

THEME/ OUTCOME	ACTION	BY WHEN	SUB ACTIONS	RESOURCE IMPLICATIONS	DELIVERY MECHANISM/WHO	NOTES
01 Increasing affordable housing in mixed communities	Deliver 2,300 affordable homes 2008-2011	2011-12	Net of street properties this is: 367 08-09 actual 565 09-10 actual 325 10-11 target 390 11-12 target	2,300 is subject to receiving funding from HCA for 900 street property acquisitions (Newham Quality Homes)	Agreements with GLA. Requires government funding Housing Assocs are main delivery vehicles Housing Partnerships and Development	115 street property acquisitions planned 2011-14, but gov't has announced a new funding regime bringing to an end grant for social rent supply and 50% reduction in housing investment funding nationally. Early analysis of available resources suggests that there'll be no funding for new schemes in 2011-13.
	Work with the govt and HCA to unlock housing developments affected by the credit crunch	2011-12	Secure Kickstart Housing Delivery (KHD) funding	Funding has been confirmed, following HCA Review, by the London Housing Board for both Area 3 & Rathbone Market	HCA	Funding was also received for a 42 unit scheme in KHD round 1 at Plashet Grove with L&Q HA.
	Building new council properties	expected start on site March 2011 & completion March 2012		£440k of LBN resources to deliver 6 homes in North Woolwich on a Council owned site	The estimated cost of the scheme is £1.4m. 69% comes from the HCA	Original allocation for 14 homes was reduced to 6 homes after gov't review following election. The scheme will deliver 6 x 4 beds.
	Build 6 family homes in E16 to Code 5 sustainability standards	Project on Site 29th November 2010 due to complete within 45		£323,000 received from GLA	This is a pilot project with the London mayor and General Electric, as part of their Olympic sponsorship	Known as 371 PRL project

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		weeks				
02 Extending the housing ladder to create mixed communities	Launch NEWSHARE shared equity scheme	Launch during this mayoralty	The Mayor's advised that he does not expect the scheme to commence before 2012/13	Requires LBN investment of £100m-200m over 8 years	Using housing association partner to market scheme Housing Partnerships and Development	Four issues remain to be settled:- -Timing - LBN funding - Design of scheme - Use of wellbeing powers
03 Better matching supply to demand with more family homes in mixed communities	Set target for family sized homes	2010-2015	39 per cent of all new housing is for families. Family homes will be three bedrooms & should have entrances at ground floor level, & be to lifetime homes standards or wheel chair accessible standards.	subject to receiving funding from HCA for 900 street property acquisitions and viability of new build schemes [with or without social housing grant]	Largely housing associations/private developers	Target is captured in LDF
	Manage the impact of the Olympics on the local housing market	2010-2012	Monitor impact of Olympics on private rented sector lettings, rents, HMO numbers, conditions	Government are funding LBN Migrant Impact project 2009-2011	Special project team in place Use planning and other enforcement powers to control new HMOs and the creation of unauthorised dwellings	Interim report scheduled end of 2010.
	De-conversion programme (properties built as family homes that have become flats in the past, and	ongoing	LBN will complete 12 homes as part of the Housing Capital Programme in part using sub-regional resources.	HCA are funding housing associations GLA have part funded LBN programme	Housing associations like L&Q have funding in 2010-11 to deconvert their street properties from flats to larger family homes Housing Partnerships and	

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	Newham is working to de-convert them back to family homes)		Forest Gate PFI will complete the deconversion of 12 homes in 2010/11 and a further 2 in 2011/12.	ELRP part funded	Development	
04 Housing for opportunity by working with the Government's agenda	Landlords to improve maintenance, management and lengthen tenancy agreements.	2010-11	Target for new bond scheme properties in place	Additional LBN resources put into Bond Scheme Newham paying incentives of £1000 per family home offered to us	Housing Needs Service	Relaunched landlord accreditation scheme 2010
	HRA reform	Depends on primary legislation – expected to be 2012	Redistribution of debt Pilot Tax Increment Financing Model	In the long term councils will be able to keep rent income under latest govt proposals	See outcome 02 above	TIF is a mechanism for using anticipated future increases in tax revenues to finance the current improvements that are expected to generate those increased revenues.
	Assess impact of changes to HB/LHS regime announced in 2010 budget	2010-11	Lobby for mitigation of change	Greater demand on council services		
	-Evaluate the Neighbourhood Improvement Zone	Review 2010-11	NIZ launched late 2009	LBN and partner budgets	CLG granted LBN selective licensing powers Planning controls over new HMOs	Links to council's Total Enforcement agenda

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	(NIZ) in Manor Park -Launch a further 2 or 3 NIZs	2011-12	seek cabinet approval to new NIZs early 2011	Each new NIZ will require a budget of hundreds of thousands of pounds	Declare new NIZs with licensing powers	
05 Creating a fair and transparent system by further changing Allocations Scheme and CBL	Further development of CBL	2010-11	Pan London Nominations to be introduced by the GLA in 2011/12 [consultation is about to be launched] with the intention of extending to some LA relets in 2012/13		The GLA is thought to be proposing a minimum of 10% for pan London nominations on new schemes making it a condition of accepting social housing grant. If sub regional nominations end then the 10% will be increased.	The GLA is proposing that access to the scheme should be for tenants with good rent payment & behaviour records and it will be for households wishing to move for work or to care for relatives
	Link nominations to households in work	Late 2010-11	Devise local lettings plan for Olympic village with up to 50% of dwellings let to people in work		Triathlon Homes GLA ODA Newham Council HCA	
	Alter Newham's statutory Allocations Scheme	Late 2010-11 March 2011	Seek to set aside up to a percentage of lettings for those in work Make alterations to CBL website to include self assessment tool for		LBN Housing needs service CBL IT partner	

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			employment and housing options			
	Implementing accessible housing register	2010-11	We have detailed action plan	We have CLG funding via Trailblazer Kickstart	Housing Needs and Housing occupational therapists Seek to extend the scheme to all partner housing associations	This is to improve the matching of vacant properties in the public sector to the needs of people with disabilities
	Tackle overcrowding	Project ends March 2011	We have detailed action plan	We have CLG funding	Housing needs service	
06 Building Quality Neighbourhoods by achieving the Decent Homes standard in LBN stock	Council owned homes to achieve the DHS Private sector homes to achieve decency	See next column	aim for no more than 18% non decent by 31.3.2011 500 private sector homes per year	Government funding needs to be confirmed for 2011-12. Newham Council will apply for decent homes funding late 2010.	Newham Homes Forest Gate PFI contractor (Swan) Funding for FG PFI DH work is in place and secure and Swan is on target to complete in Feb 2012 Private sector housing group ELRP funding	HCA has announced that councils will be expected to self fund the first 10% of any non-decent percentage.
	Decant Carpenters estate on the fringes of the Olympic park, and improve environment on other estates	Spring 2012	Avoid reputational damage to LBN in Olympics by having unimproved estates adjacent to the Olympic Park	Any environmental improvements will require govt funding	HCA will not fund environmental works ODA funding Housing Partnerships and Development	Links to High St 2012 Dressing of Carpenters blocks funded by others
07 Building Quality Neighbourhoods by promoting Decent homes,	Continue WarmZone	ongoing	Improve SAP rating			NI 187b

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greener homes						
	Tackle energy performance of our stock		extend retro-fitting of properties			
08 Building Quality Neighbourhoods by improving the design of all housing schemes in the Borough	Complete work on design supplementary planning document (SPD) as part of Newham Local Development Framework (LDF)	2011-12	Ensure good design especially for those with disabilities Design homes suitable for families All new dwellings to Lifetime Homes standard		LDF Housing Partnerships and Development	8 new build wheelchair dwelling completed 2008-10
09 Building Quality Neighbourhoods by promoting housing options	Meet or exceed temporary accommodation reduction target	A reduction of 72 PSL dwellings per month 2010-1	Reduce the number of residents in temporary accommodation by 40 percent between 2009 and 2011,	There are severe financial implications of not meeting the target	subject to the Local Space housing stock of 1450 being classified as not temporary accommodation	2800 is target for 31.3.2011 (Local target is 2922) The total number in TA was 2,904 as at end of Oct-10 , a reduction on 622 from Mar-10
	Launch a mortgage rescue scheme for individual householders	30.11.2009				achieved
	Expand prevention of homelessness by greater integration		Co-locate Housing Options with other council services Make greater use of the private	LBN capital programme	This will be partly delivered through Customer Access Strategy See Bond scheme above	Links to Customer Access Strategy

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12 Building Quality Neighbourhoods by achieving excellent services which are customer focussed	Strengthen our customer feedback	continuous	Annual tenants' and leaseholders' survey commissioned each autumn	Covered in housing budgets	Housing surveys are mostly delivered in house, with large projects tendered to contractors.	Links to Customer Access Strategy

Abbreviations

CPO – compulsory purchase order
 CLG – Communities and Local Government department
 GLA – Greater London Authority
 HCA – Homes and Communities Agency
 HMO – Houses in multiple occupation
 ELRP – East London Renewal Partnership
 HA – housing association
 L&Q – London and Quadrant Housing Association
 LBN – London Borough of Newham
 LDF – Local Development Framework
 DFG – disabled facilities grant
 HIA – Home Improvement Agency
 ODA – Olympic Delivery Authority

Version control

version	date	reason	notes
V1.1		First version	
V1.2	20.04.2010	Altered headings to fit with Vision	
V2	21.06.2010	Redrafted incl cuts	
V2.1	25.06.2010	Simon's comments	
V2.2	15.07.2010	Ready for Mayor's informal	
V3	19.11.2010	Ready for cabinet report	
V3.1	26.11.2010	Comments from SMT	
V4	06.12.2010	Final version for Cabinet	