



South Staffordshire Council

South Staffordshire Council

Housing and Homelessness Strategy

2018-2022



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Foreword

Councillor Robert McCardle

Cabinet Member for Planning and Business Enterprise



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Cabinet Member for Welfare Services



Through this refreshed housing and homelessness strategy, we are continuing with our efforts to ensure that everyone in South Staffordshire is able to afford a home that is suitable for them, whether it be on the open market, or through one of our local Registered Provider partners. We are looking to secure, maintain, and where possible, invest in high quality housing that reflects the character of our villages, but also allows all residents to live in a safe and warm home that makes a positive contribution to their health and wellbeing. Individuals in need of assistance with their housing options will continue to receive timely and practical advice and help will be provided to prevent and effectively manage homelessness in the district.

We aim to achieve this by focusing on three priorities:

- 1. Ensure the right types of housing in the right locations to meet local need.**
- 2. Improve the standard and quality of housing to positively contribute to the health, wellbeing and independence of residents.**
- 3. Prevent and alleviate homelessness.**

This strategy builds on outcomes from the previous one, bringing together new evidence and intelligence gathered from consultation with local stakeholders. Whilst the Council plays an important enabling role, we have always, and will continue to place great importance on working closely with local partners, so that together, we can achieve improved housing and related outcomes for the residents of South Staffordshire.

Council Plan 2016-2020

This strategy will contribute to the Council Plan priorities of achieving:

‘A Safe and Sustainable District’

- Aim to provide homes that people need.
- Protect the green belt.

‘A Connected District’

- Supporting our communities.

Key Outcomes from the Previous Strategy

- Nearly 300 affordable homes delivered.
- Over 170 specialist housing units provided: Maywood Extra Care in Wombourne, Pencric Extra Care in Penkridge, Lowestone Court Retirement Living in Kinver; with more under construction.
- Over 200 adaptations to properties through the Disabled Facilities Grant programme.
- >£200,000 investment in housing stock through securing external funding for energy efficiency measures.

1. Introduction

Sitting on the north western edge of the West Midlands conurbation, South Staffordshire is predominantly of rural nature, with 80% of the district lying within the West Midlands Green Belt. The settlement pattern is made up of numerous villages varying in size and character, which altogether accommodate a population of approximately 110,000 residents, almost a quarter of which being aged 65 and over ¹.

The appeal of residing in this more rural setting has made South Staffordshire a desirable place to live, and over the years this has pushed house prices up and caused affordability issues. There remains a need to balance preservation of the character of the district with increasing housing need in the local area and the wider region.

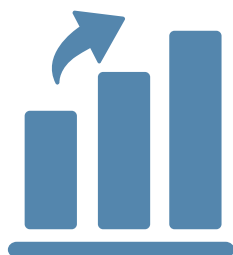
¹Office for National Statistics, 2015 Mid-year population estimates



2. Local Context

Demographics and the Local Economy

- By 2039, the district's population is expected to increase by roughly 7%²
- Almost a quarter of all residents are aged 65 and over - this is expected to rise to approximately 32% over the same period², representing a rapidly ageing population.
- The most common household structure is couples with no children. This is expected to increase in the future, and the number of households consisting of a couple with children will fall by almost 7% by 2036³.
- The local economy is focused around small and medium sized enterprises, along with high levels of self-employment.
- Overall rates of unemployment are continuing to fall; the mean gross household income of residents is over £40,000³.
- Hotspots of deprivation do exist where attainment, skills and employment levels are lower.



Local Housing Market

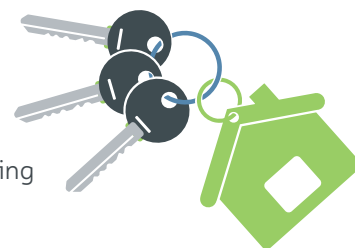
- Continues to strengthen, with house prices rising by more than 12% over the life of the last strategy⁸.
- House prices currently average at £244,000, with the average lower quartile priced property costing over eight times the average lower quartile income⁸, leaving home ownership an unaffordable option for many.
- The private rental sector, historically forming a fairly insignificant part of the market, is beginning to grow, with rental levels for 2 and 3 bedroom homes reaching £594 and £698 per month respectively⁸.
- Relatively low incidences of homelessness, the most common cause being the ending of Assured Shorthold Tenancies, with this forming 61% of all acceptances in 2016/17. Other reasons for acceptance include relationship breakdown and domestic violence.

Housing Stock

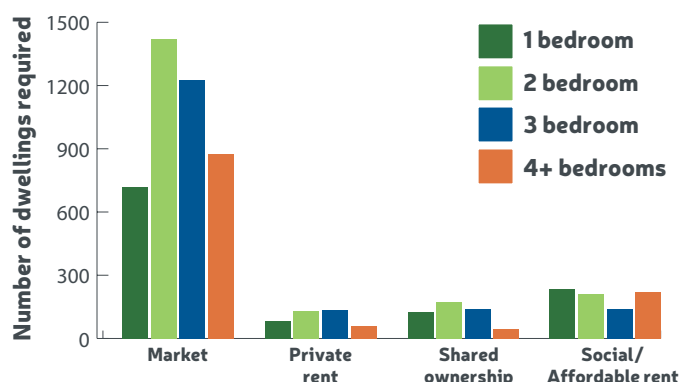


- High proportion of larger 3/4 bedroom homes, and detached/semi-detached properties⁴, with high rates of under-occupation.
- More than three quarters of all housing is owner-occupied, with fewer affordable homes and private rented properties⁴.
- Approximately 8% of homes are located in off gas areas⁵ and a number of park home sites also exist across the district, often occupied by older residents.
- Most properties are in good condition, but some pockets of poor quality housing do exist in certain areas⁶.
- Compounded by incidences of fuel poverty (approximately 11% of households⁷), with a tendency for older residents to be asset rich, but cash poor.

Housing Need



- The Council must plan to meet the following levels of housing need for the period up to 2036³:



- 628 specialist homes are also required to meet the needs of the district's ageing population and other vulnerable groups³.

²Office for National Statistics, 2014-based subnational population projections

³Strategic Housing Market Assessment Part 2 – Objectively Assessed Need for Affordable Housing, June 2017

⁴Census 2011

⁵LSOA estimates of households not connected to the gas network, 2015, Dept. for Business, Energy and Industrial Strategy

⁶BRE Housing Stock Models Update for the West Midlands Kick Start Partnership, May 2011

⁷Sub-regional fuel poverty data 2017 (updated to 2015), Dept. for Business, Energy and Industrial Strategy

⁸Hometrack

2. National Context

Housing Policy

- The 2017 Housing White Paper is clear that increasing housing numbers and reducing affordability issues are key aims, to be addressed by:
 - Positively planning for future housing needs, including those of the ageing population.
 - Continuing support for home ownership, through a more diverse range of options, but also providing funding for other forms of affordable housing, including rented products.
- The Written Ministerial Statement published in 2014 confirms that affordable housing contributions should not be sought on developments of 10 units or less. This reduces opportunities in the district to secure financial contributions in lieu of onsite affordable housing on smaller developments.
- A green paper is expected to be published in 2018 following an in depth review of social housing in England.

Welfare

- The rollout of Universal Credit began in South Staffordshire in July 2017 in the south of the district.
- This staggered process will continue throughout the life of the strategy, potentially increasing demand for housing advice and support, and homelessness prevention.
- Plans to extend Local Housing Allowance rates to Housing Benefit recipients from 2019 were recently dropped by the Government. However, concern over the effect of the extension has significantly impacted on Registered Provider business plans and delayed their future development pipelines, especially for supported housing.
- The Government has now consulted on new proposals for sheltered housing to be funded through the welfare system, and for short-term supported housing to be funded through a local authority managed ring-fenced pot.



Health & Housing

- In a 2015 report, the Kings Fund demonstrated clear connections between physical and mental health and homelessness, housing costs, housing standards and home adaptations⁹.
- A Written Ministerial Statement in 2015 confirmed authorities should not require extensive additional standards on new dwellings. Several housing policies in the Council's adopted Core Strategy looked to encourage higher standards in new housing, and warmer homes through energy efficiency measures. These now therefore require review.
- The All Party Parliamentary Group for healthy homes and buildings published a green paper in 2017¹⁰, introducing a case for all buildings to be built to high health and wellbeing standards.
- The Government's Clean Growth Strategy 2017 includes a commitment to improve energy efficiency of homes; aspiring to upgrade all fuel poor households to EPC Band C by 2030.



Homelessness

- The Homelessness Reduction Act will come into force in 2018, placing additional duties on all local authorities.
- There will be a requirement to intervene at earlier stages to prevent homelessness, and widen the availability of assistance to anyone affected, whether or not they are in 'priority need'.
- Those already homeless will also be entitled to assistance for a longer period of time.
- Whilst the increased emphasis on prevention is positive, this is likely to increase pressure on South Staffordshire's fairly small affordable and private rental sectors



⁹ The district council contribution to public health: a time of challenge and opportunity, The King's Fund, 2015

¹⁰ Building our future: Laying the foundations for healthy homes and buildings, APPG for healthy homes and buildings, July 2017

3. Priorities

Priority 1: Ensure the right types of housing in the right locations to meet local need

Background and Challenges

South Staffordshire is a diverse district with varying levels and types of housing need in each locality. In order to sufficiently support all our residents in housing need, this priority recognises these differences, ensuring we have evidence to demonstrate them, and using this to deliver a range of housing solutions across the district. By ensuring all residents can access a home that they can afford within their own villages, local shops and services will also continue to be supported, maintaining sustainable and thriving communities.

With a substantial proportion of the district designated as Green Belt and the associated policy restraints, development opportunities are somewhat limited. Capital and revenue funding for affordable housing has also been reduced in recent years, making the process of securing new development difficult. It is therefore vital to ensure that we achieve maximum benefit from any new housing and related funding secured for the district, by ensuring it provides the types of homes that people really need. In the short to medium term, new housing will be delivered across the district through the Council's Site Allocations Document, and this priority will influence negotiations and decision-making in relation to the detailed plans for these sites. There will also be opportunities over the life of the strategy to inform and shape new housing policies as part of the Local Plan Review process, to ensure that in the longer term, we continue to secure mixed and sustainable developments which meet a range of housing needs.

Whilst the Government's focus on home ownership will help many residents of South Staffordshire join the housing ladder, there is also a substantial need for social and affordable rented properties for those that cannot afford to own their own home. The 2017 Strategic Housing Market Assessment³ highlighted that in certain areas of the district, starter homes would be more expensive on a monthly basis than some existing entry level stock. The Government's evolving plans for revenue funding for supported housing specifically make planning for provision of sufficient specialist housing for the district's ageing population a challenge.

Maximising use of existing housing within South Staffordshire is also therefore essential. Perceptions of affordable housing and around downsizing restrict local support for new schemes, but they can also discourage residents from moving into a home more suitable for their needs, preventing an efficient use of stock in the district. This priority aims to break this stigma down, and additionally reduce the number of long term vacant homes in the district, in order to relieve any added pressure on new housing development to meet local need.



Objectives

- 1. Increase affordable housing provision**, incorporating a range of tenures in order to reflect the need of residents for both intermediate and rented products, to varying degrees in different areas of the district.
- 2. Deliver a balanced housing market**, providing a range of market and affordable housing options to residents, particularly a greater number of smaller properties for young families and to reduce under occupation.
- 3. Improve the specialist housing offer**, for older people and other vulnerable groups, promoting choice through a variety of options, whilst also balancing what our residents want with what is financially viable for local providers.
- 4. Make best use of the district's existing housing stock**, reducing pressure on new build development and encouraging better flow through the stock to meet some of the arising housing need.



Length of vacancy



Figure 2: Empty residential properties
(SSDC Council Tax records, October 2017)

Average house price Affordability ratio (lower quartile)

Locality 1
£242,011
9.1

Locality 2
£289,562
8.7

Locality 3
£192,356
8.4

Locality 4
£265,549
8.7

Locality 5
£285,387
9.3

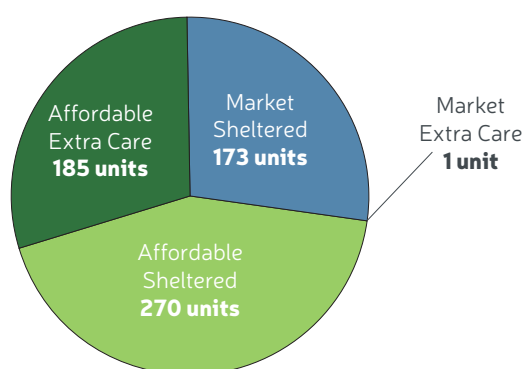


Figure 3: Specialist housing need, up to 2036³



Shared ownership

Locality 1	80
Locality 2	49
Locality 3	193
Locality 4	50
Locality 5	99



Social/Affordable rent

Locality 1	156
Locality 2	82
Locality 3	299
Locality 4	109
Locality 5	138

Figure 4: Affordable housing need, up to 2036³

Locality	1 bed	2 bed	3 bed	4+ bed
1	274	341	378	100
2	84	127	119	71
3	531	832	618	737
4	98	306	143	110
5	144	282	340	144
Other Requirements				
Starter homes		30 units per year		
Custom/Self Build		10 entries currently on register		

Figure 5: Housing mix need, up to 2036³

Figure 1: Local Housing Market (July 2017)⁸
(see Appendix A for locality map)

Housing and Homelessness Strategy 2018-2022

Action plan

Maximise on housing delivery through Planning Policy and the Development Management process

- Secure policy compliant schemes coming forward through the Site Allocations Document and windfall sites, including provision of affordable housing and a suitable housing mix, guided by the Strategic Housing Market Assessment.
- Revise and adopt new Affordable Housing and Housing Mix Supplementary Planning Documents which support implementation of the current Local Plan and Plan Review, to strengthen the Council's viability approach and make best use of commuted sums secured in lieu of onsite affordable housing.
- Through the Local Plan Review, strengthen affordable housing, Rural Exception Site, and housing mix policies (including exploration of options for custom/self-build homes and requirements for specialist housing and other age specific housing e.g. bungalows).

Maintain commitment to partnership working with Staffordshire County Council, local Registered Providers and Homes England, in order to deliver affordable housing and specialist schemes in the district

- Work with Staffordshire County Council to identify appropriate sites going forward for specialist schemes connected with Adult Social Care needs.
- Support local providers in identifying sites and securing appropriate funding from Homes England and other sources for new development, including Rural Exception Sites.
- Award S106 commuted sums for affordable housing to local providers, to deliver additional affordable and specialist homes.

Promote and raise awareness of the benefits of rural affordable housing and appropriate housing mix

- Devise and implement an engagement plan with District Members to raise awareness of affordable housing and housing mix issues, share feedback related to these from the Local Plan Review Issues and Options Consultation, and encourage their input in shaping new housing policies.
- Develop and implement a revised communications plan with Parish Councils and local residents to positively promote the advantages of affordable homes, downsizing and specialist accommodation.

Bring empty residential properties back into use to meet local housing need

- Complete a comprehensive review of the district's empty residential properties and carry out an options appraisal on the Council's approach to dealing with such homes.
- Guided by this review and appraisal, assist and support empty home owners to bring their properties back into occupation, including partnering with local Registered Providers and potential use of the Council's legal powers (where appropriate and agreed by Members).

Milestones & Outcomes

2018	Consult on initial considerations for revised housing policies for Local Plan Review as part of Issues and Options consultation in Summer 2018.
2019	Adopt a revised Affordable Housing and Housing Mix Supplementary Planning Document to support implementation of current Local Plan by December 2018.
2020	Devise engagement plans with District Members, Parish Councils and residents by March 2019 and implement 2019/2020. Maximise funding opportunities on an ongoing basis before close of Homes England Shared Ownership and Affordable Homes Programme in 2021.
2021	Begin preparation of revised housing Supplementary Planning Documents in 2021, to support new Local Plan following its adoption (submission planned for 2021).
2022	<ul style="list-style-type: none">• 450 affordable homes delivered.• 150 specialist housing units completed, of which at least 50 will be bungalows.

Priority 2: Improve the standard and quality of housing to positively contribute to the health, wellbeing and independence of residents

Background and Challenges

The location, type and quality of housing can have a significant impact on quality of life, and evidence particularly highlights the links with health, wellbeing and independence. These connections are particularly pertinent in South Staffordshire, with both an ageing housing stock and an increasingly ageing population. Living in a poor quality property increases the risk of cardiovascular and respiratory conditions, and can also contribute to mental health issues, including anxiety and depression.

The majority of homes within the district were constructed before 1980, with new build properties only contributing a small proportion to the overall stock. Whilst a large quantity of housing in South Staffordshire is of a high value and generally in good condition, some properties are particularly vulnerable to deterioration. Many existing rural homes in the district are not connected to mains gas, making them hard to heat and expensive to keep warm. Such properties often require costly and complex heating and insulation systems, which some households can struggle to fund and maintain.

The Council faces financial challenges to assist such households, with limited funding available locally and nationally for retrofit, and a lack of reliability around its availability in the longer term. Residents living in poor quality properties can also be vulnerable, hard to identify and reluctant to accept help from the local authority and/or other partners. In some cases, there is also a need to provide more holistic support beyond the assistance with housing disrepair, to ensure residents continue to maintain their properties in the longer term. Where Housing Act legislation allows, the Council will continue to take formal action to deal with substandard properties in the district.

With a rising number of people aged 65 and over, pressure for adaptations to existing properties is also expected to increase. The Council is a member of the countywide project Support for Independent Living in Staffordshire (SILIS). Facilitation of adaptations through SILIS, including the Disabled Facilities Grant programme, and complementary home improvement services, will allow residents to remain in their own home for longer, relieving pressure on local health and social care services. Improving and adapting existing properties also allows for better use of stock to reduce pressures for new development.

Where new stock is required, there is a pressing need to focus on prevention; futureproofing properties and securing sustainable homes for residents. Wherever possible, energy efficiency and adaptability of new housing development should be maximised, potentially through the provision of housing to the Lifetime Homes Standard or equivalent. This will provide occupants with a home that they can comfortably afford to heat and maintain, as well as modify relatively easily in the future should their personal circumstances change.



Objectives

- 1. Improve the quality of the existing housing stock in the district**, particularly to increase the thermal comfort of properties and deliver timely adaptations to homes, in order to protect and enhance the health and wellbeing of residents
- 2. Ensure new homes delivered are of a high quality**, incorporating improved futureproofing and energy efficiency measures, and sufficient design standards to meet the needs of the ageing population, including contributing to sustainable and resilient communities

2015 • 2030



People aged 65+
with an illness

5,703

8,406



People aged 18-64
with a serious physical disability

1,641

1,564



People aged 18-64
with a common mental health
disorder

10,175

9,343



People (all ages)
with a moderate or severe learning
disability

420

415

Figure 6: Health projections³

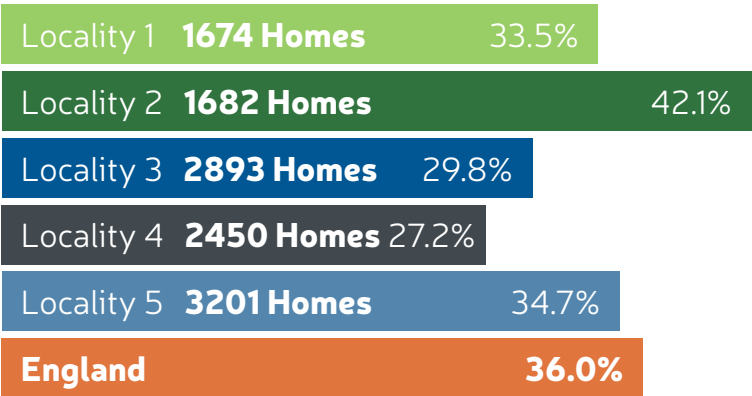


Figure 7: Non-decent private sector housing⁶
(i.e. homes that meet at least one of the following criteria: a HHSRS Category 1 hazard including excess cold, inadequate thermal comfort, disrepair, or non-modern facilities and services)




	Locality				
	1	2	3	4	5
Estimated fuel poor households	711	606	1217	1027	1298
Proportion of households fuel poor %	11%	13.1%	10.2%	9.5%	11.4%

Figure 8: Household fuel poverty⁷

Housing and Homelessness Strategy 2018-2022

Action plan

Existing Stock: Increase the safety and warmth of existing homes, and reduce fuel poverty, including through promotion and provision of energy efficiency and affordable warmth measures

- Make use of the Council's housing enforcement powers, where deemed necessary and appropriate, to deal with substandard homes and protect occupants.
- Carry out refreshed data gathering and analysis exercise to identify key areas of the district and household types to target with housing assistance.
- Identify and access finance mechanisms for providing funding to homeowners, and in partnership with private landlords and Registered Providers, their tenants, to fund energy efficiency and low carbon installs in properties, including local and national grant schemes, and/or low cost loan initiatives.
- Commence and monitor a new contract for a provider to continue delivering the South Staffordshire Warmer Homes Energy Advice Line, to assist residents with keeping warm at home, heating their home effectively and sourcing funding for energy efficiency and low carbon measures.
- Facilitate energy provider switching through the Good Life Energy Switching Scheme, commencing in early 2018, especially with vulnerable households and those struggling with the increasing burden of rising energy costs.

Existing stock: Assist residents to adapt their properties where necessary through public and other funding sources, allowing them to remain in their own homes for longer

- Monitor the Support for Independent Living in Staffordshire (SILIS) contract, encompassing delivery of the Council's Disabled Facilities Grant programme and other home improvements.
- Work proactively with the SILIS Steering Group and Strategic Partnership Board to continuously improve the home improvement service to residents.

New Stock: Maximise our ability to futureproof new homes and prevent housing related health issues, including energy efficiency, community resilience and other additional housing standards, through Planning Policy, Building Regulations and partnership working

- Engage with the Department for Business, Energy and Industrial Strategy's consultation and any further work, relating to strengthening energy performance standards for new homes under Building Regulations.
- Through the Local Plan Review, explore and consult on our approach to dealing with the changing local environment, and options to adopt planning policies requiring additional housing standards on new development, such as adaptable, accessible and/or wheelchair-friendly homes, and/or through provision of the Lifetime Homes Standard.
- Begin preparation and evidence gathering to inform a Healthy Communities Supplementary Planning Document to accompany the new Local Plan.

Milestones & Outcomes

2018	Maximise funding from national and local initiatives commencing from April 2018
2019	Carry out refreshed data gathering and analysis exercise by September 2018
2020	Consult on initial considerations for revised policies for Local Plan Review as part of Issues and Options consultation in Summer 2018
2021	Begin preparation of a Healthy Communities Supplementary Planning Document in 2021
2022	

- Achieve Key Performance Indicator targets on an annual basis as finalised in the new SILIS contract.
- Target outcomes for the Warmer Homes Energy Advice Line and Good Life Switching Scheme will be agreed as part of the tender process. These will be reviewed and assessed within 12 months of contract commencement.

Priority 3: Prevent and alleviate homelessness

Background and Challenges

South Staffordshire does not currently face a significant problem with homelessness. However, trends are subject to change, and the introduction of the Homelessness Reduction Act in April 2018 will widen the statutory duties of the Council to provide assistance. The method for recording and monitoring homelessness figures will however allow the Council to identify common factors and trends to effectively manage these increased pressures. The new legislation will enable applicants to approach any local authority for housing advice and assistance. An increased statutory prevention duty means that local authority housing officers will be required to develop a personal plan and work with applicants for up to 56 days to attempt to prevent them from becoming homeless. In response to these legislative changes, the Council has chosen to revise its Housing Allocations/Choice Based Lettings Policy. Once this transition period has ended, and the new legislation and local policies have come into force, specific prevention objectives and targets will be set for the life of this strategy.

The most common cause of homelessness within South Staffordshire, and also nationally, is the Section 21 notice seeking possession of a property. The longer lead time of 56 days, compared to the previous 28 day requirement, gives local authorities more time and flexibility to carry out prevention work. For those already homeless, the new Act introduces a further 56 day window for local authorities to assist in relieving their homelessness. In addition to the above, the Act introduces an expectation that the applicant must co-operate with the authority offering them with assistance, in order to prevent the applicant's homelessness. A failure to co-operate can result in the duty being discharged.

Should prevention work fail, or the applicant is already homeless, the authority's duty can be discharged by securing suitable private sector accommodation for a minimum period of six months. With a reasonably small affordable housing sector in South Staffordshire, this is likely to create an increased need for private rented properties within the district and also in the surrounding areas. Building and sustaining positive relationships with local Registered Providers and private landlords will therefore be vital going forward in order to effectively meet the authority's duties under the new Act. The Housing Options team currently hold a forum for private landlords twice a year, with approximately 12-14 landlords in regular attendance. The team have developed good relationships with these landlords, providing access to properties in the private rental sector where needed. Given the challenges outlined above, the team will look to further increase the number of private landlords positively engaging with the Council. This partnership approach will mirror and complement the Council's existing engagement with local Registered Providers, with whom the Benefits team meet on a bi-monthly basis to share information and discuss issues arising.

Currently the number of homelessness applications is lower than in previous years. However, the rollout of Universal Credit has begun in South Staffordshire, and there have been reports nationwide of increases in rent arrears and applicants having to wait for an extended period before receiving their first payment. A steering group has been established locally with a range of partners in order to monitor the rollout and ensure effective communication between partners is maintained.



Objectives

- 1. Prevent homelessness at the earliest opportunity**, by encouraging applicants/landlords to contact the authority when they first experience difficulties, in order to work with all parties to resolve any issues.
- 2. Provide beneficial and effective housing advice**, by ensuring staff are kept up to date with changes in legislation, and the information on the Council website and leaflets is clear and accurate.
- 3. Form stronger working relationships with other partners**, including Registered Providers, the Public Health team, the Building Better Opportunities team, the Department for Work and Pensions, South Staffordshire Work Clubs, the Citizens Advice Bureau and private landlords, in order to effectively identify and support vulnerable residents through the welfare reform changes.

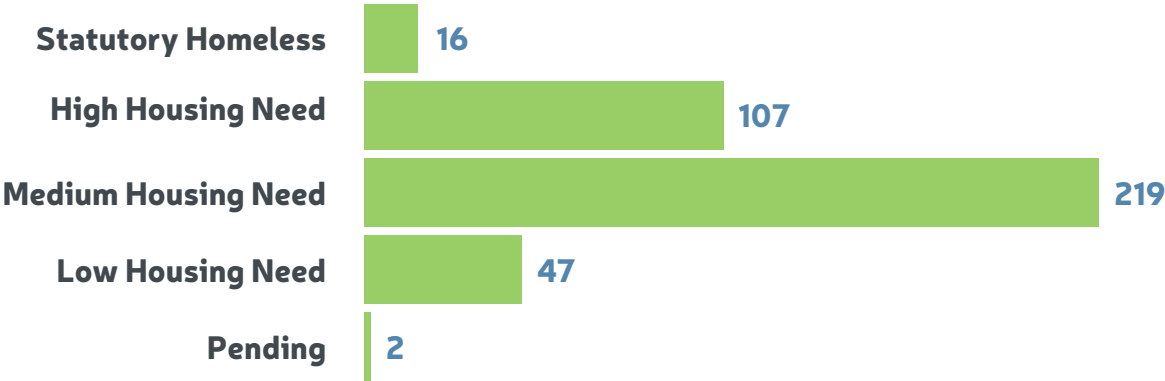


Figure 9: Current Housing Register (October 2017)

2015/16 • 2016/17

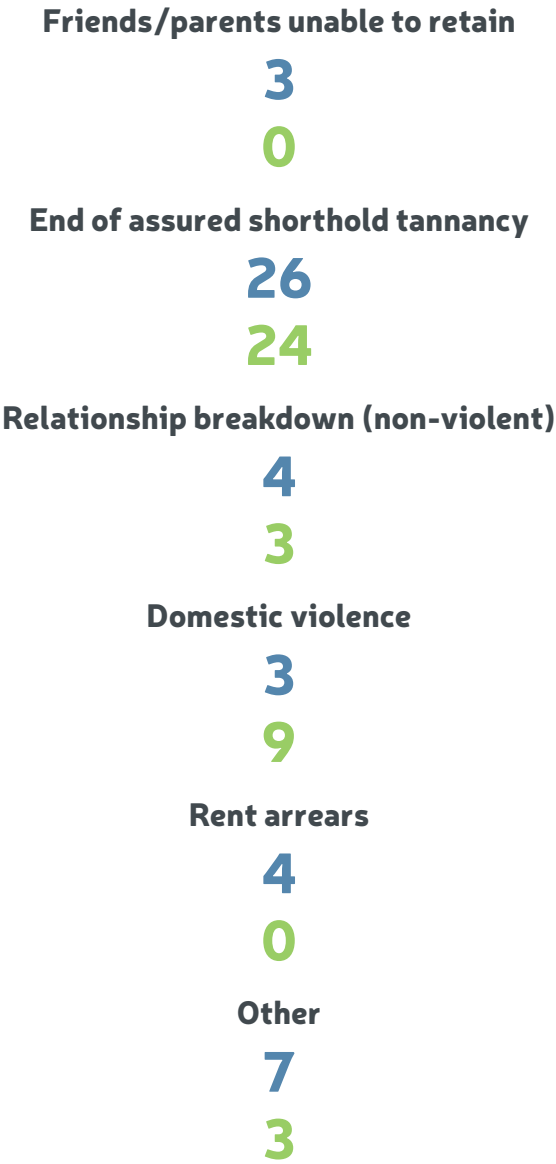


Figure 10: Homeless Acceptances 2015-17

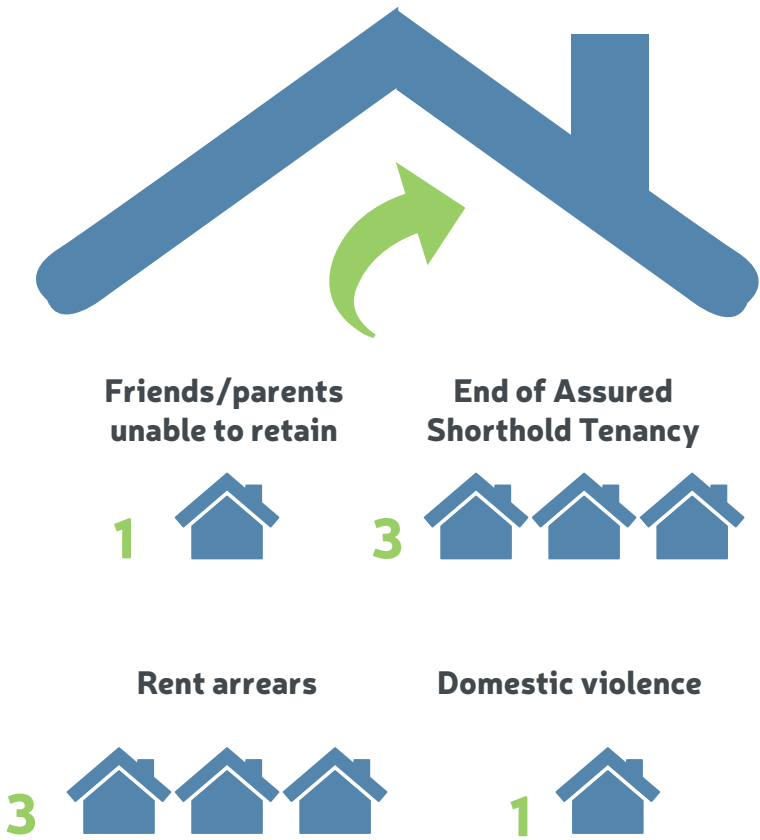


Figure 11: Homeless Acceptances 2017 to date, as of October 2017

Action plan

Prevent homelessness at the earliest opportunity

- Continue with current good practice in prevention to maintain the low homelessness figures in the district.
- Ensure all individuals accepted as homeless are provided with all information regarding their options, and a comprehensive personal plan detailing what actions must be taken by both the individual and the Housing Options team.
- In cases where homelessness is related to rent arrears, make relevant referrals to the Building Better Opportunities programme, for debt advice, support with budgeting and finding employment.
- Engage and improve relationships with other agencies such as Social Services, Probation Services and Mental Health Teams to ensure vulnerable applicants are supported.

Reduce the number of individuals on the Council's housing waiting list to 180 by 2020

- Carry out an interview with each individual with a Housing Options officer, providing tailored advice specific to them, along with an appropriate action plan.
- Implement and continually evaluate the refreshed 2017 Lettings Policy, in order to match applicants with a property that is suitable for their needs.

Increase partnership working with private landlords, engaging with at least 20 by 2022

- Engage landlords through the private landlords forum, encouraging them to provide properties for individuals on the Council's waiting list.
- Encourage landlords to contact the Council sooner to discuss issues with tenants, such as late/failed rent payments and antisocial behaviour.

Maximise funding opportunities for homelessness prevention and housing options

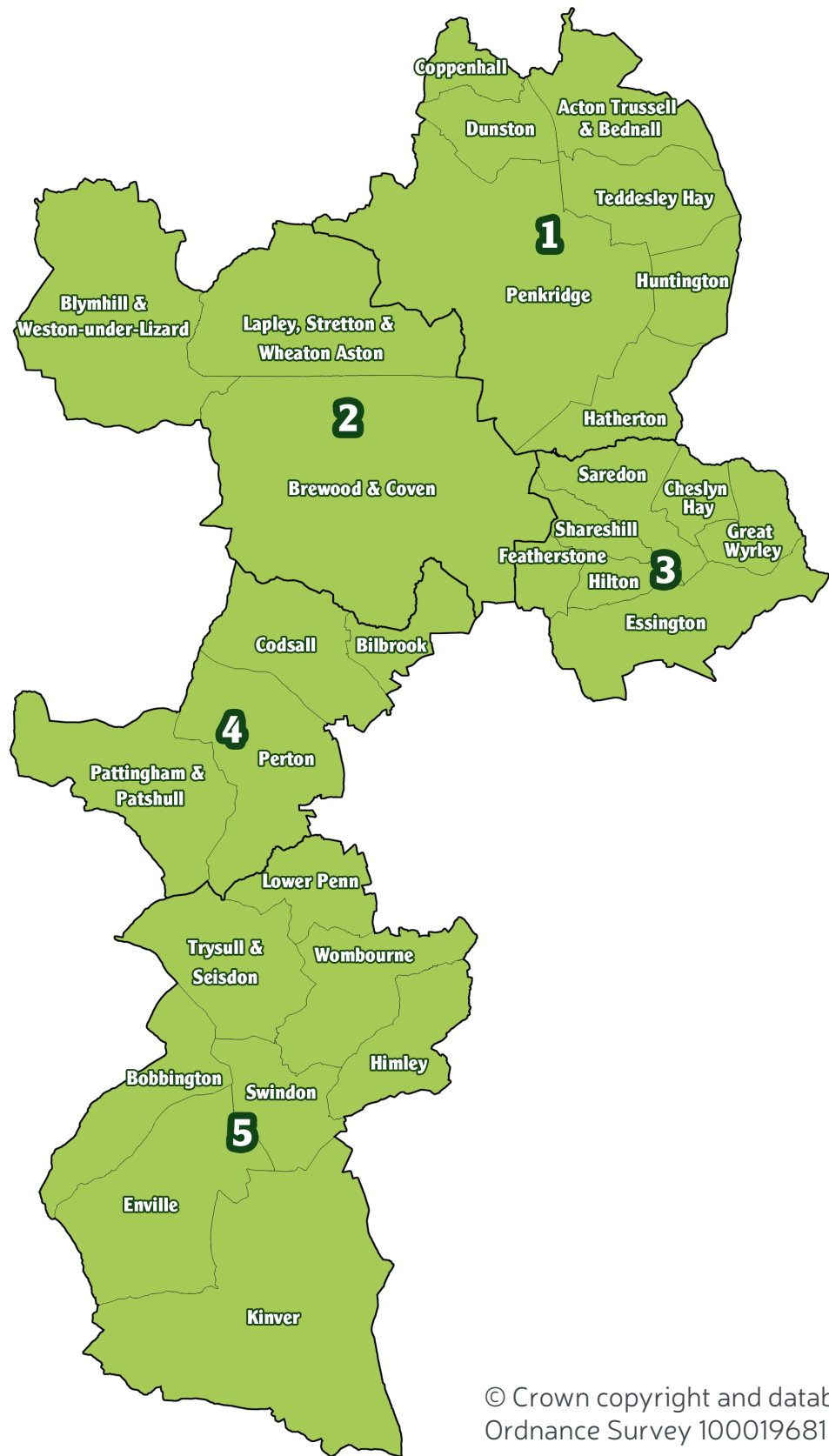
- Ensure ring-fenced funding is allocated for use to provide and improve homelessness prevention methods.
- Increase take-up amongst private landlords of the Council's Rent Deposit Scheme.
- Explore and consider bidding for further funding streams, either alone as a Council, or in partnership with other bodies.
- Consider award of Discretionary Housing Payments where appropriate for individual cases.

Milestones & Outcomes

2018	Implement Homelessness Reduction Act and refreshed Lettings Policy from 2018 onwards
2019	Ensure allocation of ring-fenced funding to deliver further homelessness prevention methods
2020	Reduce the number of individuals on the housing waiting list to 180 by 2020
2021	
2022	Actively engage with at least 20 private landlords by 2022

APPENDIX A

Map of the Localities of South Staffordshire



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Ordnance Survey 100019681



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