrangements (Apr 2009)	M Betts & E Bayliss (Apr 2009)	<ul style="list-style-type: none"> • T&R Forum 		<ul style="list-style-type: none"> • National Housing Strategy • National Tenant Participation Strategy

Aim 1: To work together to create places where people want to live, using sustainable solutions

Lead officer: Paul Cooke – Team Leader Sustainable Development & Living Environment

Strategic Objective 7.1: To build effective working partnerships with the Welsh Assembly Government, other agencies and our communities to ensure joined up action for sustainable development

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Awareness and understanding of sustainable development amongst social landlords increased	All Housing Division staff to undertake SD flowchart test (Aug 2008) Collate and Evaluate results (Sept 2009) Carryout 7 SD seminars (one per area and neighbourhood housing office) (Apr 2009) Roll out flowchart testing and seminars to housing association staff (Apr 2010) Increase in number of approved BREEAM assessors – Building Consultancy (Sep 2008)	P Cooke and N Davies (Apr 2010)		Within existing resources	<ul style="list-style-type: none"> • The Sustainable Development Action Plan 2004-2007 • Strategy for Sustainable Development (CCBC)



2. Awareness and understanding of sustainable development amongst stakeholders increased	Give SD presentation at launch of Housing Strategy (Oct 2008) SD Team to attend strategic housing partnership stakeholder and community action planning events (on-going)	P Cooke and N Davies (Oct 2008)		Within existing resources	<ul style="list-style-type: none"> • The Sustainable Development Action Plan 2004-2007 • Strategy for Sustainable Development (CCBC)
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Strategic Objective 7.2: To maximise the social, economic and environmental benefits of investment in housing construction and maintenance

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. SD assessment of the social housing grant programme completed (prior to submission to WAG)		Kevin Fortey (Annually from Jul 2008)	P Cook & N Davies	Within existing resources	<ul style="list-style-type: none"> • The Sustainable Development Action Plan 2004-2007 • Strategy for Sustainable Development (CCBC)
2. Establish a baseline for the % spend of the repairs and maintenance programme to local businesses		M Jennings (Sep 2008)	<ul style="list-style-type: none"> • Procurement Services • Housing Technical Services 	Within existing resources	<ul style="list-style-type: none"> • The Sustainable Development Action Plan 2004-2007 • Strategy for Sustainable Development (CCBC)
3. Training in construction skills provided to 30 people, via the UWHA social clause pilot project		R Mann – UWHA (Mar 2010)	<ul style="list-style-type: none"> • Housing Division • United Welsh HA • Job Match • HOV • I2I • Private developers 	WAG / HoV / UWHA funding	<ul style="list-style-type: none"> • The Sustainable Development Action Plan 2004-2007 • Strategy for Sustainable Development (CCBC)



Strategic Objective 7.3: To implement environmental good practice in housing design, construction and maintenance including an increase in the use of recycled materials and a reduction in the amount of waste materials generated

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Local housing programmes that are better able to respond to environmental pressures such as climate change and to target resources more effectively	Establish the average amount of waste generated per house built (Mar 2008) Record the percentage of homes generating at least 10% of their own energy requirements (Mar 2008)	P Cooke & M Jennings (Mar 2009)		Within existing resources	<ul style="list-style-type: none"> • The Sustainable Development Action Plan 2004-2007 • Strategy for Sustainable Development (CCBC)
2. Housing that achieves a high level of environmental excellence	Establish the % of homes reaching the Ecohomes Excellent standard (Mar 2009) Establish a baseline of the number of houses with recycling facilities (Mar 2009?)	P Cooke & M Jennings (Mar 2009)		Within existing resources	<ul style="list-style-type: none"> • The Sustainable Development Action Plan 2004-2007 • Strategy for Sustainable Development (CCBC)
3. Decrease in CO2 emissions by increased use of Consultancy Sustainability Guide.		Building Consultancy (Feb 2009)		Within existing resources	<ul style="list-style-type: none"> • The Sustainable Development Action Plan 2004-2007 • Strategy for Sustainable Development (CCBC)

Aim 8: To abolish fuel poverty and reduce the effects of housing on climate change through the promotion of sustainable, energy efficient solutions

Lead officer: Steve Martin – Energy Officer

Strategic Objective 8.1: To tackle fuel poverty and improve the energy efficiency of existing homes

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Take up of grant aid for home insulation increased	Complete postal drop of literature (Sep 2008) Submit Newline article (Oct 2008) Seek grant funding from CERT (Aug 2008)	S Martin (Apr 2009)	<ul style="list-style-type: none"> • EGA Partnership • Agents / installers • Care & Repair • Maximising Income Group 	£25k HEES Grant	<ul style="list-style-type: none"> • Affordable Warmth Strategy • National Housing Strategy • Living Environment Strategy • Health Social Care & Wellbeing Strategy



<p>2. Affordable Warmth Strategy and action plan implemented</p>	<p>Produce draft strategy and action plan (Nov 2008)</p> <p>Strategy and action plan consultation (Dec 2008)</p> <p>Finalise strategy and action plan (Jan 2009)</p> <p>Seek council approval (Feb 2009)</p> <p>Seek partnership funding (Feb 2009)</p> <p>Launch strategy (Apr 2009)</p> <p>Staff training on Affordable Warmth Strategy (Sep 2009)</p>	<p>S Martin (Sep 2009)</p>	<ul style="list-style-type: none"> • GAVO • Social Services • Help the Aged • SDAP 	<p>Within existing resources</p>	<ul style="list-style-type: none"> • Affordable Warmth Strategy • National Housing Strategy • Living Environment Strategy • Health Social Care & Wellbeing Strategy
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<p>Aim 9: To meet housing requirements and promote sustainable mixed communities through the Land Use Planning Framework</p>					
<p>Lead officer: Victoria Phillips – Senior Planner</p>					
<p>Strategic Objective 9.1: To increase the level of affordable housing supplied through the planning system</p>					
Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
<p>1. Supplementary Planning Guidance prepared for inclusion within the Local Development Plan (links to 5.1.1)</p>		<p>V Phillips & K Fortey (Oct 2008)</p>	<ul style="list-style-type: none"> • Housing associations • Home Builders Federation 	<p>Within existing resources</p>	<ul style="list-style-type: none"> • Affordable Housing Delivery Plan • Local Development Plan
<p>2. Affordable Housing Delivery Plan submitted to WAG (links to 5.1.3)</p>	<p>Submit comments to WAG on draft guidance (sep 2008)</p> <p>Prepare draft plan (Nov 2008)</p> <p>Undertake public consultation (Dec 2008)</p> <p>Seek council approval (Feb 2009)</p>	<p>K Fortey (Mar 2009)</p>	<ul style="list-style-type: none"> • Planning • Education & Leisure • Highways • Social Services • Property Services • Finance • Private Sector Housing • Sustainable Development • Home Builders Federation • Housing associations • Hometrack 	<p>Within existing resources</p>	<ul style="list-style-type: none"> • One Wales • Community Strategy



Local Development Plan adopted	<p>Statutory deposit of proposals (Oct 2008)</p> <p>Alternative sites consultation (Apr 2009)</p> <p>Submission of LDP to WAG (Oct 2009)</p> <p>Examination and receipt of Inspector's Report (Oct 2010)</p>	V Phillips (Oct 2010)	<ul style="list-style-type: none"> Welsh Assembly Government 	Within existing resources	
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Aim 10: To promote the growth of a private sector which is healthy, vibrant and well managed

Lead officer: Kenyon Williams – Private Sector Housing Manager

Strategic Objective 10.1: To maintain and improve the condition of housing in the private sector, and adapt homes to meet the changing needs of an ageing population

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Property Appreciation Loans introduced and available to 100% of those eligible.	<p>1. Appropriate documentation produced (Oct 2008)</p> <p>2. Administrative process agreed and in place (Oct 2008)</p> <p>3. Mortgage advice training provided to relevant staff (Aug 2008)</p> <p>4. Use of Hometrack in valuing properties evaluated (Oct 2008)</p> <p>5. Extend the scheme into neighbouring LAs in 2009/10</p>	K Williams & T Jones (30 Sep 2008)	Legal Services	Within existing resources	<ul style="list-style-type: none"> National Housing Strategy Children and Young People Plan



2. Review of the CCBC Private Sector Housing & Renewal Strategy completed and document revised and implemented.	1. Revision completed (Aug 2008) 2. Consultation on revised document completed (Sep 2008) 3. Revised document presented to Scrutiny Cttee and approved by Cabinet (Nov 2008) 4. Document adopted as council policy (Oct 2008)	K Williams (31 Oct 08)		Within existing resources	<ul style="list-style-type: none"> • National Housing Strategy • Children and Young People Plan
3. Evaluation of the operating costs for grant agency completed.	1. Timesheet exercise implemented (Oct 08 – Feb 09) 2. Results evaluated (Mar 09)	K Williams / K Newton / A Elliott (30 Mar 09)		Within existing resources	<ul style="list-style-type: none"> • National Housing Strategy • Children and Young People Plan
4. Training of private sector housing technical staff on the principles and use of the HHSRS completed.		K Williams (30 Mar 09)		Within existing resources	
5. Care & Repair staff briefed on the principles and use of the HHSRS.		K Williams (30 Mar 09)	<ul style="list-style-type: none"> • Care & Repair 	Within existing resources	

Aim 11: To promote sustainable and mixed communities that are located in safe and attractive environments

Lead officer: Mandy Betts – Community Development Manager

Strategic Objective 11.1: To work in partnership with local communities to promote social inclusion and sustainable regeneration

Target Outcome	Interim Targets & Dates	Responsibility & Date	Partners	Resources Identified	Links to Strategy
1. Conversion of 3 properties in Bargoed for commercial and residential use completed	Receive planning permission (completed) Complete works (Dec 2009) Finalise nominations agreement (Dec 2009)	K Fortey (Dec 2009)	<ul style="list-style-type: none"> • United Welsh HA • Heads of the Valleys Programme 	HoV Environmental Sustainability Funding - £250k	<ul style="list-style-type: none"> • Turning Heads... A strategy for the Head of the Valleys 2020



2. Conversion of former job centre to new Local Health Board medical centre completed		K Fortey (Oct 2008)	<ul style="list-style-type: none"> ● United Welsh HA ● Heads of the Valleys Programme 	HoV Environmental Sustainability Funding - £750k	<ul style="list-style-type: none"> ● Turning Heads... A strategy for the Head of the Valleys 2020
3. All Social Housing Grant developments undertaken by United Welsh HA to include social inclusion clauses		K Fortey (Nov 2008)	<ul style="list-style-type: none"> ● United Welsh HA ● Community Regeneration ● Job Match ● Inform 2 Involve ● Welsh Assembly Government 	Social Housing Grant (TBC)	<ul style="list-style-type: none"> ● National Housing Strategy

