

HOUSING STRATEGY ACTION PLAN PROGRESS

Owner Key

SHM	Strategic Housing Manager	HEM	Housing Enabling Manager	HOH	Head Of Housing
HNM	Housing Needs Manager	PEHD	Principal	JOT	Joint Funded Occupational Therapist
HEO	Housing Enabling Officer	SPM	Special Projects & Housing Support	PPM	Performance & Projects Manager
HOPS	Head of Planning Services	HSS	Housing Support	TSM	Tenant Services Manager
RTSM	Repairs & Technical Services Manager	EHPM	Empty Homes Operations Manager		
DAHC	Devon Affordable Housing Co-ordinator	HOM			

Theme 1 - Everyone

1	Action - Housing Unit Equalities Action Plan	Target	Priority	Owner	Resources	Progress against plan
1a	Develop our Housing Equalities and Diversity Action Plan and the Housing Equalities and Diversity Implementation Group to properly reflect our strategic housing role	October 2008	High	PPM	Staff time	Target revised to October 2009. New group established and Housing Equality and Diversity strategy is currently being drafted.
2	Action - Supported Housing actions	Target	Priority	Owner	Resources	Progress against plan
2a	Develop a framework for Supported Housing delivery for Exeter through the Devon Local Area Agreement	March 2008	High	SHM	Staff time	Work on the Devon LAA (particularly target LAA27) ongoing with considerable input from Strategic Housing Services through Devon Strategic Housing Group
3	Action- Housing for people with learning disabilities	Target	Priority	Owner	Resources	Progress against plan
3a	Work with Devon Learning Disability Team and Supporting People to identify need and types of accommodation/support required	March 2009	Medium	SHM	Staff time	Draft partnership agreement has been made. Currently assessing 57 people with learning difficulties in Exeter in residential care to decide what their housing options are.
4	Action- Housing for people with mental health problems	Target	Priority	Owner	Resources	Progress against plan
4a	Work in partnership to increase the availability of appropriate housing and support services for people with mental health problems living in the community	March 2009	Medium	SHM	Staff time	COMPLETE. ECC and DCC jointly fund the post of an in-house occupational therapist who assesses the needs of clients with mental health problems. The move-on panel has extended its eligibility criteria and now accommodates those with mental health issues
4b	Ensure the Homelessness Strategy addresses the needs of homeless people with mental health problems	August 2009	High	HNM	Staff time	COMPLETE New Homelessness Strategy published
5	Action- Accessibility	Target	Priority	Owner	Resources	Progress against plan
5a	Implement policy of all new affordable housing to be built to Lifetime Homes Standards where practicable/viable	March 2008	High	HEM	Staff time/capital resources	COMPLETE. The latest draft of the Core Strategy requires all major development (or 10+ dwellings) to be designed to meet lifetime homes standards. We also ask for affordable homes to be built to this standard when negotiating S106 agreements.
5b	Evaluate the role of the Occupational Therapist within Housing Services and negotiate further funding from 2009	March 2009	Medium	HOH	Revenue funding	COMPLETE Funding agreed until 2010

5c	Increase to £15,000 grant available to owner-occupiers requiring adaptations who move to more suitable accommodation	October 2007	Low	PEHO	Capital funding	COMPLETE
5d	Develop robust monitoring of demand for and provision of accessible housing in the city	October 2008	Medium	JOT	Staff time	All Exeter home choice applicants with a health or disability need are screened and prioritised by the OT and a record made on their application of the type of accommodation they need i.e. fully wheelchair accessible or ground floor and what adaptations are required.
						The OT also maintains a database of all applicants with a need for accessible housing and can produce reports as required as to what the current demand for wheelchair accessible accommodation is. She can also produce reports for people requiring ground floor properties or lifetime home standard properties. This is divided into number of bedrooms required.
						The affordable housing database can produce reports on all new build wheelchair accessible properties that have been completed since 1991. Floor plans are available for most of these units.
						The O.T also keeps a list supplied by the Academy database of all ECC properties that have had adaptations since academy began.
						The grants dept supply the O.T with a list of all RSL properties that have had adaptations funded by a DFG.For last 5 years.
						Future actions
						1.Combine above info on provision onto a accessible housing register.
						2.Set up an accessible housing register Devon wide through Devon Home Choice.
						Until now reports on demand have been produced for the quarterly ECC/Social Services Steering Group meetings. Support required to create this in graph format to show trends of demand.
5e	Seek adoption of a suitable Development Plan Document on Accessible Housing within the Local Development Framework	March 2008	High	SHM	Staff time	No progress due to insufficient resources
6	Action - Housing for people with sensory disabilities	Target	Priority	Owner	Resources	Progress against plan
6a	Research need for accommodation for people with sensory disabilities and work with housing associations to meet identified need	March 2009	Medium	HEM	Staff time	Ongoing
7	Action - Older persons housing	Target	Priority	Owner	Resources	Progress against plan
7a	Undertake a modernisation programme of suitable sheltered housing schemes to ensure they comply with Supporting People standards and provide long-term accessible housing to older people	March 2012	Low	RTSM	Capital funding agreed	Design and tender phase being done. Hope to commence on site Autumn 2009.
7b	To develop a comprehensive cross-tenure Older Persons Housing Strategy in partnership with other agencies and through consultation with older people	March 2009	Medium	SHM	Staff time	Draft Extra Care Commissioning Strategy has been prepared and is currently going through consultation. New Older Persons Housing Strategy due to be started soon.

7c	To continue to review the Council's sheltered housing and support services for older people in accordance with the emerging Supporting People Older Persons' Strategy	March 2009	Medium	HOH	Staff time	Sheltered Housing Review group established. Review continues in line with Supporting People timetable. Possible new service for 2010.
7d	To work in partnership to develop Extra Care and other innovative models of housing/care provision	April 2010	Medium	HOH	Staff time/capital funding	Draft Extra Care Commissioning Strategy has been prepared and is currently going through consultation.
7e	To consult with black and minority ethnic communities regarding older persons housing needs	March 2009	Medium	HEO	Staff time and consultation costs	This will be carried out during the creation process of the Older Person's Housing Strategy, as above
8	Action - gypsies and travellers	Target	Priority	Owner	Resources	Progress against plan
8a	Identify sites in Core Strategy	March 2008	High	HOPS	Staff time	Public were asked to identify sites but there was no response. Planning are currently looking at land options.
8b	Consult with community regarding preferred models of site provision/management.	March 2010	Low	HOPS	Staff time	Will be done when sites are identified
8c	Work with registered social landlords to secure provision	March 2011	Low	HEM	Staff time	Awaiting site identification
9	Action - Black and minority ethnic communities	Target	Priority	Owner	Resources	Progress against plan
9a	Review homelessness/housing advice services in light of findings of the Inclusive Housing Project	June 2009	Low	HNM	Staff time	COMPLETED as part of Homelessness Strategy
9b	Develop meaningful and ongoing consultation with Exeter's black and minority ethnic groups on housing issues	October 2008	Medium	HEO	Staff time/revenue funding	Some consultation undertaken as part of Housing Strategy review further consultation required
10	Action - Faith	Target	Priority	Owner	Resources	Progress against plan
10a	Research implications of Islamic teaching on loans/interest and possible effect on housing opportunities	October 2008	Medium	HEO	Staff time	Target revised to March 2010
11	Action - Children and young people	Target	Priority	Owner	Resources	Progress against plan
11a	To explore and develop opportunities for further consultation and information sharing with young people on housing issues	March 2009	Low	HNM	Staff time	Attended YMCA question and answer forum for young people. Supported Lodgings Tender included YP consultation
12	Action- Gender	Target	Priority	Owner	Resources	Progress against plan
12a	To widen housing performance monitoring to include gender	March 2008	Medium	PPM	Staff time	Tenant census has been undertaken, approximately 66% coverage has been achieved, follow up contact is being made to try to achieve a higher figure. In addition more detailed follow up forms are being issued to all those people who stated they had special communication requirements. Housing Advice record and monitor gender.
12b	To require monitoring by gender of take up of low cost home ownership	March 2008	Medium	HEO	Staff time	COMPLETE - now have access to Home2own data system
13	Action - Housing issues for gay, lesbian and transsexual people	Target	Priority	Owner	Resources	Progress against plan
13a	Consider housing issues relating to sexuality through the Housing Equalities and Diversity Implementation Group and develop appropriate policies	October 2008	Medium	PPM	Staff time	The housing equality and diversity strategy currently being drafted. Will take into account these issues
14	Action - Student Accommodation	Target	Priority	Owner	Resources	Progress against plan

14a	Consult on and adopt Supplementary Planning Guidance seeking to limit further student developments in certain areas	March 2008	High	HOPS	Staff time	COMPLETE SPG on Permissions for conversions to student accommodation agreed established an agreement with University on new sites. SPG currently being reviewed
14b	Investigate setting up an accreditation scheme for student accommodation	October 2008	Medium	PEHO	Staff time	To be launched in September 2009. Currently being jointly developed with Exeter University.
15	Action - Customer and tenant involvement	Target	Priority	Owner	Resources	Progress against plan
15a	In partnership with local registered social landlords explore and develop methods of consultation/involvement that can reach all social housing tenants	October 2008	Low	HOH	Staff time	New ASB forum created for all landlords and some trial joint landlord work taking place in Summerway to try and engage with residents and address the problems they have.
15b	Develop resident consultation/satisfaction mechanisms to gain feedback on residents' experiences of affordable housing developed through S106 agreements on private developments	March 2009	Medium	HEM	Staff time	No progress due to insufficient resources. To be explored with housing association partners
Theme 2 - Home						
16	Action- Improving quality of private sector housing in Exeter	Target	Priority	Owner	Resources	Progress against plan
16a	Implement a programme to educate and inform property owners on the benefits of proper maintenance and energy conservation.	March 2009	Medium	PEHO	Staff time	COMPLETE. Achieved using landlord newsletters and attendance at forum.
16b	Assess feasibility of the use of an accreditation scheme or selective licensing for rented properties alongside mandatory HMO licensing.	October 2008	Low	PEHO	Staff time	On hold whilst planning look at issues which may limit the numbers of HMOs in certain areas
16c	Extend the existing landlord insulation grant scheme (PLEA) to include non-priority groups including students (further 3,000 homes)	December 2008	Medium	PEHO		COMPLETE
16d	Organise training for landlords regarding energy efficiency and fuel poverty issues and promote grants.	December 2008	Medium	PEHO		Promotion of grants is being made through landlord newsletters
17	Action - Achieving excellence in management of council homes	Target	Priority	Owner	Resources	Progress against plan
17a	Use the recommendations from the mock inspection of the housing service to identify areas for improvement and develop robust, SMART service improvement plans for implementation	March 2008	High	HOH	Staff time/revenue funding	COMPLETE Mock inspection completed and action plan agreed.
17b	Undertake a full tenants' census and use the data to ensure tailored and inclusive service	March 2008	High	PPM	Staff time/revenue funding	Tenants' Census has been undertaken; more detailed questionnaire is being sent to all those people who stated that they had any form of disability or special requirement. Follow up being undertaken for nonm-responders.
17c	Research feasibility of the use of incentive schemes to improve rent arrears, anti-social behaviour and tenancy management	October 2008	Medium	HOH	Staff time/revenue implications	Planned for 2010
17d	Submit management and performance information to Housemark and commence in-depth benchmarking of services	March 2008	Medium	PPM	Staff time	Data has been submitted to Housemark including the new Business Overview Benchmarking data. CORE Landlord services benchmarking to be undertaken for 2008/09

17e	Review and amend existing procedure manuals and undertake refresher training where necessary	March 2009	Low	HSS/TSM /RTSM/S PM/PPM	Staff time	Ongoing. Five have been completed to date.
18	Action- Ensuring high management standards in all affordable housing	Target	Priority	Owner	Resources	Progress against plan
18a	Develop exemplar policies and appropriate legal frameworks to secure housing management standards in privately managed affordable housing	June 2008	Low	HEM	Staff time	Some policies developed for specific schemes but now no longer necessary as scheme likely to be managed by RSLs in future
19	Action - Council-owned land	Target	Priority	Owner	Resources	Progress against plan
19a	Deliver 75 new homes on Council land by March 2011. All homes to be built to at least Code for Sustainable Homes level 4 with inclusion of further sustainable measures if possible	October 2009	High	HEM	Capital resources and staff time	Planning applications are imminent for 34 homes on 2 sites - with further applications to follow in 3-4 months. We expect to be on site by the end of 2009. Some sites have been converted to be new Council homes.
20	Action - Downsizing	Target	Priority	Owner	Resources	Progress against plan
20a	Develop downsizing incentives scheme for other registered social landlords in the city.	March 2009	Medium	HEO	Staff time/capital funding	COMPLETE. There have been 6 moves via the Downsizing Incentive Payment Scheme, with a further 3 in the pipeline.
20b	In partnership with other agencies explore possibilities for downsizing support in the private sector.	March 2009	Medium	PEHO	Staff time	COMPLETE Offering grant of up to £15,000 to cover fees and moving costs. Properties sold to RSLs
21	Action - Empty Homes	Target	Priority	Owner	Resources	Progress against plan
21a	Develop a separate Empty Homes Strategy	October 2008	High	HEM/EHP M	Staff time	COMPLETE Strategy was approved BY Executive on 16th June 2009
22	Action - Sustainability	Target	Priority	Owner	Resources	Progress against plan
22a	Implement policy that all new affordable housing to meet at least level 3 of the Code for Sustainable Homes wherever possible	March 2008	High	HEM	Staff time/ capital resources	COMPLETE. Implemented through Housing Strategy and in negotiations with developers
22b	Complete and promote current eco-homes exemplar project and identify and take forward further such projects	October 2009	Medium	HEM	Staff time/ capital resources	The entire partnership programme with Sovereign is being developed to CSH4 plus. Planning applications are imminent for 34 homes on 2 sites - with further applications to follow in 3-4 months.
22c	Implement policy that all new affordable housing to be designed according to Secured By Design principles	March 2008	High	HEM	Staff time	COMPLETE. Implemented through Housing Strategy and negotiations with developers
22d	Assist Planning department to develop a sustainability checklist and guidance to encourage sustainable construction methods and materials to be adopted in new developments and refurbishments	Sept 2008		HEM/HPS	Staff time	Initial work on a Sustainability Checklist has been carried out
22e	Review relevant policies for the management of Council homes development of new housing and private sector renewal to ensure compliance with the Biodiversity Duty. Develop new policies where necessary to ensure biodiversity is protected.	March 2010	Low	HOM/PE HO/HEM	Staff time	To be done

23	Action - Housing types and tenures	Target	Priority	Owner	Resources	Progress against plan										
23a	Explore options and allocate funding to create a supply of 'intermediate' rented housing.	March 2009	Medium	HEM	Staff time/ capital resources	One scheme completed for 6x1bed units. Another scheme currently going ahead for 7+ family units in partnership with RSL.										
24	Action - Energy Efficiency	Target	Priority	Owner	Resources	Progress against plan										
24a	All new dwellings to achieve a minimum SAP rating of 75*	March 2010	High	HEM	Staff time/ capital resources	COMPLETE										
24b	Continue to improve the energy efficiency of Council houses in the city by: - Installing loft and cavity wall insulation into remaining houses not already benefiting; - Installing a further 200 gas combination condensing boilers (SEDBUK 'A' rated) - Investigating the viability of a trial to install solar water heating into properties receiving renovation grants	December 2010	High	RTSM	Staff time/capital resources	Loft and cavity wall insulation programme ongoing. 100 old gas systems to be replaced with new energy efficient systems in 2009/10. Several solar projects completed.										
Theme 3- Opportunity																
25	Action - Homelessness	Target	Priority	Owner	Resources	Progress against plan										
25a	Revise and update the Homelessness Strategy	August 2008	High	HNM	Staff time	COMPLETE New Homelessness Strategy adopted										
25b	Reduce homelessness acceptances by 25% by 2010 and 50% by 2015 through improved housing advice and homelessness prevention services.	March 2010/2015	Medium	HNM	Staff time/revenue & capital resources	On target - last quarter 26 Acceptances - same quarter 08/09 - 43										
25c	Consult with service users regarding accessibility and quality of existing of homeless services in the city.	October 2008	High	HNM	Staff time	COMPLETED and fed into Homelessness Strategy										
25d	Ensure no young person aged 16 or 17yrs or care leaver up to the age of 21yrs is accommodated in B&B by 2010.	March	High	HNM	Staff time	On Target										
25e	Reduce the use of temporary accommodation by 50% by 2010	March 2010	High	HNM	Staff time/revenue & capital resources	<table border="1"> <thead> <tr> <th>Year</th> <th>No. of people in T.A</th> </tr> </thead> <tbody> <tr> <td>05/06</td> <td>311</td> </tr> <tr> <td>06/07:</td> <td>228</td> </tr> <tr> <td>07/08:</td> <td>220</td> </tr> <tr> <td>08/09:</td> <td>180</td> </tr> </tbody> </table> <p>Target for 09/10 is 150 by year end. CURRENTLY ON TARGET</p>	Year	No. of people in T.A	05/06	311	06/07:	228	07/08:	220	08/09:	180
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25f	Assist in reducing youth homelessness by 50% by April 2008	April 2008	High	HNM	Staff time/revenue & capital resources	COMPLETED - youth homelessness reduced by 80% since 2005										
26	Action- Preventing rough sleeping and repeat homelessness	Target	Priority	Owner	Resources	Progress against plan										
26a	Revise the Resettlement Strategy as part of the Homelessness Strategy review; ensuring numbers found on rough sleeper counts remain below 9	August 2008	High	HNM	Staff time	COMPLETED as part of Homelessness Strategy										

26b	Review the current partnership agreement between ECC Health/Social Services/Drugs Action Team and secure future funding for the Street Homeless Outreach Team	March 2008	High	HNM	Staff time/revenue resources	Project team currently working on this. CLG funding secured for 3 years
26c	Work with Supporting People team and other partners to review unmet housing and support needs for the client group and develop a Move-on strategy.	March 2009	Medium	HNM	Staff time/revenue resources	Link to SP work packages work which is ongoing
26d	Ensure that existing accommodation projects accommodating rough sleepers are reconfigured to meet the changing needs of the client group. Ensure additional funding is secured where a need for additional resources is identified.	March 2010	Low	HNM	Staff time/revenue resources	Joint contracts for SP accommodation providers coming in Sept 09. Personalised Budgets to start July 09
26e	Develop partnership protocols for information sharing with key partners agencies (mental health, probation, drug agencies)	March 2009	Low	HNM	Staff time	Ongoing through Homelessness Collaboration project
27	Action - Housing advice/homelessness prevention	Target	Priority	Owner	Resources	Progress against plan
27a	Complete review of the housing advice service against the Audit Commissions Key lines of enquiry (KLOE 8) and agree an improvement plan.	October 2008	Medium	HNM	Staff time	COMPLETE Service Improvement Plan in place
27b	Develop customer feedback mechanisms including mystery shopping	October 2008	Medium	HNM	Staff time/revenue	Devon Shelter Quality Standards Framework COMPLETED and final report received
27c	Benchmark housing advice service against peer-group to ensure value for money.	Oct 2008	Medium	HNM	Staff time	As Above and through Housemark.
27d	Review and update housing advice information leaflets.	March 2008	High	HNM	Staff time	COMPLETE
28	Action- Temporary accommodation and direct lettings	Target	Priority	Owner	Resources	Progress against plan
28a	End use of bed and breakfast for 16 and 17year olds and care leavers up to 21yrs by 2010	March 2010	High	HNM	Staff time/revenue	In progress
28b	Improve methods of customer feedback from clients in temporary accommodation.	October 2008	Medium	HNM	Staff time	In progress - client user groups established. Newsletter has been created.
28c	Improve the standard of advice and information provided to tenants in temporary accommodation with the aim of developing a tenant's handbook.	October 2008	Low	HNM	Staff time/revenue resources	To be completed as part of Temporary Accommodation service improvement plan
28d	Ensure that the stock of temporary accommodation meets clients needs whilst also reducing the stock of temporary accommodation by 50% by March 2010	March 2010	High	HNM	Staff time	On target - Figure as of 23/07/09 is 147 households down from base line of 300 in 2005
28e	Ensure temporary serviced accommodation meets level B of Supporting People Quality Assessment by 2009.	March 2009	High	HNM	Staff time	In progress. We have already achieved level C.
28f	Increase the number of properties available through Extralet to 50 by 31 March 2008.	March 2008	High	HEM	Staff time/revenue resources	75 properties now available
28g	Complete a business plan for the Extralet service by Dec 2007 to secure the long-term future of the Management Agency.	December 2007	High	HEM/HNM	Staff time	Completed short term solution found - longer term review for 2010
29	Action - Allocations	Target	Priority	Owner	Resources	Progress against plan
29a	Implement recommendations arising from the mock inspection of the Exeter Home Choice service.	October 2008	Medium	HNM	Staff time	Service Improvement Plan in place

29b	Carry out focus groups with successful applicants and applicants on the waiting list to obtain feedback on the standard of service and implement recommendations.	October 2008	High	HNM	Staff time	Feedback mechanism established
29c	Improve information to applicants of alternative housing options in the city through staff training and improved literature.	October 2008	Medium	HNM	Staff time	COMPLETED - website updated and staff training carried out
29d	Deliver outreach surgeries at other statutory and voluntary agencies to provide accessible advice to applicants on the Home Choice service and evaluate effectiveness.	October 2008		HNM	Staff time	Outreach surgeries being held
30	Action - Developing more affordable housing	Target	Priority	Owner	Resources	Progress against plan
30a	Develop and implement Supplementary Planning Document on Affordable Housing.	March 2008	High	HEM	Staff time	Joint work with Planning Department ongoing .
30b	Implement policy of 35% affordable housing on sites of 15 homes or more with 70% of affordable homes social rented housing and 30% affordable intermediate housing.	March 2008	High	HEM	Staff time	Included in Housing Strategy - to be implemented when Core Strategy submitted. However, 35% affordable housing has been achieved on some sites through negotiations.
30c	Implement policy of financial contribution in the form of commuted sums on developments of between 3 and 14 dwellings.	March 2008	High	HEM	Staff time	To be implemented when Core Strategy submitted.
30d	Develop tools to assess scheme viability.	March 2008	High	HEM	Staff time	Viability study completed
30e	Develop model to allocate available public subsidy between Section 106 and Non-S106 sites taking account of targets, developer contributions, site availability and yields	March 2008	High	HEM	Staff time	In progress following very significant changes in market conditions including potential delivery volumes, grant requirements and the approach of the HCA to giving grant.
Theme 4- Sub-regional issues						
31	Action- Sub-regional Strategy	Target	Priority	Owner	Resources	Progress against plan
31a	Identify mechanisms and funding to take forward the sub-regional Strategic Land Availability and Viability studies and develop sub-regional delivery targets and monitoring systems.	October 2008	High	ETHMA Steering Group	Staff time	Strategy work is on hold pending outcome of discussions on unitary status. The SHLAA is currently in draft form. The plan is to publish it as soon as the Regional Spatial Strategy is out. Unfortunately this has been delayed indefinitely. The LAA includes commitment to increase housing land supply, delivery and monitor progress: and the Devon Strategy Housing Group has set targets for the New Devon sub region and is introducing monitoring systems to record housing completions. DSHG is also looking at the procurement of viability software to be used sub regionally.
31b	Submit a bid on behalf of partner authorities for a sub-regional choice-based lettings system.	October 2007	High	HOH	Staff time/revenue funding	Scheme due to go live in Autumn 2009
32	Additional Actions - Creating additional lettings of Affordable Housing	Target	Priority	Owner	Resources	Progress against plan
32a	Acquire completed homes that private developers cannot sell and create intermediate rent and social rent	October 2009	High	HEM	Staff time/capital funding	Ongoing. Units purchased at Fountain House and Monks Road. Magna are currently securing nine units at the Royal Naval Stores site
32b	Bring forward affordable housing on S106 sites where developer has market units 'on hold'	March 2010	High	HEM	Staff time/capital funding	Ongoing. Additional units obtained with the help of ECC grant at Royal Naval Stores, Crossmead and hopefully Royal Naval Stores.

32c	Identify sites under 14 units that have planning consent for private development and find ways of bringing forward for affordable housing	March 2010	High	HEM	Staff time/capital funding	Systematic study of sites with planning permission completed in May 2009 in partnership with Devon and Cornwall Housing Association. Negotiations are proceeding on two sites.
32d	Set up Devon-wide Community Land Trusts scheme	March 2010	Medium	DAHC	Staff time	Final Report from Community Council of Devon and Devon and Cornwall Housing Association on proposals for a Devon wide umbrella CLT has been completed. Report is likely to go to Devon County Council Scrutiny Committee in September 2009 with accompanying DCC Officer Report. Significant start up funding implications identified.
32e	Support development of STEPs housing project in partnership with Exeter Community Initiatives	March 2009	Medium	HEO	Staff time/capital funding	£5k funding committed. SLA and business plan completed. £50k capital allocated £10k per dwelling. Currently looking for suitable sites for new build schemes.
32f	Convert hard-to-let sheltered housing to permanent or temporary affordable housing for non-elderly	March 2010	High	HOH/HEN	Staff time/capital funding	Some sheltered housing has been identified in the Asset Management Strategy
32g	Encourage tenants to use space rooms for lodgers	October 2008	Medium	HEM	Staff time	On-going. Leaflet and booklet produced. Monitoring requests for information.
32h	Convert shared ownership units that are difficult to sell in the current market to rented units and explore feasibility of Rent-to-buy	October 2009	High	HEM	Staff time/capital funding	No surplus shared ownership units have been identified to date.
32i	As prices in second-hand market decline purchase second-hand street properties to convert to affordable housing.	October 2010	Medium	HEM	Staff time/capital funding	Budget allocated. Property search undertaken and offers made on some properties.
32j	Making better use of all stock through Conversions and Extensions	October 2010	High	HEM/RTS	Staff time/capital funding	Four loft conversions and three property extensions were completed by ECC in 2008/09. Four extensions were completed by RSLs in 2008/2009
32k	Encouraging Mutual Exchanges	September 2008	High	HNM	Staff time	New Scheme underway (Homeswapper)
32l	Encouraging Private Landlords to take people off the Housing Register (LetStart)	July 2008	High	HNM	Staff time	Over 30 moves achieved