

## 2. Meeting Housing Needs

### Improving Oxford residents' access to affordable and high-quality homes in good environments that are close to jobs and facilities

#### Oxford City Council Corporate Plan Priorities 2016-2020

**Tackle the city's housing crisis** by promoting high quality development in the city and in locations near to Oxford with good transport links working in partnership with developers, universities, businesses and neighbouring District Councils to build the homes that Oxford needs.

**Build more affordable homes** in partnership with developers, housing associations, universities and the health sector to meet the needs of different income groups and types of employment in the city, including those on low incomes and those who are vulnerable.

**Improve conditions for private tenants** by actively enforcing standards for private rented housing and managing the impact on neighbourhoods of Houses in Multiple Occupation (HMOs).

**Improve homes** for our existing tenants by refurbishing our properties above national standards, making homes more energy efficient and improving the general environment of our estates.

**Tackle homelessness and rough sleeping** by securing appropriate accommodation and support for those affected.

#### Key Achievements for 2016

Established a Housing Company, to deliver new affordable homes with a range of tenures to help address the city's acute housing need.

Invested £20m in refurbishment of the city's tower blocks to improve their appearance and structure, upgrade insulation, windows, heating, and electrics and refurbish lifts. Work to be complete by December 2017.

Construction of 900 new homes in Barton is underway through our joint venture company with Grosvenor Developments Ltd.

Agreed plans for the construction of new homes in Cowley and Oxpens, and the redevelopment of Blackbird Leys District Centre, and Knight's Road.

Invested £5m in a £10m fund for our Real Lettings Scheme to acquire properties to house local families in temporary accommodation.

Launched a new Rent Guarantee Scheme to provide access to the private rented sector, for 40 households a year.

Improved energy efficiency in private homes so they are warmer and cheaper to heat. Provided grants and encouraged positive action by landlords.

Helped people access work and provided financial advice to people facing reductions in their benefits. Helped over 200 households through Discretionary Housing Payments.

Protected services for homeless people to mitigate reductions in county funding through joint commissioning of services with the County Council, NHS and district councils.

Secured £790K of government funding to help prevent homelessness and improve services for homeless people.

#### Key focus for 2017- 2020

Invest £21m in improvements to Council owned homes, £8.7m in regeneration schemes for Blackbird

Leys and Barton, and £4.2m on our Great Estates programme.

Provide a £60m loan to the Council's new Housing Company to supply 500 new social rented homes. The first acquisition will be the purchase of 95 homes in Barton in spring 2018, and 170 homes to be built elsewhere in the city by 2019.

Deliver a £21m programme of major repairs to council homes including upgrading properties, adaptations and energy efficiency.

Further increase accommodation available for those in temporary housing by acquiring further properties through the Real Lettings Scheme.

Provide support for residents facing benefit changes, for example giving extra help to private sector tenants affected by the freeze in Local Housing Allowance and the cut in the level of the benefit cap.

Deliver our Homelessness Prevention Programme, bringing agencies together to provide targeted prevention and outreach work and advice services for those at risk of becoming homeless.

Further joint working with District and County Councils and Health to provide housing support services and further improve value for money.

Success Measures	2016/2017 Targets	2016/2017 Projected outcomes
Number of new homes granted permission	400	Achieved
The percentage of HMOs licensed	70	Exceeded
Limit the use of temporary accommodation to 2015 levels	120	Achieved

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