

HOUSING FUTURES AND THE SUSTAINABLE COMMUNITY STRATEGY

The following notes identify areas where transfer of the housing stock would have an impact.

They show

- the Sustainable Community Strategy (SCS) objective
- relevant Performance Indicators (PI) including those shared with the LAA
- the extra contribution that South Cambridgeshire Village Homes (SCVH) will offer to delivering the objective

Objective	<i>“Active, healthy and inclusive communities where residents can play a full part in community life with a structure of thriving voluntary and community organisations”</i>
<i>PI</i>	<p><i>NI 1-% of people who believe people from different backgrounds get on well together in their local neighbourhood (LAA)</i></p> <p><i>NI 4-% of people who feel they can influence decisions in their locality (LAA)</i></p> <p><i>NI 7-environment for a thriving third sector (LAA)</i></p>
<i>Comment</i>	<p>SCVH would employ a dedicated officer to tackle anti social behaviour and thereby promote safety and community cohesion.</p> <p>Local accountability and influence would be improved because there would be elected tenants on the Board of SCVH alongside councillors and independent members. There would also be resources set aside for increased tenant participation and training for tenant reps and groups, including two new staff members and equipped office space for tenants</p> <p>Involvement would be backed by resources. There would be a “Tenants Community Chest” of up to £250,000 in the first 5 years for local improvement schemes. There would also be a Village Fund of up to £500,000 in the first 5 years for community projects or facilities.</p>

<i>PI</i>	<p><i>NI 125-achieving independence for older people through rehabilitation/intermediate care following hospital discharge (LAA)</i></p> <p><i>NI 131-delayed transfers of care from hospital (“delayed discharge”) (LAA)</i></p>
<i>Comment</i>	<p>SCVH would have 3 additional staff working in sheltered housing to help respond flexibly to resident’s needs. Within 12 months of transfer a new Handyperson service for minor works to homes would be launched.</p> <p>There would be increased levels of expenditure on level access showers, grab rails and disabled adaptations to make homes more accessible and adaptable. The difference is £2.6m-an average of £0.52m more per year for the first 5 years. There would be a £3m programme to provide around 600 walk in showers (there would be no Council programme)There would be access to the services of an occupational therapist to assess and speed up applications for disabled adaptations. SCVH would aim to clear the backlog of adaptations within 12 months of transfer.</p>

<i>PI</i>	<i>NI 155-the number of affordable homes delivered (LAA)</i>
<i>Comment</i>	The council would commit at least £2m towards a budget for SCVH to provide affordable homes. SCVH would plan to set aside money over the first 5 years to provide new affordable homes. The Council would also transfer housing land to SCVH to enable the provision of new affordable homes.

Objective	<i>“Safe and clean communities where residents do not feel vulnerable and isolated and need not fear crime or anti-social behaviour”</i>
<i>PI</i>	<i>NI 17-perceptions of anti-social behaviour (LAA)</i> <i>NI 16-serious acquisitive crime rate (LAA)</i> <i>Local Indicator-% of people who feel very or fairly safe outside in their local area after dark (Place Survey)</i>
<i>Comment</i>	SCVH would employ a dedicated officer to tackle anti social behaviour and thereby promote safety and community cohesion. It would also take action to help make homes and neighbourhoods feel safe and secure, including improved security measures inside and outside homes including doors and windows with built in security features-“secure by design” Two of the measures in NI 16 relate to burglary. There would be funding for up to 1950 new secure doors in the first 5 years that would not be available without transfer. There would also be a programme to provide door entry systems to around 120 homes which would not be available with the Council. A budget of £250,000-around £50,000 a year for other health, safety and security improvements. The environmental improvements budget of around £3m in the first 5 years would also be used to improve security and help people feel more secure in their neighbourhoods. The tenants Community Chest and Village Fund could be used for a range of local initiatives including tackling crime or fear of crime.

Objective	<i>“Building successful new communities where developments include affordable homes to meet local needs and form attractive places where people want to live, and which are supported by a full range of quality services and social networks.”</i>
<i>PI</i>	<i>NI 154-net additional homes provided (LAA)</i> <i>NI 155-number of affordable homes delivered. (LAA)</i>
<i>Comment</i>	The council would provide at least £2m towards a budget for SCVH to provide affordable homes. SCVH would plan to set aside money over the first 5 years to provide new affordable homes. The Council would also transfer housing land to SCVH to help provide new affordable homes.

<i>PI</i>	<i>NI 186-per capita CO2 emissions in the local authority area (LAA)</i>
<i>Comment</i>	SCVH will have a commitment to tackling fuel poverty by making identified homes more energy efficient and helping tenants to reduce fuel consumption. A sum of £750,000 would be available for renewable energy installations and £750,000 for insulation work in the first 5 years compared to a total of £125,000 for insulation measures without transfer. There would be £3.1m available for new doors-for around 1,950 homes-compared to no programme available to the Council. There would also be £2.4m available for double glazed window upgrades compared to a Council programme of £350,000. There would be an £8m budget for around 1,450 new or upgraded (fuel efficient) central heating systems compared to a budget of £2.5m for around 500 homes with the Council in the first 5 years.

<i>PI</i>	<i>NI 2-% of people who feel that they belong to their neighbourhood</i>
<i>Comment</i>	<p>Local accountability and influence would be improved because there would be elected tenants on the Board of SCVH alongside councillors and independent members. There would also be resources set aside for increased tenant participation and training for tenant reps and groups, including two new staff members and equipped office space for tenants. All new tenants and leaseholders would be able to become members of SCVH.</p> <p>Involvement would be backed by resources. There would be a “Tenants Community Chest” of up to £250,000 in the first 5 years for local improvement schemes. There would also be a Village Fund of up to £500,000 in the first 5 years for community projects or facilities.</p>

<i>PI</i>	<i>NI 119-self reported measure of people’s overall health and wellbeing.</i>
<i>Comment</i>	<p>SCVH will have a commitment to tackling fuel poverty by making identified homes more energy efficient and helping tenants to reduce fuel consumption. A sum of £750,000 would be available for renewable energy and £750,000 for insulation work in the first 5 years compared to a total of £125,000 without transfer, plus an £8m budget for new or upgraded central heating.</p> <p>It would also take action to help make homes and neighbourhoods feel safe and secure, including improved security measures inside and outside homes including doors and windows with built in security features-“secure by design” Two of the measures in NI 16 relate to burglary. There would be funding for 1950 new secure doors in the first 5 years that would not be available without transfer. There would also be a programme of door entry systems and other security measures.</p> <p>SCVH would have 3 additional staff working in sheltered housing to help respond flexibly to resident’s needs. Within 12 months of transfer a new Handyperson service for minor works to homes would be launched.</p> <p>There would be increased levels of expenditure on level access showers, grab rails and disabled adaptations to make homes more accessible and adaptable. The difference is £2.6m-an average of £0.52m each year over the first 5 years. There would be access to the services of an occupational therapist to assess and speed up applications for disabled adaptations. There would also be a £3m programme to provide around 600 walk-in showers (there would be no Council programme)SCVH would aim to clear the backlog of adaptations within 12 months of transfer.</p>

Objective	<i>“ A sustainable infrastructure and environment with good transport links and access to the countryside of the district, which is itself protected and improved, and with sustainable measures, which minimise waste and tackle climate change”</i>
<i>PI</i>	<i>NI 188 - Adapting to climate change (LAA)</i>
<i>Comment</i>	<p>SCVH will have a commitment to tackling fuel poverty by making identified homes more energy efficient and helping tenants to reduce fuel consumption. A sum of £750,000 would be available for renewable energy and £750,000 for insulation work in the first 5 years compared to a total of £125,000 without transfer.</p> <p>There would be an £8m budget for around 1,450 new or upgraded (fuel efficient) central heating systems compared to a budget of £2.5m for around 500 homes with the Council in the first 5 years.</p> <p>There would be a Village Fund of up to £500,000 in the first 5 years that could provide some funding for community transport schemes.</p>