

LAA TARGET - ACTION PLAN

LAA Indicator No.	NI 155
Lead Partner Organisation	City Council
Technical Data Expert	Ayaz Maqsood
Indicator Owner (Sign Off)	Steve Rudge
Reporting Frequency	Annually (Quarterly estimates collected but written confirmation obtained at end of year)

SCS Theme:	A good choice of housing to meet the needs and aspirations of the people of Coventry	SCS Priority:	<p>SCS Outcomes:</p> <ul style="list-style-type: none"> Housing in Coventry will be more suited to people's needs and aspirations with a better mix of the type and tenure of housing in neighbourhoods. The quality of the existing housing stock in Coventry will improve and it will be more energy efficient. All new build housing stock will be carbon neutral. New housing developments will be 'climate-proofed' - contributing towards reducing the carbon foot-print of the city and adapted to cope with the ill-effects of climate change. <p>SCS Short term priorities:</p> <ul style="list-style-type: none"> Ensuring the planned growth of the city's housing stock contributes towards sustainability, meets future housing targets and provides affordable homes for local people.
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1: LAA Target

Indicator Definition	Baseline & Year	Target 2008/09	Target 2009/10	Target 2010/11	Success Criteria
Number of affordable homes delivered (gross)	254 2006/07	304	304	304	

LAA Target information

The target for the number of affordable homes required is obtained from a Housing Market Assessment (HMA), which has recently been completed for Coventry. The HMA complies with the CLG guidance to calculate the amount of new affordable housing units required in the city. This is based on taking into account various secondary data sources including the numbers registered with the city's choice based letting system, income data,

existing affordable housing supply, house price information and demographic information.

The recently completed HMA has determined that the city requires **304 affordable Housing Units per annum.**

2: Equalities and Community Cohesion Implications

Summary of overall negative/ positive impacts on target groups/areas:

Supported and special needs housing for vulnerable people will be prioritised wherever possible in achieving the target of 304 units. This is carried out through the established 'Independent Living' Forum, which is attended by the Commissioners from Social Care and the Housing Strategy Team. The development of the housing programme also takes into account the needs of the ethnic minority communities within city

Due to the nature of housing development, a specific development can take between 3 to 5 years to complete from the initial idea and because of regular 'windfall' opportunities that are offered to the Authority, it is impractical to set specific targets around equalities and housing numbers. The process has been to work closely with the Commissioners of services to vulnerable groups and the various Partnership Boards to work up and deliver the key housing priorities from specific groups. This process has proved to be very effective and has had a significant impact with certain vulnerable client groups.

3: Strategic Summary

Description of key activity or activities that may contribute towards achieving target

Working with the City's housing association partners, developers, landowners and Planning colleagues to develop and implement the affordable housing programme.

4: Delivery Plan – Performance Monitoring of Actions

Ref Nr	Planned Action(s)	Target/ Milestone	Link to Other Plans	Lead Officer	Progress <i>To be completed as part of quarterly monitoring.</i>
1	Obtain development progress update from the Housing Association on a monthly basis.	Monthly		Ayaz Maqsood	On track to meet target

5. Performance Indicators

Indicators - Performance Monitoring of Indicators								
Ref No	Description	Baseline	Target 08/09	Q1	Q2	Q3	Q4	Target Met Yes/No
NI 155	Number of affordable homes delivered (gross)	254 2006/07	304	231				
Other indicators that will be used to track progress, including disaggregated measures for target groups.								

6: Funding & Planned Spend

Funding & Planned Spend	2008/09	2009/10	2010/11	Total	Comment/Rationale
Strategic Housing Regeneration Fund – CCC (SHRF)	3.2m				SHRF is allocated on an annual basis. Further public sector funding for affordable housing is obtained through the Housing Corporation on a scheme by scheme basis. Affordable housing is also subsidised through the Planning System.

7: Risk Assessment

Ref No.	Risk	Mitigating action
1	Continued decline in Housing Market and economic downturn having a prolonged impact on New Build Housing Industry	Working with CLG, WMRA, GO-WM and Housing Corporation on Housing Rescue and Housing Stimulation proposals to intervene in housing market.