

# HOUSING STRATEGY - UPDATE 2022-2025



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# The 30-year vision

- People living in high quality homes
- Rotherham council being the best housing provider in the country
- Reducing the gap between the most and least deprived neighbourhoods so that everyone can live in safe, healthy and vibrant communities
- Households living in energy efficient homes
- A revitalised town centre with an urban community



# Current Housing Strategy

- 4<sup>th</sup> chapter
- Approved by Cabinet April 2022
- IPSC annual progress updates



The six key priorities for the 2022-25 period are:

**HIGH QUALITY NEW HOMES**

**AFFORDABLE HOMES TO MEET LOCAL NEED**

**INVESTMENT IN EXISTING HOMES**

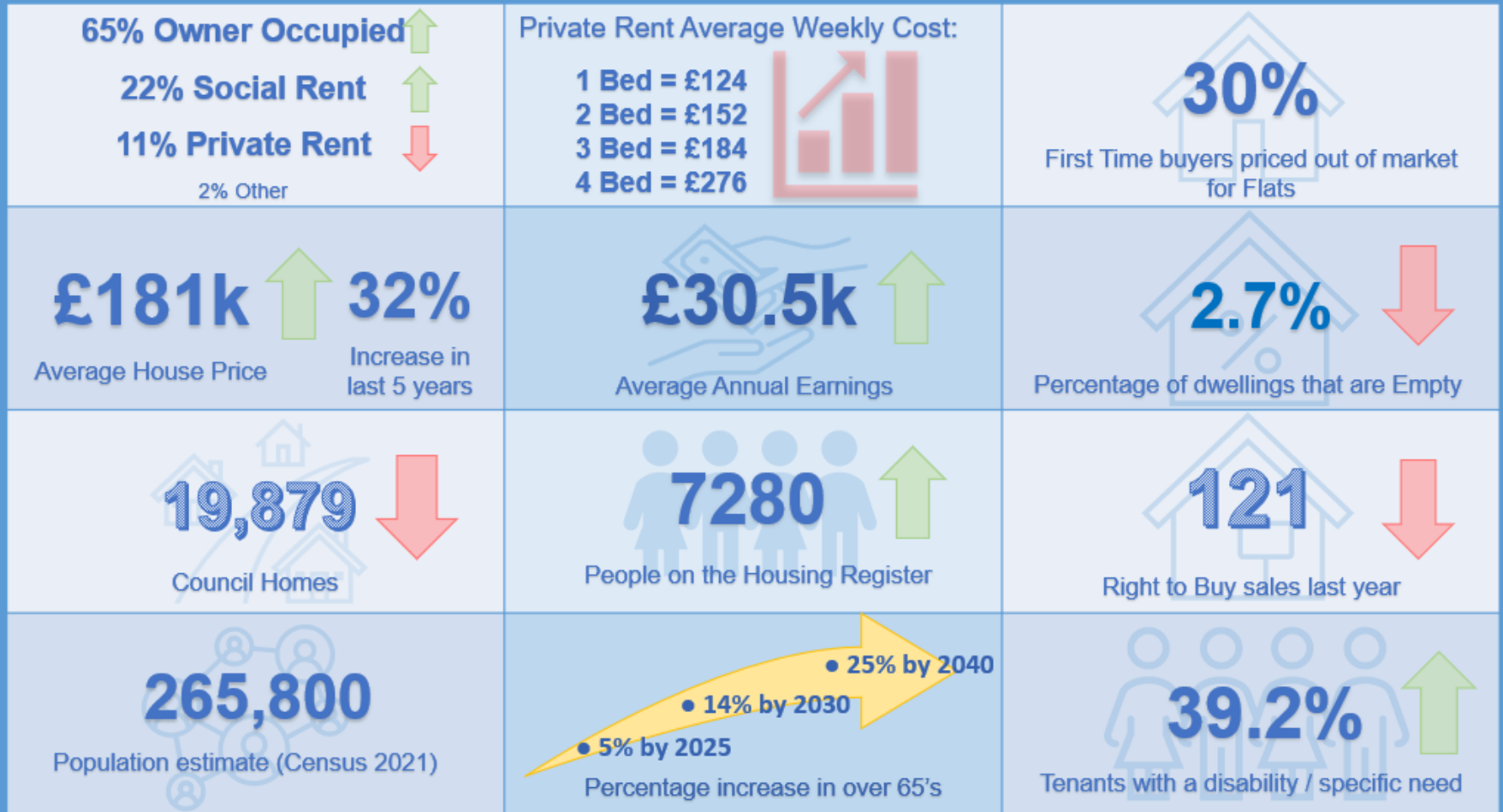
**BRINGING EMPTY HOMES BACK INTO USE**

**SUPPORTING PEOPLE TO LIVE INDEPENDENTLY**

**STRENGTHENING COMMUNITIES**



# Local Data



Sources: Rotherham Data hub, ONS, Census 2021, Hometrack, SQL

## HIGH QUALITY NEW HOMES

### 2023/24 Commitments

- Completion and occupation new homes in the Town Centre
- Learning from Town Centre development
- Continue to work with Homes England and the MCA to access funding to deliver more homes
- Zero-carbon prototype project at Thrybergh

### Other Achievements

- 500<sup>th</sup> new council home
- 217 new homes



"I came and had a look around Millfold Rise, which was in my price range. When the Forge Island development is finished and opened later this year, it will be a fantastic reason for so many people to visit the town centre. I can't wait to see it finished." Mr Tingle, Millfold Rise Resident

## AFFORDABLE HOMES TO MEET LOCAL NEED

### 2023/24 Commitments

- Support the delivery of 237 Homes at Chesterhill
- Hold the annual Developer Summit

### Other Achievements

- New Market Acquisitions Policy
- First market acquisition complete
- SME Home Builder Initiative
- 14 homes funded via SHAP



Image: The bungalows and apartments under development at Chesterhill.

# INVESTMENT IN EXISTING HOMES

## 2023/24 Commitments

- Responding to and implementing the requirements of the Social Housing White Paper

## Other Achievements

- New Damp and Mould Policy
- £27.3m investment in existing stock including;
- 130 homes at Maltby (Eco Scheme)
- 1,400 A-rated boilers
- 350 re-roofs
- 10 environmental projects



Image: Home in Maltby has received energy improvements work.



# BRINGING EMPTY HOMES BACK INTO USE

## 2023/24 Commitments

- Empty Home Plan refresh
- Mid-point review of the selective licensing scheme

## Other Achievements

- permanent empty homes officer
- 33 empty homes brought back into use
- Council void relet reduced from 40 days to 25 days



Image: The Leader and the Empty Homes Officer, Tania visiting a property as part of empty homes week.

# SUPPORTING PEOPLE TO LIVE INDEPENDENTLY

## 2023/24 Commitments

- Continuing to address the needs of homeless households
- Homelessness and Rough Sleeper Strategy refresh complete
- A review of the Aids and Adaptations Policy

## Other Achievements

- 7 new accessible homes
- 1,381 lettings
- 810 major and 4,973 minor adaptations complete
- 1,111 homeless applicants supported



Image: The handover of newly acquired bungalows, from local contractor Cadam, at Thorpe Hesley.

# STRENGTHENING COMMUNITIES

## 2023/24 Commitments

- Continue our programme of tenant engagement and support

## Other Achievements

- £380k investment via Ward Housing Hubs
- 4,000 tenancy health checks
- over 2,100 Energy crisis support payments
- 956 referrals to Employment Solutions Team
- £20m in social value activity



A group enjoying the outdoor space at Peregrine Way Neighbourhood Centre.

# Year 3 Commitments (2024/25)

- Continue to deliver the Council's commitment to 1,000 new homes through the Housing Delivery Programme. Including completion of specialist homes at East Herringthorpe and Canklow.
- Complete an outcomes report for all new developments, to help shape future homes.
- Continue to work in partnership with Homes England and SYMCA.
- Undertake a programme of targeted engagement with private developers and housing associations
- Ensure the Council is well prepared for inspection by the Regulator of Social Housing.
- Commission a programme of stock condition surveys to help understand how the council will meet decency standards.

# Year 3 Commitments (2024/25)

- Begin to develop an investment strategy to retrofit existing homes.
- Strengthen assurance that the Council is compliant with property compliance requirements.
- Review of Allocations Policy.
- Implement the next phase of the Homelessness Prevention and Rough Sleeper Strategy, including a review of temporary accommodation options.
- Deliver a plan for long-term empty homes.
- Refresh Rotherham's Housing Strategy
- Develop a Temporary Accommodation Policy

# Housing Strategy Next Steps

- Consultation to commence 2024
- 5<sup>th</sup> chapter 2025-28

