

<b>Rotherham Housing Strategy Action Plan 2022 – 2025</b>				
<b>PRIORITY 1 – HIGH QUALITY NEW HOMES</b>				
<b>Commitment</b>	<b>Actions</b>	<b>Progress 22-23</b>	<b>Progress 23-24</b>	<b>Progress 24-25</b>
We will deliver our current Housing Development Programme ensuring quality and sustainability	<p>Annual delivery target (council plan): 22/23 = 225 23/24 = 200 24/25 = 200</p> <p>Development of new pipeline and acquisitions workstreams</p> <p>Energy efficiency of new homes</p> <p>All homes built meeting space standards / SY residential design guide</p>	<p>Annual target: 225 Complete: 373 Of which 163 Council delivery</p> <ul style="list-style-type: none"> <li>• Town Centre (126)</li> <li>• S106 <ul style="list-style-type: none"> <li>- Aston Fairfields (11)</li> <li>- Beaumont Grange (3)</li> <li>- Laughton Gate (12)</li> <li>- Millstone Park, Swallownest (6)</li> </ul> </li> <li>• Strategic acquisitions <ul style="list-style-type: none"> <li>- Clarence St, Dinnington (5)</li> </ul> </li> </ul> <p>210 enabled homes</p> <ul style="list-style-type: none"> <li>• Gleesons – Dalton (43)</li> <li>• Whinney Hill/Chesterhill Avenue (137)</li> <li>• RSAP (10)</li> <li>• Kilnhurst Road – Great Places (20)</li> </ul>	<p>Annual target: 200 Complete: 217 Of which 56 Council delivery</p> <ul style="list-style-type: none"> <li>• Town Centre (14)</li> <li>• S106 <ul style="list-style-type: none"> <li>- Eldertree Court (2)</li> <li>- Laughton Gate (3)</li> <li>- Millstone Park (4)</li> <li>- North Farm Close (1)</li> <li>- Poppy Fields (2)</li> <li>- Strategic Acquisition (1)</li> <li>- The Paddocks (12)</li> <li>- Welling View (1)</li> <li>- Wentworth View (16)</li> </ul> </li> </ul> <p>161 enabled homes</p> <ul style="list-style-type: none"> <li>• Gleesons – Dalton (11)</li> <li>• Whinney Hill/Chesterhill Avenue (100)</li> <li>• RSAP (3)</li> <li>• Eldertree Court (10)</li> <li>• Swinton Town Centre (4)</li> <li>• Empty homes brought back into use (33)</li> </ul>	<p>Annual target: 200 (Acquisitions and enabled delivery)</p>

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<p>We will listen to what residents tell us and continue to engage with local communities and stakeholders on all Council-led developments.</p>	<p>Pre-development consultation  Customers satisfaction surveys  Place and quality assessments used to shape future pipeline</p>	<p>Outcomes reporting under development.</p>	<p>Pre-development consultation process embedded within SHAD (including consultation with members).  Place and Quality Panel launched.</p>	<p>Customer satisfaction surveys to be completed for Town Centre sites.  Customer survey to be agreed June 24.</p>
<p>We will promote the benefits of high quality homes through our annual Developer Summit, and the Council's website.</p>	<p>Annual developer summit  Work with developers, landowners and housing providers to ensure housing is delivered by the planning system.  Regular communications / events to celebrate key development milestones  Information on Council website / review of Rother Living web pages</p>	<p>Ongoing engagement with providers and developers.  The Council continue to celebrate and promote good new stories as part of the Council's ambition to deliver hundreds of new homes by March 2026.</p>	<p>Ongoing engagement with providers and developers, including SME Home Builder Initiative engagement events.  A key milestone was reached in November 2023 when the 500th property was formally handed over to the Council since 2018.  Various celebration events for new homes have taken place, with increased press coverage.  Attended Tenants Open Day 31<sup>st</sup> Oct 2023 to promote new homes investment.  Rotherham Show Sept 2023 promoted new homes.</p>	<p>Further targeted engagement with private developers and housing associations to explore investment and delivery opportunities.</p>
<p>Broader service activity contributing to Priority 1</p>	<p>Development workshops to engage wider housing service / directorate leads in shaping</p>		<p>Place and Quality Panel launched to capture feedback and views from frontline</p>	<p>Further work with Homes England and SYMCA to unlock opportunities and</p>

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	design  Strategic Housing Forum and engagement with local providers to deliver more new homes		housing service professionals. Projects such as Canklow and Eastwood have been shaped through these sessions.  Work undertaken with Homes England and South Yorkshire Mayoral Combined Authority to develop a pipeline of land for housing development and investment.	access investment to increase further housing delivery.
<b>PRIORITY 2 – AFFORDABLE HOUSING TO MEET LOCAL NEED</b>				
<b>Commitment</b>	<b>Actions</b>	<b>Progress 22-23</b>	<b>Progress 23-24</b>	<b>Progress 24-25</b>
We will continue to deliver our ambitious, Housing Revenue Account funded new build programme, to add hundreds of additional affordable homes to the 333 already completed by the Council since 2018.	Progress against 1000 new homes target  1000 new council homes by 2026  Reflect on types of need being met	143 Council delivery rent and shared ownership in year, (plus 20 open market sale) taking the total rent and shared ownership since 2018 to 476 <ul style="list-style-type: none"> <li>• Town Centre (106)</li> <li>• S106 <ul style="list-style-type: none"> <li>- Aston Fairfields (11)</li> <li>- Beaumont Grange (3)</li> <li>- Loughton Gate (12)</li> <li>- Millstone Park, Swallownest (6)</li> </ul> </li> <li>• Strategic acquisitions <ul style="list-style-type: none"> <li>- Clarence St, Dinnington (5)</li> </ul> </li> </ul>	Further 24 homes for Council rent and 18 for shared ownership acquired through S106 planning obligations and strategic acquisition of former Council home.  Total new council rent and shared ownership homes now 518 since Jan 2018.  Schemes submitted for planning with a combined total of 110 new homes to be delivered by March 2026.  Housing Acquisitions Policy approved to allow 100 acquisitions of homes through	Delivery and acquisitions programme continues.  The first ‘off gas’ homes will be officially completed at East Herringthorpe.

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			Right of First Refusal and on the open market.	
171 Council built homes are in progress in Rotherham town centre, and we will go over and above Planning requirements to ensure that 75% of these are affordable tenures.	Complete Town Centre Development Programme (Phase 1)	Completed 157 homes across three sites in the Town Centre – March 2023	Final 14 open market sale at Millfold Rise completed May 2023, total 171.  Affordable rent – 109 (64%) (Millfold Rise 31, Wellgate Place 34, Westgate Riverside 44) Shared Ownership – 20 (12%) (Wellgate Place 12, Westgate Riverside 8) Open Market Sale – 42 (25%) (Millfold Rise 14, Wellgate Place 8, Westgate Riverside 20)	Town Centre developments complete – 76% affordable homes achieved (64% affordable rent and 12% shared ownership) – above policy position.
We will continue to support other organisations to deliver affordable homes.	Strategic Housing Forum	Total enabled homes - 210 <ul style="list-style-type: none"> <li>• Gleesons – Dalton (43)</li> <li>• Whinney Hill/Chesterhill Avenue (137)</li> <li>• RSAP (10)</li> <li>• Kilnhurst Road – Great Places (20)</li> </ul>	Total enabled homes – 161 <ul style="list-style-type: none"> <li>• Whinney Hill and Chesterhill Avenue (100)</li> <li>• Gleesons – Dalton (11)</li> <li>• RSAP (3)</li> <li>• Empty homes brought back into use (33)</li> <li>• Swinton Town Centre (4)</li> <li>• Eldertree Lodge (10)</li> </ul>	Further work to take place around relationships with housing providers.  Strategic Housing Forum membership and terms of reference refreshed.
We will continue to promote Shared Ownership homes and provide general	Regular communications on S/O (via web site and partners)	Delivery of 16 shared ownership homes.	Delivery of a further 18 shared ownership homes through S106 acquisitions. 10 three-bedroomed houses and 8 two-	Work to understand the Councils affordable home ownership strategy, as part of the new Housing

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advice and information to residents about other affordable home ownership opportunities.			bedroomed houses. 3 in Dinnington, 6 in Wickersley and 9 in Thorpe Hesley	Strategy.
We will work with developers, landowners and funders to accelerate the delivery of key housing sites, which will lead to the creation of affordable homes through planning policy requirements.	<p>Launch SME initiative</p> <p>Regular engagement with Homes England</p> <p>Submit funding bids</p>	<p>The Council have continued to work with developers, landowners and funders to accelerate the delivery of key housing sites.</p> <p>The Small Sites Homebuilding Initiative was launched in February 2023. The Homebuilding Initiative supports SME developers by committing to forward purchase newly constructed homes off-plan, for an agreed price and on land already within the developer’s ownership or easily acquired.</p>	<p>A number of information sessions have been held across the borough to promote the initiative to developers and the plan is to link in with landowners to promote the Home Builder initiative as a way of bringing sites forward.</p> <p>The first scheme is due to be in contract May 2024 with homes handed over by Autumn.</p> <p>Held 4 information sessions to promote the new build procurement opportunities and to soft market test the potential routes to market.</p> <p>Secured external funding (SHAP) to provide 14 supported accommodation units for 18–25-year-olds with complex needs.</p>	<p>First contract signed and delivery on site – SME Home Builder Initiative(May 24).</p> <p>Engage with Housing Associations to explore future development opportunities.</p> <p>LAHF funding secured towards the acquisition of 16 units of temporary accommodation.</p>
Broader service activity contributing	Explore affordable housing options for under 35’s and other		Ward Housing Profiles updated.	Housing Allocations Policy review.

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to Priority 2	housing need groups.		Work with ASC and CYPS colleagues to understand accommodation pressures.	Built the councils first 1-bed houses at East Herringthorpe.
<b>PRIORITY 3 – INVESTING IN EXISTING HOMES</b>				
<b>Commitment</b>	<b>Actions</b>	<b>Progress 22-23</b>	<b>Progress 23-24</b>	<b>Progress 24-25</b>
We will deliver energy efficiency improvements to more than 140 Council homes in Maltby, with support from the government’s Social Housing Decarbonisation Fund.	Complete SHCF at Maltby  Understand how the pilot will shape future programme	£1.4m funding secured from the SHDF.	Improvements made to 130 homes at Maltby, including brining 125 of the homes up to EPC C rating.	Monitoring activity at Maltby scheme to inform future investment decisions around decarbonisation of council stock.  Stock Condition Survey for council stock to begin (3-year period).
We will maintain decency standards in Council stock and implement the findings of the ongoing Decency Review resulting from the Social Housing White Paper.	Investment into existing stock  Environmental programme  Damp and Mould response  Peer review undertaken	Insert figures on overall investment and damp and mould surveys carried out	£27.3m investment in existing stock, including; -Maltby decarbonisation project -1,400 A rated boilers -350 re-roofs 400 new fire doors -10 environmental projects -431 void property upgrades  Damp and Mould Policy published for all tenures.	Pending Government progress on new Decency Standards.  £25m stock investment programme.  Development of a retrofit Investment Strategy to move stock to EPC C rating by 2030.
We will provide information to	Refresh private sector web pages	Updated web pages.	Existing pages cover all aspects of the Council’s role in	To refresh existing pages, which will provide, amongst

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<p>homeowners about the support available to help them improve their homes.</p>	<p>Increased ECO4 take up</p>	<p>ECO4 promoted to residents.</p>	<p>supporting residents living in private housing.</p> <p>ECO4 funding continues to be targeted towards predominantly private sector areas where there are low EPC rated properties and fuel poor households.</p>	<p>other things, revised information related to selective licensing and empty homes.</p> <p>Continue with targeted ECO4 approach but also consider alternative client groups who could benefit from offer.</p>
<p>We will make use of Banning Orders to tackle poor housing conditions and protect vulnerable people in privately rented homes.</p>	<p>Issuing of banning orders where appropriate</p> <p>Process to manage banning orders where appropriate, to force improvements in private rented homes.</p>	<p>Three banning orders in progress via Community Protection Unit.</p>	<p>Two banning orders at tribunal and progressing towards a hearing.</p> <p>The third case was withdrawn due to an appeal.</p> <p>Additional cases will be progressed, following an identified process, towards a banning order outcome.</p>	<p>Progress outstanding cases and identify additional ones that meet the recognised process.</p>
<p>Broader service activity contributing to Priority 3</p>	<p>Support landlords and PRS activity through selective licensing and engagement with landlords</p>		<p>In association with the NRLA, provided two landlord forum's this year.</p> <p>Landlord newsletter was distributed to selective licensing landlords.</p> <p>Selective Licensing reviewed by Scrutiny, and findings</p>	<p>The Landlord Forum and landlord newsletters will continue to be offered.</p> <p>Further work will be done to identify alternative approaches towards engaging with private landlords and tenants.</p>

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			presented to Cabinet Nov 2023.	Commission an options appraisal to consider opportunities to improve several private sector housing areas.
<b>PRIORITY 4 – BRINGING EMPTY HOMES BACK INTO USE</b>				
<b>Commitment</b>	<b>Actions</b>	<b>Progress 22-23</b>	<b>Progress 23-24</b>	<b>Progress 24-25</b>
We will continue to deliver against the Empty Homes Plan.	Increase the number of empty homes brought back into use  Refresh Empty Homes Plan	Empty Homes Officer appointed as a pilot to reduce empty homes.	Annual increase in properties BBIU: <ul style="list-style-type: none"> <li>• 2021/22 – 12</li> <li>• 2022/23 – 17</li> <li>• 2023/24 – 33</li> </ul>	Annual target set – 25 properties  Empty Homes Plan to be refreshed mid-year.
We will help owners understand how they can help meet local housing need, for example by promoting success stories	Communications / case studies to demonstrate empty homes work	Public communications during Empty Homes Week March 2023.	Public communications during Empty Homes Week March 2024.  Webpages updated and inline customer interface improved.	Empty Homes week 2025.  Communications targeted towards wards with high levels of empties (case studies, ward newsletters)
We will explore options to transform empty homes into new affordable homes	Explore opportunities to bring homes back to use to address council housing pressures	Supported Action Housing to explore acquisition of a long-term empty property.	Property acquired by Action Housing to meet urgent need.	Supported Action to secure AHP funding to improve long term empty property.  Use of the empty homes list to target ex-RtB properties for potential Council acquisition.
We will make use of the enforcement tools available.	Case work escalated to CPU as appropriate		Two Enforced Sales cases being progressed: <ul style="list-style-type: none"> <li>• 17-25 Laudsale Road</li> </ul>	Continue to make use of enforced sale powers, where necessary



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			27 Fir Tree Drive	
We will consider how other empty spaces (such as derelict buildings and spaces above shops) could be repurposed to provide new homes		Progressing discussions with property owners around the Borough.	Progressing discussions with property owners around the Borough.	Progressing discussions with property owners as appropriate.
Broader service activity contributing to Priority 4	Linking empty properties into current housing pressures i.e. to support homelessness.	Average Council void 40 days.	Council void properties brought back into use faster, moving from an average of 40 days to 25 days during this period.	Using data to inform empty homes plan and to target suitable properties for acquisition where they meet a strategic need.
<b>PRIORITY 5 – SUPPORTING PEOPLE TO LIVE INDEPENDENTLY</b>				
<b>Commitment</b>	<b>Actions</b>	<b>Progress 22-23</b>	<b>Progress 23-24</b>	<b>Progress 24-25</b>
We will build more bungalows on small Council-owned sites, and purchase more bungalows from private developers, in order to increase housing that is suitable for people with accessibility needs	Increase number of bungalows delivered / enabled in line with Housing Need Profiles.	No. of bungalows delivered / enabled 22-23  Acquisitions: 11 x 2 bed bungalows at Fairfields, Aston 4 x 2 bed bungalows at Millstone Park, Swallownest	No. of bungalows delivered / enabled 23-24  S106 acquisitions (7) Welling Way 1 x 3 bed DPU 2 x 2 bed bungalows at Eldertree Court, Thorpe Hesley 4 x 2 bed bungalows at Millstone Park, Swallownest  Enabled (20): Great Places - Thrybergh 20 x 1 bed apartments – mix of older people (3 blocks for age 40+) and 2 blocks younger people moving on from supported housing or	Continue delivery and acquisition programme;  2 x 2bed bungalows at East Herringthorpe and 1 x 4 bed DPU due to complete in April 24.  Including first off gas properties and incorporating use of assistive technology to assist tenants with specific housing needs.  S106 forecast acquisitions - 5 bungalows due at Thorpe

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			homelessness – included at least one care leaver	Hesley and 1 at Brecks Lane.
We will develop apartments for older people in Rotherham Town Centre.		Elizabeth House complete (advertised to applicants over 40)	No further town centre apartments scheduled for older people.  Learning from Town Centre developments to shape Canklow project.	Canklow development will bring forward apartments suitable for people as they age or become less mobile. Improved specification to meet these types of needs.
We will maximise the use of aids, adaptations, and assistive technology to support independence in the home.		Review of Aids and Adaptations Policy and processes.	Aids and Adaptations Policy refresh complete.  <ul style="list-style-type: none"> <li>• Assisted 810 households with major adaptations</li> <li>• 4,973 minor adaptations (e.g. grab rails and key safes).</li> </ul>	Low level assisted technology ‘switchee’ and automated worktops installed at East Herringthorpe (due to complete April 24)  Piloting use of assisted technology for the 4 bed Accessible property planned for Canklow.  Regularly review and monitor assistive technology.
Accessibility and adaptability will be designed into the fabric of new Council housing developments to	Work with other directorates to understand different types of housing need and feed into development programme as appropriate.	Work undertaken with Adult Social Care learning disability service to understand the needs of the cohort to feed into future programme.	Accessible homes underway at Welling Way and East Herringthorpe to meet local identified need.	Planned apartments at Canklow next to the new adult day care centre.  Canklow delivery includes a fully wheelchair accessible

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ensure we can meet the needs of a range of people and support the creation of mixed communities.	Work with the private sector to share knowledge and encourage inclusive design			family home, accessible apartments and supported living homes in response to local need.
Broader service activity contributing to Priority 5	Health inequality outcomes Homelessness and rough sleepers	Successful RSAP bid to secure accommodation and support for rough sleepers and homelessness	Homelessness and Rough Sleeper Strategy published (Apr 23).	Review of temporary accommodation needs.  Temporary Accommodation Policy is being refreshed.  Project groups set up to address temporary accommodation and move on pressures, with potential to link to current development and acquisitions programme.
<b>PRIORITY 6 – STRENGTHENING COMMUNITIES</b>				
<b>Commitment</b>	<b>Actions</b>	<b>Progress 22-23</b>	<b>Progress 23-24</b>	<b>Progress 24-25</b>
We will continue to ensure social value is embedded in all housing development contracts – all projects will be challenged to ensure they positively contribute to the local economy, provide jobs and	Monitor social value commitments.  Support contractors to identify local priorities and work with local communities to deliver social value.	Town Centre sites delivered various social value projects (estimated over £10m by the end of the project).	£10.5m in social value return on completion of the three sites in the Town Centre (various projects).  £10m in social value return delivered by Mears and Equans, from the Repairs and Maintenance contract (various projects).	East Herringthorpe social value outputs include recruiting local trades people and utilise supply chain partners from the Rotherham area in order to ensure that the Rotherham pound is spent back in the borough.  MMC meant reduction in

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training opportunities and maximise the use of local supply chains				time spent on site, so less impact on local neighbourhood. (completion due April 24)
We will review the current community-led housing scheme and explore opportunities for further community-led housing development in Rotherham.	Review of current Community Led Housing offer.  Support bid for further funding if available.		CLP continue to engage with Eastwood steering group activities  No further funding available for CLH.	
We will produce surveys to measure the impact and outcomes of our housing developments on local communities.	Outcome report carried out on all developments at completion, 6 month and 3 years.  Use lessons learnt in development of future programme.		Place and Quality Panel introduced to assist with assessing project outputs and learning from officers / customers, to shape future programme.	Town Centre outcome report to commence mid-year.
Broader service activity contributing to Priority 6	Community safety  Financial inclusion / employment support	Community safety and street scene improvements - £117,837.04  <b>Employment Solutions</b>  Pathways Jan-Dec 2022: 811 referrals into the project, 421 Starts, 206 Results = 142 Work, 64 Training	Community safety and street scene improvements - £381,229.13  <b>Employment Solutions</b> 956 referrals into the employment solutions team, resulting in 199 people into work and a further 165 into training for 2023/24 2,147 energy crisis support payments with a total value of	New Ward Housing Hubs – 3-year programme.

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		<p>Inspire  Jan-Dec 2022: 808 referrals into the projects, 456 Starts, 365 Results = 129 Work, 236 Training</p>	<p>£536,750 in 23/24.</p> <p>Rotherfed awarded the contract for tenant federation.</p> <p>4,000 tenancy health checks complete.</p> <p>£380K spent via Ward Housing Hubs (including projects to improve street scene, community facilities, safety and environmental projects).</p>	
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