Foreword

The council is pleased to introduce the latest Housing Strategy for Salford ‘Shaping Housing in Salford 2020’.

In Salford it is recognised that housing impacts fundamentally on every aspect of life including residents’ health and wellbeing, education and the economy.

Salford is an ambitious city which has seen huge growth in all areas over recent years, including business, employment, leisure, population, households and the economy as a whole. This growth provides us with further opportunities to improve neighbourhoods. The provision of a range of good quality homes, of different sizes and tenures across the city will provide residents and those employed in the city with the choice and conditions they need and desire in order to live here. This will then continue to boost the local economy, and in turn the contribution that Salford makes to the sub-regional, regional and national economy.

The council, together with partners, will further drive growth by ensuring that housing and housing services in Salford are fit for purpose and meet local needs. The vision for housing in Salford is that it becomes:

“A great place to live. A place where you can find a choice of good quality homes in desirable locations, served by effective housing services”.

There are significant challenges that Salford must face however if we are to deliver our vision. ‘Shaping Housing in Salford 2020’ is being developed in an unprecedented economic climate. Some of the long-standing plans developed by the council and its partners to meet the housing challenges facing the city were formulated during a period of sustained economic growth. As a result of analysis it is known that Salford needs to: build more homes; make the best use of the existing homes/buildings; ensure that homes meet the appropriate quality standards; and develop services and plans that are able to support and promote the health and wellbeing of the residents of Salford.

In order to achieve these aspirations the council is committed to working collaboratively and flexibly to ensure that the challenges are addressed in a pro-active and innovative way to get the best outcomes for Salford citizens.

Councillor Gena Merrett
Assistant Mayor for Housing
and Environment

Ian Stewart
City Mayor
Executive Summary

Salford’s population and economy is growing, employment is rising and the social and cultural life in the city is thriving.

Through significant public and private investment major regeneration projects have helped to transform both the skyline and Salford’s neighbourhoods. This place shaping agenda has provided not only opportunities for growth, driving continued economic development and investment, but has helped to create places where people want to live and raise their families.

Whilst growth is good it also presents challenges for Salford particularly in relation to housing including:

- A growing number of households to accommodate in the city
- Affordability in the private sector
- A slow down in turnover in social housing and a rising waiting list
- Overcrowding and under occupation
- The condition of some properties remains poor

The overriding aim of this strategy is to increase the supply of well-designed, quality housing of all tenures. As well as the creation of neighbourhoods of choice for the growing population, house building in Salford is of crucial importance. Regeneration drives the economy directly through the creation of jobs in construction and indirectly through supplies.

In addition to the economic benefits of house building, good quality housing and housing services contribute significantly to improving the health and wellbeing of the population by:

- Supporting people to be independent
- Reducing homelessness
- Reducing mortality, disease and ill health from causes considered preventable

This Housing Strategy focuses on three strategic themes which describe the priorities for the council and its partners for responding to the housing challenges in Salford:

**Strategic Theme 1: Drive housing growth in the city and promote opportunity**

- Increase the number of new homes, including affordable homes
- Make the best use of existing housing

**Strategic Theme 2: Improve homes and transform places**

- Achieve and maintain the Decent Homes Standard for all social housing
- Improve the quality of existing homes in the private sector
- Deliver energy efficiency and climate change priorities

**Strategic Theme 3: A partnership approach to enable people to live as independently as possible**

- Ensure housing services meet local need and respond to changes in population makeup
- Support health and wellbeing through good quality homes and services

By implementing this approach Salford will become an even more desirable place to live, where you can find a choice of good quality homes in desirable locations, served by effective housing services.
Part one Introduction – Salford is a booming city

Salford is now home to more than 234,500 people and covers approximately 9,700 hectares, extending from the heart of the Manchester City Region, through the main urban area and into the surrounding countryside.

Salford’s proximity to Manchester City Centre and contribution to the sub-region provides a major opportunity for sustained economic growth. This is further enhanced by the excellent transport links locally including motorway and railway connections, as well as Manchester Airport which provides strong links to other regional centres in the North, to Europe and beyond as part of the North European Trade Axis.

In the last five years the regeneration of Salford has been significant. Both public and private investment has delivered major development projects across the city, transforming neighbourhoods and promoting growth through the delivery of a range of commercial, leisure, recreation, education and health facilities, in addition to quality homes. This has in turn seen a significant positive impact on the economy including increased employment opportunities (i.e. in excess of 5000 jobs created as a direct result of regeneration activity, not to mention jobs created as a result of major developments such as MediaCityUK and the AJ Bell Stadium).

Salford’s population and economy is growing, our jobs market is thriving and the social and cultural life in the city has never been more exciting.
Previously deprived areas such as Lower and Higher Broughton, Weaste and Langworthy, and Ordsall have all seen significant housing led renewal. Projects that have underpinned this progress and which have helped to transform the city into a thriving economic and cultural hub include:

- Salford Quays including MediaCityUK - Providing a world class, purpose built home for creative and digital businesses.
- AJ Bell Stadium – A £23 million development which is home to Salford Red Devils Rugby League Club and Sale Sharks Rugby Union Club.
- Greengate – The delivery of an iconic public space at Greengate Square, linking Salford and Manchester, in support of around £400 million of future private sector investment.
- Innovative projects such as the Soapworks at Ordsall Riverside (transforming the former Palmolive soap factory into a modern centre for business and leisure) and The Landing at MediaCity UK (a new and innovative digital media space).
- Commencement of works to build Port Salford – creating a new port and logistics hub in Barton.
- The award winning £10 million transformation of the Chapel Street Corridor which has significantly improved the public realm in support of a £650 million investment programme for Salford Central.

Being situated at the heart of the Greater Manchester conurbation, Salford has made a substantial contribution to Greater Manchester’s economic output. The gross value added (GVA) of the Salford economy has risen since 2012 and is forecast to increase from £5.1 billion in 2013 to £9.3 billion in 2033, a forecast 4.1% average growth per annum in GVA2.

Relative to its size, Salford has the third largest jobs density (the number of jobs compared with the total population in a given area) of all the ten Greater Manchester Local Authorities3.

2 Greater Manchester Forecasting Model (GMFM), 2014
3 GMFM, 2014
Employment growth in Salford has also been rising since 2012 and is expected to rise to 138,300 jobs by 2033, reflecting a 16.8% growth since 2008, outperforming the forecast growth rates for: Greater Manchester (9.9%), the North West (7.2%) and the UK (9.1%).

While Salford is the 18th most deprived local authority in the country, it has affluent suburbs and includes key heritage and tourism sites with large areas of open space to the west providing a landscape and biodiversity resource. Importantly a key demonstration of how the city is improving is the change in Salford’s ranking in the Index of Multiple Deprivation since 2007, when Salford ranked (on average) 15th most deprived.

Salford’s population is booming. Between 2008 and 2033, the population of Salford is expected to increase by 13.7%. This growth, after decades of population decline from the 1940s to the 1990s, is driven by a number of factors, including the natural growth that results from Salford’s relatively youthful population. In addition there has also been a fall in out-migration over the last ten years, with more people choosing to stay and raise their families in Salford, while in-migration has stayed more constant. This is reflected in an anticipated household growth of 24%.

This growth provides massive opportunities for Salford, and the city’s housing offer needs to respond to and drive this growth further. Housing has a key role to play in the creation of neighbourhoods of choice, where good schools and services, a high quality urban fabric and good transport links support vibrant communities.

Ensuring that Salford has the right quality and quantity of housing to support its growth in economic strength is vital. This in turn will help to attract and retain a diverse range of citizens that will continue to make the city prosperous.

The city’s remarkable success, however, comes at a cost. Salford is faced with a shortage of good quality affordable homes. Homelessness and overcrowding remain ongoing challenges and rising housing costs are also hitting working households on low and middle incomes. The economic case for continued investment therefore is compelling. Providing adequate housing for those on modest incomes, not only drives the economy in Salford and the region, but the national economy too.

The overriding aim of this housing strategy is to shape the supply of well-designed housing of all tenures.

The design and condition of homes is just as important as the numbers delivered. Salford will ensure that all new homes continue to be built to the current high design standards set out in its planning guidance. In addition, the council will continue the dialogue with developers in the city as to how best to ensure appropriate space standards and homes that are accessible and adaptable to people at all stages of life are delivered.

Parts of the city have some of the worst housing conditions in the country. Therefore Salford must continue to prioritise neighbourhood based regeneration to address these issues. Similarly, improving the quality and the energy efficiency of existing homes remains a key priority.

Population growth, the limited supply of new homes, changes to the mortgage market and the resulting affordability gap are causing profound shifts in patterns of tenure in the city.

Fewer new households in Salford are home owners or become social tenants and are far more likely to rent in the private sector. Owner occupation, which had been rising steadily since the 1960s in Salford, flattened in the 1990s and has been declining since 2000, reflecting the national picture.

4 Indices of Multiple Deprivation, 2010
5 Indices of Multiple Deprivation, 2007
6 Census, 2011
7 Oxford Economics, Greater Manchester Forecasting Model, 2014
There has been an even longer term fall in social rented housing, which has been declining since the 1980s. These changes have resulted in the private rented sector (PRS) growing significantly over recent years. This sector now houses 20% of households, similar to the proportion of households in affordable renting for the first time since the early 1970s. The table below indicates the tenure split by ward.

Salford has a long history of working successfully with the private sector, harnessing its expertise and attracting its investment and energy to deliver regeneration and growth. Private sector investment in the city will continue to provide a vital role in delivering housing development.

The challenges to ensuring this involvement is maximised include:
- Land availability and the cost of remediation for some brown field sites (reflecting Salford’s industrial heritage)
- The constraints of diverse land ownership along with historical land value aspirations from some land owners
- The current reliance on government and developer equity products to enable buyers to access the housing market
- Regulatory demands such as energy efficiency and carbon emissions
- The need to support development versus the need to achieve maximum financial benefit from land disposal
- The need to develop a new private rented sector offer that can meet demand and satisfy investor requirements.

Salford is committed to working with the private sector and other delivery partners in a collaborative way in order to meet housing needs and will explore different ways of achieving this through our partnership approach on a scheme by scheme basis.

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<th>Local Authority</th>
<th>Registered Social Landlord</th>
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8 Census 2011
9 Salford Housing Options 2012/13
The purpose of ‘Shaping Housing in Salford 2020’

Housing is of crucial importance to the economy. As well as jobs linked to construction, Salford’s economic growth will be constrained without a quality choice of housing for all income levels.

‘Shaping Housing in Salford 2020’ focuses on all housing types and tenures in the city – owner occupied, privately rented, social (including all affordable tenures), general needs and purpose built housing that meets specific needs.

By giving an understanding of the current position, and the key strategic drivers (i.e. policies, strategies and initiatives) the Housing Strategy sets clear priorities that will contribute to delivering Salford’s ‘City Plan’ and the supporting regeneration prospectus ‘Salford 2025 – A Modern Global City’. This will be achieved by using the limited public sector investment wisely and by maximising opportunities to secure private sector funding.

Housing is not just about bricks and mortar, the Housing Strategy must respond to local needs to ensure that services are appropriate and reflect the changes in housing requirements. The strategic priorities therefore include how people are supported and enabled to live as independently as possible for as long as possible. The strategy sets out how housing partners, working in collaboration with social care and health partners, will help to connect vulnerable people to the quality homes and support that they need.

The vision for housing is that:

“Salford will be a great place to live. A place where you can find a choice of good quality homes in desirable locations, served by effective housing services”

A strategy for housing alone will not achieve this ambition, and priorities and plans for housing have been developed in the wider context of creating and maintaining sustainable neighbourhoods, reflected in the wider ‘Salford 2025 – A Modern Global City’ regeneration prospectus. Place shaping and the creation of neighbourhoods of choice are key to accommodating the growing number of residents who choose to live and work in Salford and driving further economic growth. This growth will deliver both local benefits and opportunities as well as contributing to the wider Greater Manchester agenda.

Homes and housing related support services make a key contribution to ‘place shaping’ by:

- Increasing the supply of affordable housing
- Increasing the number of decent homes in the city
- Reducing the number of households in fuel poverty
- Helping create networks of attractive and sustainable neighbourhoods, offering an array of quality desirable homes, reducing the number of households in fuel poverty and enabling people to live as independently as possible for as long as possible.
This Housing Strategy focuses on three strategic themes which describe the priorities for the council and its partners for responding to the housing challenges in Salford, in order to strengthen and support its continued growth. The three strategic themes are underpinned by a number of key outcomes and are described in more detail in the following chapters.

Using data to predict future outcomes enables the development of a long term Housing Strategy until 2020. However, due to the need to respond to potentially changing economic climates, political and/or local environments, the delivery plan for this strategy has been set until 2017, at which time it will be reviewed and updated.

Equality and Diversity

The council and its partners recognise the role housing can play in promoting equality through creating harmonious and cohesive communities, providing good quality affordable housing, improving the health and wellbeing of residents and reducing levels of deprivation in the poorest areas of the city. To ensure that this Housing Strategy promotes equality, inclusion and diversity, the council has carried out a Community Impact Assessment to identify the impacts, both positive and negative, that the strategic objectives could potentially have on communities in Salford. The Community Impact Assessment is available on the Salford Council Website www.salford.gov.uk/impact-assess

A review of achievements from Salford’s previous Housing Strategy ‘Shaping our Place’

The council’s previous Housing Strategy ‘Shaping our place’ has delivered real improvements in housing and housing services in Salford. The following list outlines some of the key achievements made during the lifetime of the previous housing strategy (2008 – 2011):

Affordable housing and decent homes
- £1 billion spent on delivering new affordable homes and bringing homes to a decent standard
- £139 million invested by City West Housing Trust, achieving Decent Homes Standards in all their homes
- £38.5 million Decent Homes Backlog funding spent since April 2012 making improvements to council housing
- £8.2 million Homes and Communities Agency grant secured to build 101 new council houses for rent
- 1,385 affordable homes delivered between 2007/08 and 2012/13

Major Regeneration schemes
- £650 million regeneration of Pendleton commenced
- £38 million of Housing Market Renewal investment secured and delivered
- £16 million secured for future phases of the New Broughton mixed tenure area regeneration scheme
- 3,724 new homes delivered across the city between 2008 and 2013
- 1,196 jobs created through housing regeneration and improvements across the city

Improving energy efficiency of our housing stock
- £2.6 million Warm Front grants provided
- £1.4 million of investment from British Gas secured for energy improvements in public sector homes in Ordsall
- 80,000 energy efficient light bulbs distributed in partnership with energy suppliers
- 1,300 household received EPC (Energy Performance Certificate) as part of the Private Sector Stock Condition Survey
- City West Housing Trust led on the installation of Ecopod district heating systems to the roofs of their high rise blocks

Housing services
- £185,000 Communities and Local Government funding secured for Salford Handyperson Services
- 6,650 people given housing advice
- 3,000 houses managed by 750 accredited private landlords
- 2,500 fewer empty homes in Salford since 2011
- 1,820 people prevented from becoming homeless
- Over 1,000 properties inspected for compliance with the Housing, Health and Safety Rating System
- UK Housing Awards overall winner for 2010 awarded to Salix Homes
- National Pilot scheme on flooding/ climate changes with Environment Agency progressed in Kersal
- New Private Sector Housing and Homelessness Strategies for Salford put into place
The National Housing Strategy ‘Laying the Foundations: A Housing Strategy for England (2011), provides the main strategic drive for increasing the supply and number of homes to meet local need, including ensuring that there is a good rental offer, and that social and affordable housing is available to help improve people’s life chances. The national Housing Strategy emphasises the need to provide a boost for the economy by building more houses. But it’s not only about building new homes, the quality of those homes is also really important.

The need for quality homes was further reinforced by the Government’s ‘Decent Homes: refurbishing social housing policy (2012)’ which stated that ‘all social housing should meet a minimum standard of decency’ meaning it should:

• Be free of health and safety hazards
• Be in a reasonable state of repair
• Have reasonably modern kitchens, bathrooms and boilers
• Be reasonably insulated

‘Shaping Housing in Salford 2020’ responds to these drivers by prioritising house building, making the best use of existing housing stock and ensuring good quality housing standards.

In 2011 the ‘Localism Act’ put in place a range of freedoms and incentives for local authorities. One such provision enables a local authority to prescribe who can and cannot be made an allocation through the council’s housing allocations policy. These changes have driven a review of Salford’s housing allocations policy, as a direct means of ensuring that the best use can be made of Salford’s existing social housing stock.

The government has also sought to support economic growth through the ‘Growth and Infrastructure Act (2013)’ including the discharge of affordable housing elements of Section 106 planning gain agreements in order to make new developments more viable, as well as measures to speed up the planning application process.

The council continues to require developers to provide 20% provision of their dwellings in Salford to be affordable. However, this is balanced against other planning obligations and the viability of individual schemes and is assessed on a case by case basis.
Work is being undertaken at the Greater Manchester level to identify the appropriate amount of housing that should be planned for across the sub region up to 2033, and how this should be distributed between the ten local authority areas. When completed this work will provide a housing requirement for Salford which will then be taken forward in the city’s Local Plan.

The Local Plan will identify the contribution that different parts of the city should make to delivering that housing requirement, and the key sites for doing so. It will also include policies on issues such as the housing mix and affordable housing, which will be used in determining planning applications. The Local Plan will therefore be an important component in ensuring that a sufficient number and appropriate type of housing is delivered to meet housing needs and support economic growth in Salford.

The importance of raising the quality of existing housing stock has been taken forward by the sub-regional Greater Manchester Strategy ‘Stronger Together’ (2013) which emphasised the need to stimulate and reshape the housing market so that households can find the homes and quality neighbourhoods they need, at a price they can afford. This strategy provides a strong strategic steer for the improvement in the quality and standard of housing across Greater Manchester.

Building on this, as part of the Greater Manchester City Deal, a Housing Investment Board has been established to oversee an investment fund, utilising national investment streams and locally generated resources to develop new housing and bring empty homes back into use.

The Greater Manchester Housing Investment Board Business and Investment Plan (April 2013) sets out the means by which 9,200 new homes per annum will be developed across Greater Manchester by 2015, including:

- Finance - funding which reconnects the demand for housing in Greater Manchester to the supply of new homes.
- Land supply – delivery of land for housing and economic growth.
- Planning - reviewing future housing, employment land and related infrastructure issues at a strategic Greater Manchester scale.

The council will continue to work at a Greater Manchester level to support these approaches to housing development.

At a more local level, housing growth underpins Salford’s overarching City Plan 2013 - 2016 and the city’s regeneration prospectus ‘Salford 2025 – A Modern Global City’. The themes, priorities and visions found within these key strategic documents cannot be achieved without the provision of quality housing.

Ensuring that there is enough housing provision to meet the numbers of people / households that require it is fundamental to supporting and driving a prosperous economy. Offering an array of quality desirable homes supports the transformation of places and helps to sustain this growth.

Salford will continue to advocate and work in partnership with outside agencies to ensure that housing is accessible to all by a range of sustainable transport modes, linking with the strategic objectives of Transport in Salford 2025 – Connecting people to opportunity.

This Housing Strategy recognises that good schools are fundamental to supporting and delivering sustainable housing and valued communities in Salford.

Schools and housing providers both have a genuine stable and long term interest in their communities, with both sectors having long established business connections and working relationships with central and local government.

Schools and housing providers have synergies for a wider role in terms of contributing to the development of sustainable communities. Both are affected by a range of social problems, including antisocial behaviour, crime, worklessness, low aspiration, and poor health. The council will effectively plan for housing which will facilitate wellbeing and community cohesion.

‘Shaping Housing in Salford’ will contribute to the delivery of the current Pupil Place Planning Strategy 2015-20. A critical factor going forward will be to continually review pupil projections and to provide flexible enlargement solutions. This will enable the council to monitor its strategy and to respond to future fluctuations in demographics.

Correspondingly, investing in quality places to live which are of a good standard is also key to helping to reduce family poverty. Ending family poverty and improving the life chances of residents is a top priority for the council and its partners, as evidenced in the strategy Better off in Salford – A strategy to end family poverty and improve life chances.

Improvements in homes, including ensuring that these are energy efficient, warm and free from damp, will positively and practically contribute to reducing family poverty by reducing heating costs and promoting health and wellbeing.

These interventions are key responses to Salford’s approach to delivering Affordable Warmth and reducing fuel poverty.

Salford already engages in a range of activities both strategically and operationally which respond to the energy efficiency, climate change and affordable warmth priorities, and this response is driven by:

- The (Greater Manchester) Green Deal.
- The ‘Greater Manchester Climate Change Strategy 2011-2020’

These will be further shaped by the ‘Greater Manchester Retrofit Strategy’ and Greater Manchester Fuel Poverty Strategy, both of which are due to be published later in 2014.
Salford’s Climate Change Strategy 2010 – ‘Creating a city prepared for the future’ is the council’s main response to the climate change priorities, and this sets out three key themes for action: carbon reduction; climate adaptation; and behavioural change. Similarly, Salford’s main response to tackling fuel poverty is the Affordable Warmth Strategy (2005).

Furthermore, the council anticipates that the implementation of Schedule 3 of the Flood and Water Management Act (2010) will shape the way Salford deals with the management of surface water within new developments. The Act places an obligation on developers to ensure that the most sustainable form of surface water drainage is utilised in new developments.

This Housing Strategy does not seek to replicate this work, but aims to build on and provide support to delivering these priorities according to emerging national and sub-regional strategic drivers.

The links between housing quality and health and wellbeing outcomes is an important theme across the whole of ‘Shaping Housing in Salford’. The costs of illness arising from cold and damp housing conditions to the National Health Service (NHS) are estimated at over £1 billion per year nationally.

Investment to improve housing conditions to address issues such as excess cold and trip hazards would significantly address health inequalities in Salford and reduce health service costs. Quality housing and housing services promote the capacity of vulnerable people to live independently and to exercise choice and control over their lives.

Poor housing conditions often coexist with other forms of deprivation. It is likely that the causal link between housing and health works in both directions, with housing affecting an individual’s health and health also affecting an individual’s housing opportunities.

The ‘Improving Homes’ theme of this Housing Strategy clearly underpins the principles of Salford’s Joint Health and Wellbeing Strategy – ‘Our vision for a Healthier Salford by 2016’, which seeks to improve the lives of the citizens of Salford by improving health, wellbeing and removing health inequalities. Similarly, the Housing Strategy theme of supporting vulnerable people to live independently in their own homes is also a central feature in Salford’s Health and Wellbeing Strategy.

This Housing Strategy also underpins Salford’s approach to integrated care which seeks to:

- Promote and increase the use of local community assets
- Develop an integrated community hub, which will support navigation, monitoring and support
- Provide targeted support to those most at risk through multi-disciplinary groups.

There is an identified need for housing organisations to work in an integrated way with NHS and social care providers in order to support hospital discharge and ensure the adequacy of housing provision to meet health needs. This need is particularly important when more people will be supported in their own homes for longer periods of their life. This is because of the continued strategic drive to care for people in the community and promote independent living for as long as possible. In particular the aims of this Bill are to enhance access to services and provide good information about care and support options.

Client groups for housing support services include some of the most vulnerable people in Salford whose needs go far beyond housing alone. Housing and housing related support services are a vital resource enabling and supporting independent healthy living, where people are connected to services, work and training opportunities and social contacts.

The challenge for Salford is in ensuring that the limited funding available is spent wisely by targeting excellent and effective services that provide good value for money.

Similarly, improved partnership working and a more collaborative approach mirrors key priorities within the Government’s ‘Draft Care and Support Bill (2013)’. The Bill emphasises the role of housing in supporting wellbeing, and the importance of housing related services / organisations working in partnership with health and social care services to support the provision of care and support.

This Housing Strategy recognises the need to continue to provide effective homelessness services in order to meet both the statutory obligation and local need, and to reduce the impact of homelessness on health and wellbeing. This is in line with Salford’s Homelessness Strategy (2013-2018) ‘Prevention, Protection and Place Matters’ which recognises that homelessness affects a range of services and therefore advocates a multi agency approach to reducing Homelessness.
The council has developed a strategic approach to tackle worklessness in the city that coordinates and joins up employment and skills activity. It helps people to move towards work and once there, stay in work. The council is supporting this by working with housing providers and developers in the city both as a route to engaging with residents particularly amongst vulnerable residents and social housing tenants, and as a direct potential source of employment and training opportunities to help tackle worklessness in the city head on. The council will continue to respond proactively to the changing economic position by encouraging economic inclusion through its housing and third sector providers.

The council recognises that one of the key challenges which may impact on the housing needs of vulnerable people is the Welfare Reform Act 2012. Research\(^\text{11}\) shows that by 2015/16 the income of households claiming benefit will be lower on average by £1,615 per year (£31 per week). Research has also shown\(^\text{12}\) that so far 4,544 households in Salford have been affected by the removal of the Spare Room Subsidy. Since 1 April 2013, welfare reforms have cut the amount of benefit that people can get if they have a spare bedroom in their council or housing association home. This measure only applies to housing benefit claimants of working age.

A further challenge which will impact on people’s ability to afford a home in Salford is the government’s changes to the Local Housing Allowance. It is estimated that in the North West, 49% of people claiming Local Housing Allowance will have their allowance cut, with the average loss being £11 per week\(^\text{13}\).

Where possible, actions are being taken to support households affected by welfare reforms. However, analysis shows that a significant barrier in Salford is that of supply / turnover of appropriately sized accommodation (i.e. the amount and frequency that each type/size of accommodation becomes available).

Salford’s housing / housing support providers will continue to work in partnership with health and social care colleagues in order to:

- Minimise the impact of welfare reforms on people sustaining a tenancy,
- Enable people to lead a good quality of life (which promotes independent living, choice and control)
- Support people in a way which contributes to wellbeing.

\(^\text{11}\) Centre for Economic and Social Inclusion for the LGA (2013)
\(^\text{12}\) Department of Work and Pensions (DWP) release 2013
\(^\text{13}\) DWP release 2013
Part three Salford’s strategic themes and priorities

This section of the strategy describes the three strategic themes and key priorities, how these have been identified and how Salford plans to take these forward into the future.

**THEME 1: Drive housing growth in the city and promote opportunity**

Supporting and encouraging the sustainable development of new homes in the city creates jobs both directly in construction and indirectly in a range of sectors including logistics, finance and other services that extend far beyond Salford’s boundaries.

Housing construction supports more jobs compared with investment in many other sectors as it sponsors a range of related activity such as concrete production, and glass and brick manufacturing.

Every new home built creates two jobs for at least a year, and house builders are significant providers of apprenticeships. Every £1 of investment in construction is estimated to generate a total of £2.84 in total Gross Domestic Product (GDP) and overall housing construction, repairs and maintenance across the whole country have accounted for an average 3% of GDP in the last decade14.

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14 Construction in the UK Economy - The Benefits of Investment (2009)
How have these priorities been identified?

The current position in Salford

Salford is a booming city...
- Salford’s population grew by 8.2% over the last decade and is forecast to increase by 14,000 people (a further 5.8%) between 2014 and 2020, which proportionately, is the highest of the ten Local Authorities in Greater Manchester15
- Demographic changes across Salford reflect that overall Black, Minority and Ethnic communities have a younger average age profile (43.5% under 25 years of age) compared with white/other populations (31.6%)16.

The number of Salford households is increasing...
- Household numbers are estimated to increase by an estimated 13% between 2012 and 202117
- One person households are estimated to increase by 11% from 2011 to 2021 (from 38,000 to 42,000), substantially higher than for Greater Manchester (6% on average) and England (9% on average)18

Salford’s ageing population is growing...
- By 2028 there will be an estimated 30,284 people living in the city over the age of 65, an increase of 21% from 201120
- The most significant increase will be for people aged 90 years and over21

Both overcrowding and under occupation exist ...
- 4,484 households need at least one additional bedroom, marginally lower than other Greater Manchester districts and England and Wales (all 4.8%)19
- While, over 67,173 households in Salford have at least one additional (unoccupied) bedroom17

Most people in Salford are home owners, but the private rented sector is thriving...
- Salford’s housing stock is 71.3% owner occupied. This includes the private rented sector stock17
- The private rented sector has increased by 70% since 2001, making up around 19% of the housing market in Salford17

Turnover in social housing has slowed, with fewer tenancies becoming available...
- Average turnover for council owned stock has been falling since April 2011 from 10.2% to 8%22
- Between 2012 and 2013 the number of 1 bed properties advertised on Salford Homesearch fell by 16%23

While the housing waiting list continues to rise...
- Salford needs to build more homes...
  - After very high housing completions in 2006-2009, the number of new homes being built in Salford has reduced very significantly as a result of the recession and constraints on developer and mortgage finance. 746 (gross) homes were built in the city during 2012/13, of these 188 (25%) were Affordable Homes
  - Salford’s Strategic Housing Market Assessment (2012) indicated an annual shortfall of 1019 Affordable Homes in the city
House prices and sales have declined...

- The average price paid for a house was £128,744 in the first quarter of 2013, with an overall decline of 11% since 200721.
- The year on year number of house sales in Salford has declined by 12.7% in the first quarter of 201324.

Affordability remains a challenge for many people in almost all wards in Salford...

- The average household income for Salford was £33,060 in 201325.
- The affordability ratio i.e. average house price paid to average household income was 3.90 in 2013 in Salford. However some wards within the city are less affordable i.e. Kersal, Eccles and Broughton wards where income needs to be multiplied by 5.02, 5.97, and 4.88 respectively to access average house prices26.

Returning long term empty properties back into use would increase the housing stock available...

- Long term empty properties have reduced to 1.2% of the housing stock. However, 2.6% of the private sector housing stock in Salford remains vacant27.

Priority 1:

Increase the number of new homes including affordable homes

A steady decline in average household size means that the number of households, and the demand for housing, has an even higher growth rate than the population in Salford. The rise in population and household numbers and the fall in average household size have continued in the years since 2001 and are expected to carry on into the future.

Overcrowding increases a range of health and development problems including the: likelihood of children contracting meningitis, incidence of respiratory problems in adulthood, incidence of disturbed sleep, poor diet, hyperactivity, bedwetting/soiling and aggression in children28.

24 Land Registry time series, overall prices and sales by financial year.
25 Adjusted mosaic income data- 2013
26 Land Registry Price Paid data 2013/ adjusted mosaic income data 2013
27 Council Tax, October 2013
Salford encourages a home for life approach in terms of the use of assistive technology and space standards, and looks to developers to build the infrastructure for digital/wireless applications into their properties.

Salford will plan effectively to deliver new housing by supporting housing development and development opportunities, and by ensuring new homes are of a good standard. Continued multi-agency working will also help to ensure that Salford’s neighbourhoods are safe, clean, and offer good amenities. By ensuring social value benefits are incorporated into developments (i.e. employment/training opportunities or by supporting local community groups/activities) Salford will maximise the health gain available from developments, promoting community cohesion/resilience and creating capacity.

These measures will help to significantly enhance our housing and neighbourhood ‘offer’. This approach will encourage both existing residents to remain living in Salford, and support inward migration from outside the city, promoting continued local economic growth.

**Private Sector Development**

As at March 2013 there were approximately 23 private sector residential sites in Salford under construction with residential planning permission. This will deliver a total of 4,788 dwellings including houses and apartments.

Attracting private sector investment is critical to the success of Salford’s housing offer and the council will continue to investigate ways to make the city even more attractive to private developers.

The council supports private sector development in a number of ways including through a range of investment models which can be accessed by the private sector. This support ensures that Salford is able to employ new and innovative ways of working to deliver homes, regeneration and growth more quickly and to make more efficient use of scarce public resources and assets.

The council knows that by using council-owned land together with private sector investment and with joint expertise and intelligence it can deliver more and better quality new homes in the city. The council is working hard to secure significant levels of large scale institutional investment in the private rental housing market which not only provides a source of new funding for the housing sector on the whole, but will deliver greater choice for consumers, although currently this is aimed at a particular market segment.

Together with our partners across the region and with the Homes and Communities Agency (HCA) the council is working towards developing new models which will enable it to continue to deliver in the future. The focus of this work currently includes assessing the benefits of the forthcoming major redevelopment at Charlestown Riverside; the continued development close to the Regional Centre and exploring new infrastructure funding solutions.
Private Rented Sector

The private rented sector makes a valuable contribution to the housing offer in Salford and provides easily accessible and flexible accommodation, which more and more households are recognising as a tenure of choice. The council continues to see the private rented sector as a way of responding to and driving growth in the city, an aid to homelessness prevention and an important component in meeting housing need.

In future, as well as the Build to Rent Fund, the council wants to attract new sources of investment, particularly from long-term financial institutions seeking annuity type returns, in order to increase supply further. This supply would include family/low rise homes as well as the apartment style units which are more commonly thought about in relation to Build to Rent. It is already clear that institutional investment into the private rented sector is generating some significant interest in the Greater Manchester region.

Salford’s rental market is buoyant and the city is already the destination for significant numbers of newly forming households. Salford needs to make sure that it is the city of choice for continued investment in the future.

Joint investment programmes

Salford has an excellent track record of supporting housing delivery through joint investment programmes. These are demonstrated by the following housing led investment and regeneration activities:

Creating a new Pendleton

A £650 million scheme to totally transform the Pendleton area. On completion the scheme will provide 1,600 new homes and will see 1,253 existing properties refurbished. Quality of life for residents will be boosted by the development of attractive, safe and well used public spaces alongside work to improve accessibility between different parts of the community. There will also be significant improvements to local leisure and retail facilities, all of which will create more job opportunities.

Langworthy / Weaste and Seedley

This area of the city has been the focus of significant investment since 1999, and has benefited from having 900 homes improved and 350 homes developed, including through the award winning Chimney Pot Park programme. Whilst the economic downturn and the ending of the Housing Market Renewal Pathfinder programme slowed the pace of regeneration, the council and its partners remain committed to delivering the original vision for the area.

More recent priorities have focussed on completing the acquisition of commercial properties, developments across council owned sites with partners and improvements in the management of privately rented properties.

Islington, Chapel Street and Greengate

The £10 million transformation of the Chapel Street corridor has transformed the public realm, supporting the early phases of a long term £650 million (English Cities Fund) investment programme for the area which aims to deliver over 800 new homes, supported by new hotel, office and retail development.

The 15 year Greengate regeneration programme, spearheaded by the development of Greengate Square, will also see the creation of high quality new neighbourhoods and a new corporate centre for Salford including high quality public space, new homes and offices; with potential opportunities to facilitate 5000 new jobs.

Ordsall

2006 saw a commitment to regenerate an area of almost 73 hectares in Ordsall. Since then, 580 new homes have been developed. The Ordsall area has seen the biggest overall growth in population of all wards in the city and it is anticipated that this growth will continue to be maintained through the development of a further 200 new homes, redevelopment of the district centre, provision of new community facilities and environmental improvements.

Lower and Higher Broughton

The regeneration of Higher and Lower Broughton has been taking place since 2004 and 2006 respectively and has seen the provision of new homes, community, leisure, education and commercial facilities. To date 248 homes of various sizes, types and tenures have been delivered in Higher Broughton. In Lower Broughton, this year will see the 1,000th new home developed. The redevelopment has delivered new retail provision, multi-tenure schemes alongside a new school and park.

City Point - Trinity Way and Chapel Street junction
Charlestown and Lower Kersal
Charlestown and Lower Kersal saw investment of around £53 million under the New Deal for Communities (NDC) regeneration scheme in the decade from 2001, with 100 new homes built with plans to build a further 150. Improvements include the creation of Salford Sports Village, Salford Innovation Forum, the Beacon Youth Centre, Healthy Living Centres, Community Centres and improvements to existing housing stock.

Salford will continue to deliver the maximum benefit from regeneration schemes even within the tight public sector funding climate, by working with public and private sector partners to continue the successful work carried out to date.

The actions contained within 'Shaping Housing in Salford 2020' will continue to support economic prosperity including improvements to Swinton, Walkden and Eccles town centres as well as the Liverpool Road corridor and new housing in:

- Little Hulton (122 new social housing units on the Amblecote Estate)
- Walkden (350 new homes completed at Burgess Farm)
- Swinton (249 new homes on the previous Pendlebury Children’s Hospital site)
- Winton (100 new homes on the former Great Universal Stores site)

Affordable Housing
Delivering Affordable Housing is a key priority for the council, ensuring that the housing needs of the local population can be properly met. The map below shows the current areas in Salford which will provide new build Affordable Housing (including private accommodation with public financial support).

Affordable Housing
Affordable Housing is defined for planning purposes as housing for rent at affordable social rent levels or up to 80% of the cost of similar private rented accommodation and intermediate housing for sale or rent that will be available to households who cannot afford to rent or buy houses generally available on the open market.

New homes at Broughton Green, Rigby Street
Despite prevailing economic conditions, Salford has continued to see a steady stream of investment in Affordable Housing development. Across England the National Affordable Homes Programme 2011–15 will see an investment of £4.5 billion in Affordable Housing. The table below shows the number of units to be delivered in Salford up to 2017 and the total funding secured as part of the Affordable Housing Programme, helping to create employment and training opportunities for local businesses and people.

The production of an updated and revised Affordable Housing Strategy will set out the vision for Affordable Housing in the city, ensuring that the best mix of housing in terms of tenure, dwelling size/type and location can be secured. This will be informed by Salford’s Local Plan which is currently in production, and an update to the Planning Obligations Supplementary Planning Document.

Priority 1 targets include:

- Adoption of the Salford Local Plan
- Annual monitoring of housing completions
- The Strategic Housing Partnership will agree a plan for meeting demand for smaller accommodation
- Innovative housing for under 35s will be piloted
- 1291 new affordable homes developed by 2017
- Adoption of an Affordable Housing Strategy
- Review of the performance of existing development agreements
- Two non-residential properties brought into housing use annually
- Support the delivery of 500 new private rented sector homes

<table>
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<th>Year</th>
<th>Additional affordable</th>
<th>Total cost</th>
</tr>
</thead>
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<td>2007/08</td>
<td>280</td>
<td>£4,980,679</td>
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<tr>
<td>2008/09</td>
<td>116</td>
<td>£17,745,766</td>
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<tr>
<td>2009/10</td>
<td>277</td>
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<tr>
<td>2013/14</td>
<td>169</td>
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<td>2014/15</td>
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<td>2015/16</td>
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</tr>
<tr>
<td>Total</td>
<td>2,490</td>
<td>£290,399,919</td>
</tr>
</tbody>
</table>

In addition, the Homes and Communities Agency has recently announced that there are two schemes which have been shortlisted for Build to Rent 29: one at Greengate – Pinnacle developments; and a second at New Bailey – Muse developments. These schemes will deliver 638 units for private rent.

Priority 2:

Making best use of existing housing and converting existing non-residential buildings into housing

The council is currently supporting a number of such schemes through the delivery of the second round of Homes and Communities Agency Empty Property Funding. Schemes currently being supported include individual properties being refurbished to bring accommodation above shops into residential use, conversions of unoccupied shop units to provide homes and the conversion of an office building to provide 41 new homes (Former Employment Services Department, Ordsall). This activity contributes to the revitalisation of town centres.

Empty properties

Salford has an excellent track record of responding to the challenges associated with long term and problematic empty homes, which if left to fall into disrepair can become a magnet for anti-social behaviour, fly tipping and vandalism. Empty properties are a wasted housing resource and as such continue to be a priority for the council.

Across Greater Manchester, Salford has the highest reduction in the numbers of properties recorded as empty.

Since 2011/12 the number of empty properties across the city has been reduced by 3236 (as at February 2014), but there is more to be done.

Additional opportunities provided by returning empty properties back into use include the additional income to the council through the New Homes Bonus and Council Tax revenue, which can be invested back into local communities and services.

Priority 2 targets include:

- 312 long term empty properties brought back into use by March 2015
- 30 long term empty properties per year, with council tax debt recovered
- New allocations policy adopted by March 2015

In 2012/13 Salford achieved the highest New Homes Bonus payments related to empty properties of all the Greater Manchester authorities, the third highest such allocation in the country.

Make best use of social housing through allocations

Making the best use of existing housing can also be achieved by ensuring that the council’s allocation policy makes best use of the powers introduced through the Localism Act 2011. This enables the council to prescribe who can and cannot be made an allocation – restrictions can be applied to those with no housing need, owner-occupiers standing to make financial gain and those without local connection.

In addition, guidance from the Department of Communities and Local Government - ‘Providing Social Housing for Local People’ (2013), recommended a two year residency criteria. This will be considered as part of a review of the council’s Allocation Policy. The review will include an evaluation of the impact of other Greater Manchester Local Authorities applying this criteria if Salford were not to do so, as this is likely to increase the pressure on Salford’s social housing stock from applicants applying from out of the area.

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29 The Build to Rent scheme is a recoverable investment where Government will share risk or bridge finance to allow schemes to be built, managed and let. Once the scheme is fully let the developer will sell on its interest or re-finance and repay the loan/equity.
THEME 2: Improve homes and transform places

The maintenance and management of existing stock is of equal importance to building new homes in order to meet housing need in the city. Poor housing conditions in all housing stock has a negative impact on health and wellbeing and there is a strong relationship between cold temperatures, moisture damage, mould and health.

Therefore, as well as ensuring that homes are safe and fit for purpose, improvements in the quality standards of Salford’s housing stock will contribute significantly to the health and wellbeing of the Salford population, with improvements in health indicators and a subsequent impact on health related spend.

Salford’s Strategic Housing Priorities:

3. All social housing will achieve and maintain the Decent Homes Standard
4. Improve the quality of existing homes in the private sector
5. Deliver energy efficiency and climate change priorities

Improving homes and transforming places also links strategically to the climate change and affordable warmth priorities related to housing provision.

How have these priorities been identified?

The current position in Salford

Improvements to the quality of existing social-rented sector homes needs to continue...

• Social housing providers are obliged to ensure that their homes meet the government’s Decent Homes Standard.
• April 2013, approximately 46% of all Local Authority owned homes across the city did not meet the Decent Homes Standard.30

How have these priorities been identified?

The current position in Salford

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• April 2013, approximately 46% of all Local Authority owned homes across the city did not meet the Decent Homes Standard.30

A survey of Salford council’s own housing stock was completed in 2013, and the main findings were:

• Investment of £75 million is needed within five years in order to provide works including structural work, Decent Homes work and disabled adaptations
• The investment required over 30 years is over £530 million

Improvements to the quality of existing private sector homes needs to continue...

• 20.9% of private sector homes fail Decent Homes Standards31
• 7.4% of the Decent Homes Standard failure in the private rented sector is due to poor thermal comfort36

A high number (23,737) of vulnerable households live in the private sector: 6,807 own their own mortgaged home; 7,474 owned their own home outright; and 9,456 rent privately36.

30 Saviles Stock condition Survey 2013
31 Private Sector Stock Condition Survey 2010
Energy efficiency in homes could be improved...

- 12% of private sector homes fail to meet Category 1 Housing Health and Safety Rating System hazards, usually due to excess cold

- Estimates to remedy thermal comfort is £4.05 million, and remedy category 1 hazards is just under £9.6 million

Fuel Poverty and Low Carbon Housing...

- The number of households experiencing fuel poverty in Salford was estimated to be 11,277, almost 11.1% of households

In Salford some areas are particularly vulnerable to flooding and several of Salford’s neighbourhoods are also classed as extremely socially heat vulnerable in the case of a heat wave. These areas have disproportionate amounts of high-rise accommodation compared to other neighbourhoods in England.

This Housing Strategy recognises the need for awareness raising with housing provider partners about flood/heat risk amongst vulnerable people.

Priority 3:

Achieve and maintain the decent homes standard for all social housing

In terms of the remaining stock owned by the council, a decision was made to progress work on a housing stock transfer as the council was not in a position to secure the investment needed to ensure all council homes become and stay decent.

The housing transfer can only go ahead subject to government approval. All tenants will be balloted in 2014 on the proposal to transfer the homes to a new Registered Provider that will be able to access funding to invest in the homes and services in coming years, which the council is unable to access itself. This will enable £500 million of investment into these homes to be carried out over the next 30 years.

This is with the exception of the Pendleton area, where as part of the Pendleton Private Finance Initiative there are plans to modernise more than 1,253 existing homes.

Following a stock transfer to City West Housing Trust in 2008 all City West Housing Trust properties reached decency in 2013.

Homes in the social rented sector continue to be well regulated and improved to ensure they meet specific quality standards. Through the Strategic Housing Partnership the council will continue to work with Registered Providers who own these homes to make sure that these standards continue to be maintained in the future.

Priority 3 targets include:

- Transfer of council housing stock by March 2015 (subject to tenant ballot)
- Pendleton Private Finance Initiative investment and refurbishment programme completed by September 2017
- 25 Gypsy and Traveller pitches and facilities refurbished
Priority 4: Improve the quality of existing homes in the private sector

Private Sector

One of the biggest challenges to improving housing conditions in Salford is in the private sector.

A high number of vulnerable households live in the private housing sector, which means that although home owners are responsible for the maintenance of their homes, the need for support, signposting and advice is significant.

To address the challenges in the private sector the council has structures in place including a robust enforcement policy. These structures allow Salford to work with home owners to improve the condition of their properties, but where a home owner fails to meet their responsibilities the council will make appropriate and effective use of the full range of relevant enforcement powers available.

Private Rented Sector

There are similar issues with the private rented sector, which contains two contrasting sides: the most significantly growing housing sector in the city; on the other hand Salford is also home to a range of existing (older) privately rented properties which are often of very poor condition and are held in small portfolios, often by single property landlords.

In order to secure the necessary investment in the private rented sector, the council recognises that intervention and assistance is necessary, especially where areas are in decline, owners are in financial hardship or where private landlords refuse to undertake essential repairs or improvements.

By 2018 Salford wants to see a healthy private housing sector (whether rented or not) with good condition properties and high management standards.

Priority 4 targets include:

- Respond to a minimum of 500 reports of substandard housing in the private sector annually
- Continue proactive management of existing Landlord Licensing Schemes in the Langworthy / Weaste and Broughton / Kersal areas
- Review of new licensing proposals to be completed by August 2014

Priority 5: Deliver energy efficiency and climate change priorities

There are proven links between fuel poverty and ill health. The Greater Manchester Poverty Commission Report [2013] identified the cost of energy as one of the three key factors causing poverty in the City Region. Using research from Bolton NHS, the Greater Manchester Green Deal Business Case showed that for every 2000 households lifted out of fuel poverty the saving to the NHS would be £1m per year.

Salford over the past ten years has delivered a number of initiatives in all tenures to improve basic home insulation, install more efficient heating, and delivered behavioural change programmes to deliver affordable warmth to tackle the blight of Fuel Poverty in the city. The success of these interventions can be seen in the significant fall in the numbers of Early Winter Deaths since 2008/09.

Salford’s Private Sector Housing Strategy outlines the authority’s targets to tackle fuel poverty and improve energy efficiency in the owner occupied and private rented housing sectors.

Salford’s response to affordable warmth is the delivery of the Affordable Warmth Delivery Plan which aims to ‘ensure that fuel poor households attain an acceptable standard of affordable warmth in their homes’.

Low carbon housing retrofit improves energy efficiency and comfort for residents, and reduces energy bills and consumption. With the Green Deal as the initial delivery mechanism, Salford is committed to housing retrofit in the long term, including both a fabric first approach, and the deployment of renewable technologies. A network of local ‘show homes’ across Salford will be an important early action to demonstrate the benefits to the wider community.

Retrofit alone will not be enough and integration with heat networks, local generation from renewables, behaviour change programmes and related Carbon Literacy initiatives will also be essential.
In addition, with impending legislative changes looming, Salford will work with social landlords in order to work towards Sustainable Urban Drainage Systems (SUDs) being retrofitted in large estates which are at risk of flooding. City West Housing Trust for example is fitting SUDS permeable surfacing to existing stock through environmental works and surface water attenuation within new build schemes.

Finally, in recognition of the fact that some groups are more vulnerable than others in relation to coping with and recovering from floods and extreme heat, housing providers will develop a plan for flood and heat events.

Priority 5 targets include:

- Green Deal interventions into 100 Pendleton Homes
- Three Green Deal Show Homes developed in Salford
- 5,400 Green Deal Interventions in Salford
- 1,200 Green Deal Measures delivered to homes in Fuel Poverty
- Maximise uptake of Green Deal by private landlords – 100 homes retrofitted per year
- Conclude feasibility of a Pendleton Heat Network
- Feasibility of retrofit SUDs to large estates completed
- 38% of energy from renewable sources in the Creating a New Pendleton (PFI) Area
- Install Solar Panels on 110 new social homes in Pendleton
- Promote Solar Panels to private new build in Pendleton
- Housing providers to develop a plan for flood and heat events
- Housing providers to sign up to climate change literacy
- Refresh the Affordable Warmth Delivery Plan, if not superseded by the Greater Manchester Fuel Poverty Strategy

THME 3: A partnership approach to enable people to live as independently as possible

This strategy provides a clear steer to services and organisations to work together. Housing and housing support providers will be expected to work more collaboratively with health and social care services in order to more robustly promote health and wellbeing, facilitate hospital discharge, enable people to live in their own home for as long as possible and support people with long term conditions. The role of Registered Providers in supporting the health and wellbeing of their tenants will be one that evolves and becomes clearer over time.

Salford’s Strategic Housing Priorities:

6. Ensure housing services meet local need and respond to changes in population makeup

7. Support health and wellbeing through quality homes and services
How have these priorities been identified?

The current position in Salford

Salford’s ageing population is growing...

- By 2028 there will be an estimated 30,284 people living in the city over the age of 65, an increase of 21% from 2013.
- The most significant increase will be for people aged 90 years and over.

The current position in Salford

Some vulnerable people need support to live independently...

Many Salford residents enjoy an excellent quality of life, however some people require additional support (often from a range of agencies) to be able to live independently.

- In 2012/13, there were 4,943 people aged 65+ in receipt of community based packages of care.
- As of May 2013, there were 5,940 people in receipt of Attendance Allowance in Salford of which 3,430 are eligible for the higher rate allowance.
- 9.5% of the total population aged 65 and over are predicted to have a learning disability.

Some disabled and older people need support to ensure their homes are suitable and able to meet their needs...

- Around 25% of vulnerable households still live in unsuitable homes.
- Households which include at least one member with an identified 'special need' (such as a physical or sensory disability or being frail and elderly) are more likely than others to be living in unsuitable housing.
- Households with an elderly person are more likely to need a home adaptation than those without, and more than 60% of households with multiple special needs or a member with a physical disability need adaptations.

A continuing need for more accessible housing...

- As at December 2013, there were 1,061 people registered on the housing waiting list as needing accessible property.

There is a continuing need for statutory homelessness services...

- In 2012/13, 279 statutory homelessness cases were accepted as being eligible, unintentional and in priority need.
- In 2012/13, of those homeless applicants who were accepted, the highest percentage of applicants (60%) fell within the 25-44 age group, and 29% (81) in the 16-24 age group.
- Of these cases the majority (63%) were considered to be in priority need because the household included dependent children, while just over 17% of these cases were deemed vulnerable due to a mental illness or a physical disability.

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34 ONS 2008 based household projections
35 Customer and Support Services service group - Strategy and Change division
36 Internet, DWP - May 2013
37 POPPI, 2013
38 Private Sector House Condition Survey 2010
39 Local Authority Statistics - Salford Homesearch
40 Local Authority Statistics 2014
41 Local Authority - Housing Options Data 2013
However there are a number of schemes within Salford which are not considered fit for purpose, do not meet modern expectations and there is a mismatch in terms of what sheltered housing can offer across the city. The council encourages a consistent approach by housing partners carrying out reviews of the quality of provision and developing a strategic plan of provision across the city.

Alongside sheltered housing provision, Extra Care Housing is an excellent example of specialised housing for particularly frail people or people as they age. New build schemes in particular can be designed and planned in a way that contributes to the provision of a good quality of life for older/vulnerable people, particularly those who require elements of social and nursing care. The standard and management of extra care schemes can help to ensure that as people age they continue to live dignified lives, remain independent, are socially included and receive the care and support they need in their own homes, helping to promote continued health and prevent deterioration in existing conditions.

In order to meet the forecast demand for housing, care and support for Salford’s ageing population, Salford acknowledges that it will need to develop more Extra Care Schemes. Salford already has a number of planned extra care housing developments which incorporate a partnership approach across health, social care, housing providers, developers and support/social care providers. This collaborative approach will ensure that the extra care models developed will meet the health and social care objectives of the city. However, options will need to be explored which help to further enhance the supply of this provision.

Meeting local need
One of the key priorities for the council is the need to help those vulnerable people who are currently accommodated and cared for outside the city, to return back to Salford. The council has successfully worked in the past with housing provider partners to return vulnerable people back into Salford by working in partnership across health, housing and social care services to facilitate these moves. The council aspires to develop three units of supported accommodation per year for vulnerable people returning to Salford from out of borough placements.

Similarly, the council also has a responsibility to meet the needs of young people in transition. These are young people who have been the responsibility of the Local Authority, and have been living in care. The role of housing depends upon the individual circumstances of the young person and includes for example whether they are in full-time education beyond the age of 18, have a disability or need additional support to help them develop independent living skills.

In order to meet the needs of this client group:
- Homelessness services will assess need
- Work to deliver innovative housing for under 35s will commence
- Work to meet the needs of young people with disabilities or a care need will be implemented

Priority 6 targets include:
- All Registered Providers to review sheltered housing schemes
- Completion of a 66 unit extra care scheme in Little Hulton
- Delivery of a new extra care scheme in Walkden
- Develop a financial model with partners which will support development of additional extra care schemes in the city
- Commission an additional minimum 60 units of extra care housing
- Production of a fully costed business and implementation plan in place for a new extra care scheme in Pendleton
- Deliver a private sector development in Monton
- Multi-agency plan adopted to return residents to Salford, currently placed elsewhere
- Implementation of the supported housing provider framework

An artist’s impression of the new Amblecote Extra Care Housing Scheme in Little Hulton
Priority 7:  
Support health and wellbeing through quality homes and services

The council recognises that as people age and their health and wellbeing becomes impaired, their ability to live independently can be affected. Of particular note is the fact that the Private Rented Sector contains the greatest number of vulnerable households. There are a range of services / interventions which help support people as they become older / less able.

Housing and support providers play a key role in promoting the continued independence and wellbeing of vulnerable people and in future these partners will be expected to work in an increasingly more integrated way with health and social care partners, in order to provide the most effective services possible and in line with the Integrated Care Approach.

Examples of housing related services / interventions which help support people as they become older / less able – this list is not exhaustive
Use of temporary accommodation

As a key strategic priority for the council there is already a Homelessness Strategy in place which seeks to “Support and promote a partnership approach to prevent homelessness and provide quality housing services in Salford”.

This Housing Strategy does not seek to duplicate this work. However, it is acknowledged that while there is still a local need for statutory homeless services, this will need to be delivered within a restricted budget and we aim to reduce the use of bed and breakfast accommodation.

Impact of welfare reforms

The recent government welfare reforms are considered to be an additional potential threat to the homelessness provision in Salford and the council recognises the far reaching implications of these reforms and the potential impact on the future stability of housing for those affected.

Social housing providers have a good history of working and supporting tenants, since the implementation of the spare room subsidy. The Strategic Housing Partnership will continue to review the impacts of welfare reform on housing need and demand in the city.

Maximise health gain through excellent housing services working in partnership with NHS and social care services

The council recognises that the provision of effective housing services is essential for underpinning the wellbeing and health of the population in Salford.

In line with the Integrated Care agenda, housing and housing support providers will work in partnership to support delivery of the Care and Support Bill (draft 2013), along with the NHS and the council. The council will develop a joint commissioning approach to support the Integrated Care Programme. This will be delivered by maximising community assets, providing multi-disciplinary targeted support for those at most risk and a central hub to facilitate navigation, monitoring and support. The focus will be on:

- Older people as the principal client group
- Health, social care and wellbeing
- A twin approach of targeting high users of services / those at greatest risk and primary prevention / early intervention
- Stratification of the population to target older people that will benefit from different interventions
- A Salford-wide programme implemented through a neighbourhood approach

Work in progress includes:

- Housing providers to review their involvement in the Making Every Contact Count Programme which ensures that all contact with citizens helps with their health and wellbeing through signposting to relevant services
- The Strategic Housing Partnership health and wellbeing work stream will develop and implement a housing action plan to support the delivery of housing outputs identified as part of the Health and Wellbeing Strategy. This will also help to broaden the discussion with health colleagues and involve them more widely in the housing debate, for example helping to ensure that appropriate NHS support is built into bigger developments and identifying where there is likely to be pockets of specialist need (for example near new extra care housing developments)
- The council is working with Registered Providers in order to explore how services and housing design elements can be made more dementia friendly in line with national guidance
- A range of practical and/or financial assistance is available which can enable vulnerable people to continue to be able to live in their own home, ensuring this is safe and able to meet their needs.

Priority 7 targets include:

- Reduced length of stay by 10% in bed and breakfast accommodation
- A clearer understanding of the impact of welfare reforms and in particular the Spare Room Subsidy on Salford residents
- Maximise incentives for the release of under occupied properties
- Housing partners to review input into the Making Every Contact Count Community
- Develop a housing action plan to support the Health and Wellbeing Strategy
- Handypersons Service to deliver 6,000 jobs per annum (subject to budget)
- 575 Home Improvement enquiries will be responded to annually (subject to budget)
- Adaptations will be completed within 159 days from initial contact to practical completion, achieving a minimum 98% customer satisfaction
- 100% of equipment will be delivered within seven days from completed assessment
- A minimum 300 annual telecare referrals will be actioned
- A Telehealth and Telecare strategy will be developed
- Operational delivery of the Telehealth and Telecare strategy
- Development of a joint commissioning approach to support the Integrated Care Programme
- Joint working to develop dementia friendly housing and services
Part four Building blocks to delivery

A collaborative approach to achieving these Strategic Priorities

In recent years Salford has benefited from targeted investment to tackle housing market failure, improve neighbourhoods and homes and increase housing provision.

Working to develop opportunities to ensure people can access, afford, maintain and ultimately sustain their homes is and will continue to be a significant challenge for us. The council will work with its partners to ensure that it delivers shared goals in terms of the need to maximise opportunities to link housing led initiatives such as building and improving homes to supporting education, employment, training and health outcomes across the city, especially in some of the more deprived areas in Salford.

Embracing the private sector is fundamental to the success of this strategy and Salford will promote a strong collaborative approach with private sector partners, while continuing to target the limited public sector funding carefully.

Investment to deliver this strategy will come from:

- Private/partner investment
- Public sector funding programmes – Home and Communities Agency, Private Finance Initiative and others
- Greater Manchester Investment
- Salford City Councils own resources – capital and revenue

Key to the success of this approach will be the involvement of partners and local people and the delivery of this Housing Strategy will contribute to achieving the aims of the Salford City Plan 2013 - 2016 and Salford’s Regeneration Prospectus “Salford 2025 – A Modern Global City”.

The delivery plan represents an important part of this Housing Strategy by looking to the future. It sets out details of specific activities and outcomes required between 2014 and 2017. Using data to predict future outcomes has enabled the development of this strategy to 2020. However changes in Government, policy, funding, the economy and local situations, mean that a delivery plan to that date would be unrealistic. This delivery plan therefore takes Salford up to 2017, at which time the delivery plan will be reviewed.

The Salford Strategic Housing Partnership, supported by the council, has overall responsibility for the development and delivery of this Housing Strategy, ensuring that Salford is adequately connected to national/regional strategies and plans, and that housing investment in the city is maximised. Monitoring of the delivery of the Housing Strategy Delivery Plan will comprise of:

- Quarterly review and monitoring reports by city council officers
- Annual monitoring reports to the City Mayor, Assistant Mayor for Housing and Environment and the Salford Strategic Housing Partnership.
### Strategic Theme 1 - Drive housing growth in the city and promote opportunity

**Priority 1: Increase the number of new homes, including affordable housing**

<table>
<thead>
<tr>
<th>Actions for improvement</th>
<th>Targets</th>
<th>Deadline</th>
<th>Lead Organisation/Team</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. The council to adopt the Local Plan</td>
<td></td>
<td>November 2017</td>
<td>Salford City Council (SCC) - Spatial Planning</td>
<td></td>
</tr>
<tr>
<td>1b. Monitor the number of housing completions on an annual basis (1 April to 31 March)</td>
<td></td>
<td>Report annually by end of July</td>
<td>SCC - Spatial Planning</td>
<td>Residential Development Monitoring Report</td>
</tr>
<tr>
<td>1c. The Strategic Housing Partnership to agree a plan for meeting demand for smaller accommodation</td>
<td></td>
<td>June 2015</td>
<td>SCC - Strategy and Enabling</td>
<td></td>
</tr>
<tr>
<td>1d. Pilot innovative housing for under 35s</td>
<td></td>
<td>December 2015</td>
<td>SCC - Strategy and Enabling</td>
<td></td>
</tr>
</tbody>
</table>

1e. 1,291 new affordable homes developed by 2017.

1f. Adoption of an Affordable Housing Strategy

1g. Review performance of existing development agreements

1h. 2 non-residential properties brought into housing use

1i. To support the delivery of new private rented sector – 500 units

**Notes:**

- SCC - Strategy and Enabling
- SCC - Strategy and Enabling - Property and Development
- SCC - Urban Renewal
- Annual
<table>
<thead>
<tr>
<th>Priority 2: Make better use of existing housing</th>
<th>Targets</th>
<th>Deadline</th>
<th>Lead Organisation/ Team</th>
<th>Notes</th>
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</thead>
<tbody>
<tr>
<td>2. Salford City Council will implement the Empty Properties Initiative by returning empty properties back into use.</td>
<td>March 2015</td>
<td>SCC - Urban Renewal</td>
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<tr>
<td>2a. 312 long term empty properties will be brought back into use</td>
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<td>2b. 30 long term empty properties per year, with council tax debt, will be returned to occupation and council tax debt recovered</td>
<td>Annually</td>
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<thead>
<tr>
<th>Strategic Theme 2 - Improved homes transformed places</th>
<th>Actions for improvement</th>
<th>Targets</th>
<th>Deadline</th>
<th>Lead Organisation/ Team</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Priority 3: Achieve and maintain the Decent Homes Standard for all social housing</td>
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<tr>
<td>4. The Salford Strategic Housing Partnership will encourage and promote the investment and achievement of the Decent Homes Standard across all social housing in the city</td>
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<tr>
<td>4a. Transfer of council housing stock (subject to tenant ballot)</td>
<td>March 2015</td>
<td>SCC - Strategy and Enabling</td>
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<tr>
<td>4b. Pendleton PFI investment and refurbishment programme completed</td>
<td>September 2017</td>
<td>SCC - PFI Programmes</td>
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</tbody>
</table>

| 5. The quality and standard of Gypsy and Traveller pitches and facilities will be improved | | | | | |
| 5a. 25 Gypsy and Traveller pitches and facilities refurbished | September 2014 | Salix Homes - Neighbourhood Services |
## Priority 4: Increase good quality homes in the private rented sector

<table>
<thead>
<tr>
<th>Actions for improvement</th>
<th>Targets</th>
<th>Deadline</th>
<th>Lead</th>
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<td>6.</td>
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<tr>
<td>Reports of sub-standard private housing will be responded to</td>
<td>A minimum of 500 reports of substandard housing in the private sector responded to</td>
<td>Annually</td>
<td>SCC - Urban Renewal</td>
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<tr>
<th>Actions for improvement</th>
<th>Targets</th>
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<td>7.</td>
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<tr>
<td>7a.</td>
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<tr>
<td>An improved private rented sector offer will be achieved</td>
<td>Pro-active management of existing Landlord Licensing Schemes in Langworthy / Weaste and Broughton / Kersal areas in order to:</td>
<td>On-going</td>
<td>SCC - Urban Renewal</td>
<td></td>
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<tr>
<td>• Tackle the issue of anti-social behaviour (i.e. crime/vandalism) impacting on the stability of neighbourhoods</td>
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<tr>
<td>• Reduce the risk of fire in houses in multiple occupation</td>
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<tr>
<td>• Support inexperienced landlords</td>
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<tr>
<td>• Engage with those landlords whose management arrangements are unsatisfactory</td>
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<td>7b.</td>
<td></td>
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<tr>
<td>Review of new licensing proposals completed</td>
<td></td>
<td>August 2016</td>
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</table>

## Priority 5: Deliver energy efficiency and climate change priorities

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<tr>
<th>Actions for improvement</th>
<th>Targets</th>
<th>Deadline</th>
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<td>8.</td>
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<tr>
<td>Work with appointed partners (Keepmoat) and Greater Manchester Energy Advice Service (GMEAS) to deliver Green Deal plans / retrofit interventions</td>
<td>100 Pendleton Homes to receive Green Deal plans / interventions</td>
<td>2015</td>
<td></td>
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<tr>
<td>8a.</td>
<td></td>
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<tr>
<td>5000 Green Deal Interventions in Salford</td>
<td>3 Green Deal Show Homes provided in Salford</td>
<td>2016</td>
<td></td>
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<tr>
<td>8b.</td>
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<tr>
<td>5400 Green Deal Interventions in Salford</td>
<td>1200 Green Deal Measures delivered to homes in Fuel Poverty</td>
<td>2017</td>
<td></td>
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<tr>
<td>8c.</td>
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<tr>
<td>1200 Green Deal Measures delivered to homes in Fuel Poverty</td>
<td>1200 Green Deal Measures delivered to homes in Fuel Poverty</td>
<td>2017</td>
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<tr>
<td>8d.</td>
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<tr>
<td>Maximise uptake of green deal by private landlords - 100 homes retrofitted per year</td>
<td>1200 Green Deal Measures delivered to homes in Fuel Poverty</td>
<td>2017</td>
<td></td>
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<tr>
<td>Actions for improvement</td>
<td>Targets</td>
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<td>Lead Organisation/ Team</td>
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<tr>
<td>11. Encourage the take up of renewable energy technology on Salford homes</td>
<td>11a. 38% of energy from renewable sources in the Creating a new Pendleton (PFI) area</td>
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<td></td>
<td>11c. Promote solar Panels to private new build in Pendleton</td>
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<td></td>
<td>11d. Promote the uptake of Solar Panels on suitable Salford homes</td>
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</table>
### Strategic Theme 3 – A partnership approach to enable people to live as independently as possible

**Priority 6: Ensure housing supply and services respond to local needs and changes in population makeup**

<table>
<thead>
<tr>
<th>Actions for improvement</th>
<th>Targets</th>
<th>Deadline</th>
<th>Lead Organisation/Team</th>
<th>Notes</th>
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<tr>
<td>15.</td>
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<tr>
<td>Through the work of the Salford Strategic Housing Partnership encourage a consistent approach (regardless of landlord) to ensure that sheltered housing is fit for purpose across Salford</td>
<td>15a. All Registered Providers to review sheltered housing schemes</td>
<td>2017</td>
<td>SCC - Strategy and Enabling</td>
<td></td>
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</table>

**Priority 13: Enhance the delivery of carbon literacy and promote environmental actions**

<table>
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<tr>
<th>Actions for improvement</th>
<th>Targets</th>
<th>Deadline</th>
<th>Lead Organisation/Team</th>
<th>Notes</th>
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<tr>
<td>13.</td>
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<tr>
<td>Social Housing providers to collaboratively design Carbon Literacy learning for their staff, tenants, suppliers and stakeholders and their various publics.</td>
<td>13a. Housing Providers to sign up to climate change literacy</td>
<td>December 2014</td>
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</table>

**Priority 14: Ensure fuel poverty and the effects of current climate change are managed effectively**

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<tr>
<th>Actions for improvement</th>
<th>Targets</th>
<th>Deadline</th>
<th>Lead Organisation/Team</th>
<th>Notes</th>
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<tbody>
<tr>
<td>14.</td>
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<tr>
<td>To ensure that fuel poor households attain an acceptable standard of Affordable Warmth in their homes through the delivery of the Affordable Warmth Delivery Plan (2013-2016), including production of an updated plan in 2017.</td>
<td>14a. Implement Salford Affordable Warmth Strategy targets</td>
<td>2016</td>
<td></td>
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<td></td>
<td>14b.</td>
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<td></td>
<td>Produced a refreshed Affordable Warmth Strategy</td>
<td>January 2017</td>
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<tr>
<td>Actions for improvement</td>
<td>Targets</td>
<td>Deadline</td>
<td>Lead Organisation/ Team</td>
<td>Notes</td>
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<tr>
<td>16. Delivery of planned extra care housing developments – through an integrated approach between social care; housing providers; health; care and support providers.</td>
<td>16a. Completion of a 66 unit scheme in Little Hulton</td>
<td>November 2014</td>
<td>City West Housing Trust</td>
<td></td>
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<tr>
<td></td>
<td>16b. Delivery of a new extra care scheme in Walkden</td>
<td>December 2017</td>
<td>City West Housing Trust</td>
<td></td>
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<tr>
<td></td>
<td>16c. Develop a financial model with partners to support development of additional extra care schemes in the city</td>
<td>December 2014</td>
<td>SCC – Joint Commissioning</td>
<td></td>
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<tr>
<td></td>
<td>16d. Commission an additional minimum 60 units of extra care housing - location to be identified</td>
<td>August 2016</td>
<td>SCC – Joint Commissioning</td>
<td></td>
</tr>
<tr>
<td></td>
<td>16e. Production of a fully costed business and implementation plan for a new extra care scheme in Pendleton</td>
<td>December 2017</td>
<td>Together Housing Group</td>
<td></td>
</tr>
<tr>
<td></td>
<td>16f. Private sector development in Monton completed</td>
<td>Summer 2015</td>
<td>McCarthy Stone</td>
<td></td>
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<table>
<thead>
<tr>
<th>Actions for improvement</th>
<th>Targets</th>
<th>Deadline</th>
<th>Lead Organisation/ Team</th>
<th>Notes</th>
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<tbody>
<tr>
<td>17. Multi-agency plan adopted to return residents to Salford, who are currently placed elsewhere</td>
<td>17a. The council will work with partners to secure funding to develop three units of supported accommodation per year for vulnerable people returning to Salford from out of Borough placements</td>
<td>Annually</td>
<td>SCC – Joint Commissioning</td>
<td></td>
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<td></td>
<td>17b. Implementation of the Supported Housing Provider Framework</td>
<td>July 2014</td>
<td></td>
<td></td>
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<tr>
<td>Actions for Improvement</td>
<td>Targets</td>
<td>Deadline</td>
<td>Lead Organisation/Team</td>
<td>Notes</td>
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<tr>
<td>Priority 7: Support health and wellbeing through quality homes and services</td>
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<tr>
<td>18. Ensure that the use of and length of stay in temporary accommodation is effectively managed</td>
<td>18a. A reduced length of stay in Bed and Breakfast by 10%</td>
<td>On-going</td>
<td>SCC - Housing Choice</td>
<td></td>
</tr>
<tr>
<td></td>
<td>19. The Salford Strategic Housing Partnership to review the impact of welfare reform and in particular the spare room subsidy.</td>
<td>19a. Review the impact of welfare reform and in particular the spare room subsidy on Salford residents</td>
<td>Annual Report</td>
<td>Salford Strategic Housing Partnership Sub-group</td>
</tr>
<tr>
<td></td>
<td>19b. Maximise incentives for the release of under occupied properties</td>
<td></td>
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<tr>
<td>20. Maximise health gain through excellent housing services working in partnership with NHS and Social Care services</td>
<td>20a. Housing partners to review input to the Making Every Contact Counts Community</td>
<td>May 2015</td>
<td>SCC - Strategy and Enabling</td>
<td></td>
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<tr>
<td></td>
<td>20b. Handypersons Service to deliver 6,000 repair jobs annually (subject to budget)</td>
<td>Annually</td>
<td>SCC - Urban Renewal</td>
<td></td>
</tr>
<tr>
<td></td>
<td>20c. Develop a Housing Action Plan to support the Health and Wellbeing Strategy</td>
<td>August 2014</td>
<td>City West Housing Trust / SCC - Joint Commissioning / Strategy and Enabling / Health and Wellbeing Board and Strategy Manager</td>
<td></td>
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<tr>
<td></td>
<td>20d. Home Improvement Services to respond to a minimum of 575 enquiries</td>
<td>Annually</td>
<td>SCC - Urban Renewal</td>
<td></td>
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<tr>
<td>Actions for improvement</td>
<td>Targets</td>
<td>Deadline</td>
<td>Lead Organisation/ Team</td>
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<tr>
<td>20a. Development of a Telecare/ Telehealth strategy</td>
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<tr>
<td>20b. Independent Living:</td>
<td></td>
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<tr>
<td>i. Adaptations: completed within 159 days from initial contact to practical completion</td>
<td>March 2016</td>
<td>SCC - Integrated Commissioning</td>
<td></td>
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<tr>
<td>iii. Adaption: 100% of equipment delivered within seven days from point of completed assessment</td>
<td>On-going</td>
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<td>iv. 300 annual referrals received and actioned for Telecare</td>
<td>Annually</td>
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<tr>
<td>v. Operational delivery of the Telecare/ Telehealth Strategy</td>
<td>On-going</td>
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<td>20m. Joint working to develop dementia friendly housing and services</td>
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Salford City Council has many choice based lettings systems, but they are often band people into priority and non-priority categories. Councils will register will then let the council know which properties they are interested in. People on the housing list are provided with a prioritisation score that they can choose different priorities. Councils will try and identify the people and communities who could be potentially disadvantaged or discriminated against, and will then set out a policy framework and practical activities to help prevent this happening.

**Adaptations**

Those works to a property that need to be carried out for the benefit of a disabled person. This could be providing a stair lift, a bath lift or a level access shower, or building a single storey extension to provide kitchen, bedroom and bathroom facilities.

**Affordable Housing (AH)**

Subsidised and low-cost housing that meets the needs of those whose income does not enable them to buy or rent properties in the open market.

**Affordable Housing Programme**

Funding that is provided to social housing organisations by the government to provide new, affordable housing. It is administered through the Homes and Community Agency.

**Capital programme**

A financial plan, prepared each year, which says how a council intends to spend money on buying property and equipment to carry out its functions.

**Choice based lettings (CBL)**

Under a choice based lettings system, councils will typically advertise all of the social housing available in their area. People on the housing register will then let the council know which property they are interested in. Councils will often band people into priority and non-priority categories so that priority cases take precedence. After that, homes may well be offered to people who have been on the list the longest. There are many choice based lettings systems, but they generally follow some variation on this system.

**Decent Homes Standard**

The government has set a target that all social housing will meet this standard by 2010. Since 2010, the government awards backlog funding to those Registered Providers to have not achieved the standard. It requires that a property meets the basic legal standard for habitation, should be in reasonable repair, have reasonably modern facilities and services, and provides a reasonable degree of thermal comfort.

**Empty Homes Action Plan**

A plan which outlines a range of initiatives aimed at bringing empty, privately owned homes across the district back into use, providing homes for people in housing need and reducing the number of new homes which must be built.

**Energy efficiency rating**

A standard measure of how much fuel is required to run a home.

**Equalities**

Matters that relate to people or groups who suffer or could potentially suffer from discrimination. Sometimes this may also be referred to as ‘diversity’.Councils, public bodies and private sector organisations may have equalities or diversity policies that will try and identify the people and communities who could be potentially disadvantaged or discriminated against, and will then set out a policy framework and practical activities to help prevent this happening.

**Homelessness acceptances**

Households whose claim to be homeless has been agreed by the council.

**Housing stock condition survey**

A survey that assesses the quality of houses in the city by carrying out detailed inspections of a sample of properties.

**House in multiple occupation (HMO)**

A house that is occupied by people who do not form a single household; e.g. shared houses, hostels, bedsits and flats.

**Housing Association**

An organisation which owns, manages, builds and/or lets houses, but which does not trade for profit.

**Housing Needs and Demand Survey**

A survey of a sample of people living in an area to determine what type of housing should be provided to meet present and future requirements.

**Housing register**

The list of people who have applied to be re-housed by a Registered Provider.

**JSNA**

The Joint Strategic Needs Assessment is a strategic assessment of current and future needs of local communities. Whilst health, wellbeing and social care are a focus of the assessment, a range of other information is also included. The JSNA is an ongoing process to analyse, understand and interpret data, and the information produced is continually being updated, improved on and expanded.

**Local Development Framework (LDF)**

A collection of documents produced by the local planning authority which collectively forms the planning strategy for its area.

**Low Cost Home Ownership**

There are two main types of LCHO – shared ownership and shared equity – see separate definitions.

**Portfolio holder**

A councillor who has been given responsibility for a particular area of the council’s work.

**Preferred development partnership (PDP)**

The partnership of housing associations identified by the council as best placed to deliver more affordable housing in the county. The council will seek to achieve new affordable housing through this partnership using Homes and Community Agency grant and its own funding.

**Private Finance Initiative (PFI)**

The Private Finance Initiative is a method for councils and other public bodies to procure large capital intensive services, such as hospitals, schools, tramways, prisons and housing, without the public body having to borrow itself to pay for the initial capital investment in the project. The public body will invite tenders to provide the service on something similar to a leasing basis for a period of around 30 years. If it is for a building, the contractor will provide and run the building, for example a school or some houses, in return for a unitary charge which is paid by the public body over the lifetime of the contract. It is important that some risks are transferred to the private sector.

**Private sector leasing scheme (PSL)**

An arrangement under which a council or housing association takes out short leases of private sector homes, typically to use them as temporary accommodation for homeless people.
Registered social landlords (RSL)
These are often called housing associations. However, not all housing associations are registered social landlords. Registered social landlords are registered with the Housing Corporation and are regulated and monitored by them. Landlords can also apply for grant funding from the Homes and Community Agency.

Section 106 agreements (S106)
Section 106 of the 1990 Town and Country Planning Act (S106) allows a local planning authority to enter into a legally binding agreement or planning obligation with a landowner in association with the granting of planning permission. This can include an agreement for the provision of affordable housing.

Shared equity
The other main type of LCHO scheme is the shared equity model normally called HomeBuy Direct/ FirstBuy. The shared equity model enables you to buy a property on the open market with the help of an equity loan, either from a housing association, from the HCA or from a developer. You will then need to get a conventional mortgage for your share. Homebuy Direct, an equity loan scheme is funded by government and involves an equity loan of up to 30% provided jointly by a developer and government.

Shared ownership
Whilst this can sometimes be used to describe the general arrangements when the occupier owns part of the equity of a house and an organisation such as a housing association owns the remainder, it is typically used to describe such an arrangement structured in accordance with a specific set of arrangements as defined by the Homes and Community Agency.

Sheltered accommodation
A group of homes, often for older people, where there is some help available (e.g. from a warden) and some communal facilities, such as a lounge.

Social housing
Housing provided by a Housing Association, charity or council.

Tenure
The manner in which a household occupies the property where they live, e.g. owner-occupier, private tenant.

Voids
Rented housing which is empty.

Warmfront
Scheme designed to help homeowners and tenants in England to more efficiently heat their homes thus reducing their heating bills as well as their carbon emissions (a closed scheme).
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