

Housing Strategy for Great Yarmouth

2004 and Beyond

Appendix B

**Strategies and Plans which link to the
Housing Strategy**

Great Yarmouth Borough Council

May, 2004

RECENT RELEVANT STRATEGIES AND PLANS OUTLINED IN THIS APPENDIX –

Page

I National

- Quality and Choice, DETR, 2000
- Sustainable Communities : Building for the future, ODPM, 2003

II Regional

- Regional Housing Strategy

III County

- Norfolk Supporting People Strategy, 2004 (draft)
- This is my home

IV Local –partnership and corporate

- Great Yarmouth 2020 Vision
- Local Neighbourhood Renewal Strategy, 2003
- GYBC Capital Strategy, 2003
- GYBC Asset Management Plan, 2003
- Great Yarmouth Borough-wide local plan, 2001
- Crime and Disorder Reduction Strategy, Great Yarmouth, 2002

V Housing

- Great Yarmouth Housing Business Plan, 2004
- Great Yarmouth Homelessness Strategy
- Great Yarmouth Housing and Support Strategy (draft), 2004
- Great Yarmouth Empty Homes Strategy

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Name of Strategy/Plan:

Quality and Choice DETR, 2000

Purpose:

- Followed on from Housing Green Paper, “Quality and Choice : A Decent Home for All”, 2000. Set out government’s housing strategy.

Key themes:

- stressed the wider strategic role of local housing authorities
- proposed measures to support sustainable home ownership, including starter home initiative for key workers, more flexible framework for private housing renovation
- measures to raise standards of private rented housing
- measures to bring all social housing up to decency standard by 2010 and to tackle fuel poverty
- reforms to lettings policies for social housing to bring in more customer-focussed approach
- increased protection for unintentionally homeless people in priority need
- review of tenure equity across social housing
- rent reform across social housing
- streamlining and simplification of Housing Benefit
- steps to tackle other forms of social exclusion
- measures to deal with anti-social behaviour.

Issues for interface with the Strategy:

Many of the themes outlined above have already been or are being taken forward through legislation, statutory regulation and guidance – for example social rent restructuring, the decent homes standard, extension to homelessness rights, framework for choice-based lettings, new tools to tackle anti-social behaviour, new regulation for houses in multiple occupation. Pilot schemes to trial direct payment of a flat-rate housing allowance are now in operation.

The strategy outlines our approach to the range of issues and our particular emphasis on developing customer focus choice under the theme “Putting People First”.

Links to other strategies:

- Regional Housing Strategy
- Business Plan

For more information:

visit the ODPM website at www.odpm.gov.uk/

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Name of Strategy/Plan:

Sustainable Communities : Building for the future – the “Communities Plan” – ODPM, 2003

Purpose:

To set out a long-term plan of action for delivering sustainable communities – in urban and rural areas, in South East growth areas and low demand areas in the north and elsewhere. It spans linked housing, planning, transport and economic issues. It takes the form of a series of overviews followed by action plans for each region.

Key Issues:

- The plan identifies 4 growth areas where housing provision is to be allocated. Three of these are within, or partly within, the eastern region. Thames Gateway, London – Stanstead-Cambridge corridor, Milton Keynes – South Midlands. The plan puts a very strong emphasis on housing for public sector “key workers” in the pressure areas.
- Tackling homelessness and bringing to an end Bed & Breakfast accommodation for homeless families by March 2004.
- Addressing low demand and abandonment particularly in the north and midlands.
- Setting out an action plan to bring all social housing up to the decent homes standard by 2010, and setting targets for tackling non-decent homes in the private sector.
- Emphasis on improved environment for communities.
- Protection for rural areas.
- The plan introduced the East of England Housing Board and established a single regional housing pot for capital resources made up of the (Housing Corporation) Approved Development Programme (ADP) and Local Authority Housing Investment Programme (HIP).
- The East of England action plan stresses
 - problems of rapidly rising housing prices, particularly in the Cambridge and London affected areas
 - need for transport improvements
 - need to spread benefits of economic growth across region, including deprived areas such as Great Yarmouth.
- Resources – the Communities Plan nationally identifies
 - £610 million for the growth areas
 - £5 billion for affordable housing – 20% of this is earmarked for key workers
 - £500 million to tackle low demand and abandonment issues
 - £2.8 billion to bring council homes up to a decent standard. This is particularly targeted through various stock initiatives : Largescale Voluntary Transfer, Arms Length Management Organisations, Private Finance Initiative.
 - £5 billion to regenerate deprived areas.

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Links/Interface with the Housing Strategy:

- The Communities plan constitutes a major shift in emphasis – towards regional allocation of resource and targeting of new housing resource to growth areas. These are fundamental issues to Great Yarmouth discussed in the strategy.

Links to other strategies:

- Regional Spatial strategy (under development)
- Regional Housing Strategy
- Business Plan
- Local Plan

For more information:

visit the ODPM website at www.odpm.gov.uk

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Name and date of strategy/plan:

Regional Housing Strategy: The East of England 2003-2006

Purpose:

To provide the basis for resource allocation and prioritisation for the Regional Housing Board.

Key themes:

Vision

- Ensuring everyone can live in a decent home at an affordable price.
- Contributing effectively to social inclusion within sustainable communities.
- Enabling housing to contribute fully to ensure good health and promote health equality.
- Using housing investment to complement sustainable economic development.
- Contributing to a sustainable environment.

Investment

- | | |
|-----------------------------|-----|
| • Growth | 40% |
| • Regeneration | 30% |
| • Rural | 15% |
| • Supported housing | 10% |
| • Black and minority ethnic | 5% |

Recommending that at least 70% of the HIP part of the Single Housing Investment Pot be allocated on the basis of GNI for the first 2 years of new arrangements.

Housing stresses

- High and rising house prices in many areas.
- Inability of those in low paid employment to rent or buy a home .
- High levels of homelessness.
- Pockets of deprivation masked by overall affluence of a district or wider area.
- Some pockets of low demand.
- Commuting an congestion as people travel long distance to work.
- Shortage of accommodation for key workers in some areas.
- Non-sustainable communities.
- 35% of Council houses failing to meet the decent homes standard.

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Action points that interface with the Housing Strategy:

- To close the gap between demand and supply: more affordable homes, across a range of needs.
- To reduce housing stress witnessed by high levels of homelessness .
- To improve the condition of existing housing stock.
- To make better use of the housing stock available.
- To improve housing's contribution to the sustainability of the region.

Links to other strategies/organisations:

- Interfaces with emerging Regional Spatial Strategy and local planning framework, Business Plan.
- Need to contribute to outcomes sub-regionally and regionally.
- Complications of working to County boundaries on some work (like Supporting People) but sub-regionally on others.
- How are planning/economic sub regions being progressed and how are the agendas linked together?
- Impact of regional resource distribution on our area?

For more information:

visit the Government Regional Office website at www.go-east.gov.uk

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Name and date of strategy/plan:

Norfolk Supporting People Strategy, 2004 –2009 (draft)

Purpose:

Strategy builds on the work done for the Norfolk Shadow Strategy 2002. Responds to the requirements of the national supporting people programme and is intended to provide an assessment of current needs, provision and service gaps for the range of special needs groups. Will provide the basis for commissioning and developing services and distributing/redistributing resource across the country. The final strategy is expected to be completed later in 2004.

Key themes:**The strategy identifies a range of issues on which**

- there is imminent need; housing support is inadequate or needs redirection; capital funding is required to fill gaps in supported housing provision.

Action points that interface with the Housing Strategy:

This is a consultation draft and we need to ensure that the conclusion of the Great Yarmouth Housing and Support Strategy, the Valuing People housing plan and Homelessness Strategy in particular, are fed in to the final document.

Links to other strategies:

- District Housing Strategies and Business Plans
- Social Services and Health plans
- This is my home
- GY Housing and Support Plan
- GY Homelessness Strategy

For more information:

Contact the Norfolk Supporting People team at Norfolk County Council: 01603 223079

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Name and date of strategy/plan:

This is my home: Norfolk Valuing People Housing Plan.

March 2003

Purpose:

- To meet the requirements of the national Valuing People framework
- To work towards ensuring that people with learning difficulties and their families have more choice and control over how and where they live.

Key themes:

- There is a lack of information about housing and support options for people with learning difficulties and their families.
- There is a limited choice of housing and support options.
- More information is needed about what people with learning difficulties and their families want, in terms of housing.
- 60% of people with learning difficulties in Norfolk live with family carers (including older carers).
- Most money for housing and support is currently being spent on residential care. More housing options may broaden housing streams.
- Housing and Joint Learning Difficulty teams need to work together better to provide better access to existing and future housing and support services for people with learning difficulties.

Action points that interface with the Housing Strategy

- Housing to make housing registers more accessible to people with learning difficulties.
- Need to work out ways to work better with Social Services and health to help people know about and access housing and support options better.
- Housing to make all information about housing more accessible.
- Work out systems for housing to find out about housing needs of people with learning difficulties, so they can plan.

Links to other strategies/organisations

- Borough Council's housing strategies
- Norfolk Supporting People strategy
- Great Yarmouth Housing and Support strategy
- Homelessness strategy
- Norfolk Joint Investment plan

For more information:

visit the Norfolk Learning Difficulties Partnership Board website at
www.norfolk.gov.uk/learningdifficulty
or e-mail pmd@great-yarmouth.gov.uk

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Name and date of strategy/plan:

Great Yarmouth 2020 Vision : the path to the Future (revised 2003)

Purpose:

The strategy is the borough's community plan. Developed with a wide range of stakeholders and community representatives working with the Council, it sets out our mutual goals and aspirations for improving our economy, environment and health of our community. It provides the overview and sets broad objectives for all our strategies and plans.

Key themes:

- The strategy identifies three key objectives which all main agencies sign up to; working towards a prosperous and dynamic economy, a clean and safe environment and a healthy and cohesive community.
- There have been a number of significant changes since we first produced the vision statement in 1997, including the creation of a Local Strategic Partnership Renewal funding, the award of EU Objective 2 status, Neighbourhood Renewal funding and other major funding including Integreat, Education Action Zone, Surestart funding.
- We have together achieved a number of improvements: in the built environment, in employment, in education, housing, health outputs.
- The revised vision confirms our original objectives and sets revised targets for us to achieve by 2020.

Action points that interface with the Housing Strategy:

- Continue the focus on regeneration of older neighbourhoods, and the re-use of brownfield sites.
- Continue the emphasis on improving the environment including tackling issues like vandalism, graffiti and other anti-social behaviour.
- Continue to focus on improving the accessibility of services and reducing inequalities of access and outcomes, providing greater choice.
- Step up the emphasis on neighbourhood renewal and tackling the problems of deprivation in our poorest areas.

Links to other strategies:

- Local Neighbourhood Renewal Strategy
- Business Plan
- Health and County Council plans

For more information:

visit the Council's website at www.great-yarmouth.gov.uk

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Name and date of strategy/policy/consultation

Local Neighbourhood Renewal Strategy (April 2003)

Purpose:

- To articulate the particular problems of experience in the most deprived neighbourhoods.
- To provide a framework for investment and service priorities to import outcomes in these neighbourhoods.

Key themes:

- The Index of Deprivation 2000 identified that Great Yarmouth is the 43rd most deprived area in the country (out of 354) (it is 5th in terms of intensity of deprivation).
- The vision is that no one should be seriously disadvantaged by where they live – the gap between the most deprived areas of the Country and the rest must be narrowed.
- This strategy shows the particular problems of deprivation in the borough.
- It also provides a framework for all agencies investing in services (public, private, voluntary and community) to help them make better judgements on priorities and deliver better services.
- Priority neighbourhoods are:
 - ❖ South Yarmouth (Nelson and Regent Wards)
 - ❖ North Yarmouth (Northgate and Yarmouth North Wards)
 - ❖ Cobham and Lichfield
 - ❖ Magdalen (Magdalen East and West wards)
 - ❖ Claydon and St Andrews (both wards)
 - ❖ Rural hotspots

Action points that interface with the Housing Strategy

- Need to find out the number of non-decent homes in the priority neighbourhoods.
- Set out a specific programme for delivery of housing decency standard for each priority neighbourhood.
- Respond to needs of community through housing survey.
- Monitor the outcomes of the housing projects funded by the neighbourhood renewal fund to assess their contribution.
- Consider how financial and other resources are deployed in each neighbourhood.
- Service and investment focus on neighbourhood renewal.
- Further development of resident involvement and contribution to investment and service priorities.
- Active integration of service where possible to target deprivation.

Government floor targets around decent homes, in particular.

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Links to other strategies

- 2020 Vision
- Business plan
- Neighbourhood renewal fund statement of use

For more information:

visit the Great Yarmouth LSP website at www.gylsp.org.uk

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Name and date of strategy/plan: Capital strategy – July 2003
Purpose: Outline priorities for the Council's capital programme
Key themes: Council's priorities: <ul style="list-style-type: none">• Reshaping services around customer needs• Developing role and capacity of elected members• Equipping staff to do their job better• Making streets and open spaces greener and safer• Managing waste more effectively• Delivering major regeneration programmes• Addressing inequalities and increasing prosperity.
Action points that interface with the Housing Strategy (with timescales) <ul style="list-style-type: none">• Exploring possibility of shared administrative accommodation with the County Council and Primary Care Trust.• Delivering links with egov and improvements to Council's own buildings (money earmarked).• Delivering private sector renewal programme, and programmes for Council's own stock: repairs to meet decency standard by 2010, major refurbishment and conversion and curtilage improvements, (money earmarked).• Future use of Council land/assets. Other points: Timetable/process of allocating capital funds.
Links to other strategies Renewal strategy, Business Plan, Homelessness strategy, Asset Management plan.
For more information: visit the Council's website at www.great-yarmouth.gov.uk

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Name of Strategy/Plan:

Great Yarmouth Asset Management Plan, 2003
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Purpose:

<p>The Strategy responds to Government requirements and guidance on councils' capital planning and asset management as a whole. These are in addition to the specific guidance for housing and council housing business planning. The strategy is designed to assist the Council to make its investment decisions, maintain and improve its property assets, increase the cost effectiveness of its property portfolio, promote innovation and development in asset management, and listen and respond to property issues.</p>
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<p>The document sets a broad direction for the Council, enabling its property service to be effectively co-ordinated to meet identified needs.</p>
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Key Issues:

- | |
|---|
| <ul style="list-style-type: none">• The Council is a significant land owner with land general fund and building assets valued at nearly £53 million. Additionally Housing Revenue Account assets are valued at about £115 million. This is considerably larger than average district authorities' holdings.• Condition surveys have been undertaken to establish programmes and approaches needed for all our holdings.• Many of the Council's assets are key to the Council's service delivery and this aspect is obviously crucial to investment decisions.• Other properties are let to third parties and provide income to support the Council's revenue (service) budgets, some are used by community or voluntary groups, including some providing a housing or housing-related service.• The strategy identifies 4 broad directions within which to develop property management<ul style="list-style-type: none">- making buildings fit for people and purpose
(for example, ensuring buildings meet changing needs, health and safety or other requirements such as disabled access)- greening property
(ensuring that suitability is a key priority in maintenance and management)- innovation in procurement
(working at ways in which services and accommodation needs are packaged, maximising opportunities for external funding and partnership working)- realising property value
(realising asset value where appropriate to assist service delivery). |
|---|

- The strategy sets out an action plan to progress objectives.

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Links/Interface with the Housing Strategy:

The approaches outlined for example, procurement, sustainability and “fit for people and purpose” very much compliment priorities set out in the Housing strategy.

The Asset Management Strategy is particularly relevant to the kind of approach now required for our management of and business planning regarding council housing. Effective management of our office and other buildings is vital for the provision of our services. We are looking to co-locate with key partners, and this will benefit partnership working and help improve services for customers.

Links to other strategies:

Capital Strategy
Business Plan for Housing

For more information:

visit the Council's website at www.great-yarmouth.gov.uk

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Name of Strategy/Plan:
Great Yarmouth Borough Wide Local Plan, (formally adopted) 2001
Purpose:
Provides planning guidance for the borough until mid-2006. Responds to national planning policy and guidance and in particular the Norfolk Structure Plan.
Key Issues:
In terms of housing –
<ul style="list-style-type: none">• Responds to strategic housing requirements as set out in the Norfolk Structure Plan, 1993 in terms of site development and identification, and policies towards different areas of the borough.• Sets out policies on conversion of existing buildings to residential use, caravans and mobile homes, site requirements for new build, living over the shop, houses in multiple occupation, housing for the elderly and residential care, and conversions of buildings to residential flats in holiday areas.• Sets out policies on production of affordable housing through planning : 15% of new development on sites of 25 plus. Sets out rural exceptions policy.• Sets out policy and provides detailed guidance on disability access issues.
Other issues:
The Plan will be replaced by a Local Development Framework which will respond to the Regional Spatial Strategy. Under the Planning and Compulsory Purchase Act, 2004, the county's role in drawing up structure plans is abolished. S.106 agreements are to be replaced by a tariff system on development guidance is awaited.
Issues for/Interface with the Housing Strategy:
The local plan has crucial interface with the strategy, and our strategic housing role and these issues are highlighted.
Links with other strategies:

Regional Spatial Strategy (under development)
Regional Housing Strategy
2020 Vision
Local Neighbourhood Renewal Strategy

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Name of Strategy/Plan:

Crime and Disorder Reduction Strategy, GY Crime Reduction Partnership, 2002

Purpose:

The strategy aims to put together plans and initiatives of the widely-based Crime Reduction Partnership and to set out an action plan to tackle key areas of crime reduction, as identified in public surveys, including burglary, theft, criminal damage and violence – including anti-social behaviour.

Key themes:

- To reduce the fear of crime within the community, for example, through protective measures such as CCTV and neighbourhood and town centre wardens.
- To give particular attention to positive and diversionary schemes involving young people.
- To reduce the number of people misusing drugs and alcohol.
- To identify and respond to issues affecting vulnerable groups – in particular domestic violence, racially motivated incidents.

Links/interface with Housing Strategy:

- The Crime and Disorder Reduction Strategy focuses on a number of areas which are key for housing and sustainable communities, including fear of crime, anti-social behaviour, drug and alcohol abuse, the high incidence of domestic violence. Initiatives to develop services to respond to these themes are highlighted in the Housing Strategy.

Links to other strategies:

Communities Plan
2020 Vision
Local Neighbourhood Renewal Strategy
Homelessness Strategy
Norfolk Supporting People Strategy
Great Yarmouth Housing and Support Strategy
Business Plan

For more information:

visit the Council's website at www.great-yarmouth.gov.uk

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Name and date of strategy:
Business Plan for Great Yarmouth Housing, 2004
Purpose:
To provide a business plan for the Council's Housing Revenue Account housing stock.
Key themes:
<ul style="list-style-type: none">• There is very high – and currently growing – demand for vacancies in the Council's housing.• The Council has a good record for performance on services to tenants. Our management costs are below the Norfolk average, our repairs performance is in the top quartile of district councils. We were commended in the 2003 CPA assessment for our performance management of housing services and programme delivery.• We provide an area-based estate management service which we plan to extend. We have taken steps to improve ground maintenance, refuse collection and cleansing on our estates.• We take the issues of anti-social behaviour very seriously and have an Anti-Social Behaviour strategy in place. We have now adopted the CRE Code of Practice on Rented Housing, including recommended good practice on means relating to incidents of racial harassment.• The Council is on course to meet the Government's decent homes targets by 2010. It has surveyed a third of its stock, confirming its original estimates of the extent of non-decency. It only just fell short of the initial target of one third reduction by April 2004 and, despite some uncertainties around resource planning created by changes in the allocation frameworks, currently assesses that it has the resources as well as the capacity to deliver the programmes necessary.• In addition to decent homes, the Council's programmes include targets to improve the environment, diversity and other features of less satisfactory estates and neighbourhoods and improve lettable. The total estimated bill to 2010 for these 3 programmes stands is £31.95 million; we estimate sufficient resources will be available provided we extend £1.6 million of local priority work into 2010/2011 to deliver.• We are currently progressing a stock options appraisal in accordance with government requirements, to be signed off by July 2005, to determine the best means of delivering the long-term management and maintenance of the Council's housing stock and to consider additional routes to provide affordable housing.• Tenant involvement is central to the appraisal and with tenant representatives, we see it as a vehicle of strengthening the development of robust resident participation. Tenant involvement has,

however, been greatly strengthened in the last 2 years through community-based initiative and participation in specific service reviews.

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Action points that overlap with or should be included in the Housing Strategy:

- Identification of and progression of ensuring stock suitability for needs/demand.
- Investment requirements and priorities and approaches for the Council's housing stock.
- Completion of stock surveys.
- delivery of decent homes targets.
- identification in capital resources available up to 2010 and beyond.
- stock options appraisal, due to be completed by July 2005.
- progress on tenant involvement.
- progress on service performance and response to changing pressures.

Links to other strategies

- Regional Housing Strategy
- Capital strategy
- Asset Management Plan
- 2020 Vision
- Local Neighbourhood Renewal Strategy
- GY Housing and Support Plan
- Norfolk Supporting People Strategy

For more information:

visit the Council's website at www.great-yarmouth.gov.uk
or e-mail pmd@great-yarmouth.gov.uk

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Name and date of strategy/plan:

Homelessness strategy – July 2003

Purpose:

The Homelessness Strategy and Review responds to the requirements of the 2002 Homelessness Act. Produced in partnership with all key providers and stakeholders in this area of work, it assesses trends in homelessness, causes, and resources available to respond to the issues. It identifies a number of priorities for action for the authority and its partners.

Key themes:

- Homelessness has risen sharply in our area in the last 6 years
 - homeless applications to GYBC up 88% and acceptance up 165%.
 - the direct access hostel has a 98% occupancy rate and applicants often have to be turned away.
- The BC has seen a rise in vulnerable single homelessness, young homeless and homeless households where there is a wheelchair user (applications from the last group up 600% in 6 years).
- There are great pressures on the supply of temporary accommodation, exacerbated by the shortage of vacancies in social housing.
- Key causes of homelessness are (i) relationship and family breakdown (with a substantial increase in incidence of domestic violence) (ii) the volatility of the private rented sector.

Such issues as poor mental health, low skills, low income, poor health or disability, increase people's vulnerability to homelessness. Homelessness has risen alongside the overall demand for social housing, as access to owner occupation and private renting has diminished.

- The Borough has a range of resources to assist these problems including advice services, housing, benefits, debt and advocacy, direct access and supported housing schemes, temporary and permanent accommodation. These are all under pressure and in particular the supply of accommodation.
- A comprehensive action plan is set out to grow services, extend the range of specialist accommodation and improve temporary accommodation provision and supply.

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Action points that interface with the Housing Strategy:

- GYBC and stakeholders to develop further advice and prevention strategies and housing options.
- Strengthen specialist services in areas such as domestic violence and substance misuse.
- Improve and extend the range of temporary accommodation.
- Increase the supply of affordable accommodation.
- Take steps to improve the sustainability of the private rented sector.

Links with other strategies:

Regional Housing Strategy
Norfolk Supporting People Strategy
Great Yarmouth Housing and Support Strategy
Business Plan

For more information:

e-mail pmd@great-yarmouth.gov.uk

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Name of Strategy/Plan:

Great Yarmouth Housing and Support Strategy, 2004. (Still in draft – to be published by September, 2004).

Purpose:

Builds on previous Great Yarmouth Special Needs Strategy, 1997. It updates information about needs and services, identifies current strategic frameworks to which we need to respond, highlights gaps in awareness, training, services and specialise provision. Developed through extensive consultation and involvement of provider and user groups, it sets out a joint action plan between the borough council, social services, Health and voluntary sector partners. It is intended to feed directly into the Norfolk Supporting People Strategy and other joint plans.

Key Issues:

The Strategy focuses on specific needs groups in turn: -

1. Black and Ethnic minority groups

- form a relatively low proportion of local population (1.4% compared with national average of 9.11%) but there is a substantial long established Greek Cypriot community.
- Asylum seeker population now around 200 – many have complex and high needs.
- EU migrant worker populations in the borough, particularly Portuguese, have expanded in recent years.
- Key needs – access to information, advice services. Specialist support for asylum seekers for those acquiring refugee status. Robust anti-racist policies and procedures with continuing monitoring and review.

2. Domestic Violence

- There is a relatively high occurrence of domestic violence in Great Yarmouth, the police reporting a 28% increase in incidents between 00/01 and 02/03.
- Services have developed in the borough – including establishment of Domestic Violence Forum, funding of outreach work by NRF and support for children through Children's Fund.
- There is an urgent need, however, to improve and make sustainable services at the refuge and to find new premises, to extend floating support, outreach, training and interagency co-operation.

3. HIV/AIDS

- Though the incidence of HIV/Aids is generally low, Great Yarmouth has a somewhat higher incidence, also affecting heterosexuals.

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- There is no identified need for specialist housing but there is a need to continually review and update our procedures, awareness and joint training.

1. People with Mental Health Problems

- Our approaches need to link with the National Service Framework on Mental Health and the Norfolk Joint Mental Health Strategy.
- Great Yarmouth's deprivation and significant problems of substance abuse give rise to high needs but the borough has received relatively poor resources to respond.
- We have developed a range of agencies – from a hospital discharge scheme to significant levels of floating support, earmarked RSL flats and specialist accommodation.
- However there is a need for reprovision of our short stay accommodation, longer stay accommodation, adequate for move-on. There are particular concerns about providing support for those with dual diagnosis.

5. Offenders

- Greater support is available for offenders leaving prison after long sentences than those serving less than a year. People leaving jail may well have lost their former housing, experience relationship breakdown and have other problems. For agencies there can be risk assessment issues.
- There is no specialist provision in the borough but the direct access hostel and other agencies link with Probation to provide places.
- Needs for improved housing advice to people about to leave prison, development of floating support to help sustain tenancies are identified.

6. Older People

- There is national NHS framework for older people and housing is particularly linked to this through the single Assessment Framework. We need also to respond to the national document Quality and Choice for Older People's Housing, and to Norfolk's evolving Older People's Strategy.
- We have a wide range of housing services in the borough from extensive sheltered housing to the community alarm and home improvement agency. We have two housing with care schemes.
- We have been developing new partnership approaches to housing and support for older people – for example around "stretching" a sheltered scheme toward housing with care. We have developed prevention

work around falls prevention, benefit take-up and home risk assessment and home security.

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- As the numbers of elderly will grow dramatically in the next few years – (numbers of those 75 and over up by 24% it is projected, by 2010) we need to plan together
 - to help prolong independence and well being
 - to help reduce accidents and assist with hospital and care discharge
 - to develop more options for older people
 - to meet their aspirations and preferences.

7. People with a Physical and Sensory Disability

- We need to contribute to the rolling out of the Norfolk Joint Strategy for People with Physical or Sensory Disabilities, 2002.
- There are high needs in this area – 25% of households in the borough were estimated by the Housing Needs Survey in 2000 to have at least one person with a disability, well above the national average of 15%.
- There is a very significant demand for accessible housing and for adaptations.
- We have developed specially designed housing with RSLs, have very close liaison between occupational therapists and housing services, and give particular attention to the needs of people with a disability in developing the Council's choice-based lettings scheme.
- Particular needs are for more resource for the growing need for adaptations; continuing joint work and development of protocols on adaptation and equipment, good practice; joint training on disability and sensory impairment awareness, attention to the needs and aspirations of younger disabled people.

8. Substance Abuse

- The Norfolk Drug Action Team has a local Drug and Alcohol Misuse Team, which looks to local delivery of the Drug Strategy.
- Substance abuse is a significant issue in Great Yarmouth.
- Key issues are the links with poor and unstable accommodation, tenancy breakdown, pressures on direct access and other specialist agencies. We need stronger outreach floating support services, and day centre/drop in support.

9. Teenage parents

- Norfolk has developed a joint strategy, Preventing Teenage Pregnancy. The Government says all teenage parents should have accommodation with support if they are not living with family.
- Great Yarmouth has high levels of teenage pregnancy - 55.6 teenage conceptions per thousand population compared with 43.8 nationally.

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- The specialist supported accommodation agency has recently extended its unit numbers. We have identified the need to further develop resettlement and floating support.

10. Travellers

- Here we are awaiting completion of a Norfolk-wide strategy for travellers.
- We have a council owned site with 22 pitches.
- We identify the need to include travellers in community cohesion service, equality policies and protocols and to work with other agencies to ensure good practice.

11. Young people leaving care

- This section considers the impact of the Leaving Care Act, the Homelessness Act 2002, and the green paper, Every Child Matters.
- We have developed Norfolk-wider protocols with Social Services on homeless young people and with regard to families with children deemed intentionally homeless. Connexions services are developing in the county; we have a specialist advice and service; we have adopted a supported lodgings scheme with the YMCA.
- There are problems with finding sufficient suitable accommodation for homeless young people; we need to continue to grow floating support, we may need to develop specialist advice and mediation scheme, and feasibility on specialist “foyer-type” accommodation needs to be re-explored.

Other issues –

The strategy also highlights particular issues which groups have in common, or which substantially affect more than one group for example –

- The need to develop floating support on a cross-tenure basis
- The grave shortage of affordable housing in our area
- The particular problems arising from our generally poor quality private rented sector.

Links/interface with the strategy:

The Housing and Support Strategy and action plan directly feeds into on priorities for service provision and development, joint working, joint training, new development and investment.

Links with other strategies:

Regional Housing Strategy
Great Yarmouth Homelessness Strategy
Norfolk Supporting People Strategy
Business Plan

For more information:

e-mail pmd@great-yarmouth.gov.uk

Housing Strategy for Great Yarmouth, 2004 and beyond – Appendix B

Name and date of Strategy:

Great Yarmouth Empty Homes Strategy 2001

Purpose:

The borough has had long-standing problems of empty residential properties, in particular properties that have been empty for some time. This creates neighbourhood problems and wastes vulnerable resource.

The strategy sets out the Council's approaches to tackling these problems, and the tools available to it.

Key Issues:

- The Council cannot help with every empty property. Market conditions will offer solutions in many cases. With long-standing empty properties we have criteria against which we assess whether we can invest time and resource – such things as the need for the type of accommodation, location and condition, the circumstances of the owner all come into it.
- Housing associations play a particularly vital partnership role in helping to put empty homes back into use.
- We rely on various types of resource – from owners own resource to Social Housing Grant, RSL borrowing. Renewal monies, conservation and regeneration funds.
- We have used many different tools and routes:
 - Temporary Social Housing, Purchase and Repair and other Housing Corporation programmes, and now increasingly, private sector leasing. We have well-established compulsory purchase procedures where necessary.

Issues/interface with Housing Strategy:

The Empty Homes Strategy is due for revision particularly in the light of changed market condition. This was postponed while planning approaches to our secondary holiday areas were clarified. We now expect to begin revision work later in 2004, probably with Waveney where similar problems exist.

Links with other strategies:

Regional Housing Strategy
Local Plan
Homelessness Strategy

For more information:

FOR FURTHER INFORMATION

- Chartered Institute of Housing www.cih.org
- East of England Development Agency www.eeda.org.uk
- Government Office of the Eastern Region www.go-east.gov.uk
- Great Yarmouth Borough Council www.great-yarmouth.gov.uk
- Great Yarmouth Local Strategic Partnership www.gylsp.org.uk
- Great Yarmouth Voluntary Sector Partnership www.gyvsp.org.uk
- Housing Quality Network www.hqnetwork.org.uk
- Local Government Association www.lga.gov.uk
- Neighbourhood Renewal Unit www.neighbourhood.gov.uk
- Norfolk County Council www.norfolk.gov.uk
- Office of the Deputy Prime Minister www.odpm.gov.uk
- Office of National Statistics
 - Census information www.census2001.gov.uk
 - National Statistics www.statistics.gov.uk