

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 2018

Enabled the delivery of more than 90 affordable homes, with 30 social rented units built in Barton Park through the Council's housing company OCHL.

Invested an additional £5 million to buy affordable homes through the National Homeless Property Fund. Secured £3.9 million through the planning system to build further affordable housing.

Undertook recladding and refurbishment of the city's Tower Blocks.

Developed a new Tenancy Strategy with a commitment to deliver genuinely affordable housing and rented accommodation let with Secure (Lifetime) Tenancies.

Secured over £1 million from the Central Government Rough Sleeping Initiative Fund to expand the number of beds available, provide a hub and additional support services in the city for rough sleepers in time for winter 2018/19.

Developed a citywide partnership to

deliver a coordinated and effective response to rough sleeping.

Through the Trailblazer initiative, implemented homelessness prevention services and developed Community Navigators and a Champions' Network that provides housing training and peer support to other local services.

Expanded the Rent Guarantee Scheme that helps people access private rented accommodation and reduces the demand for social rented housing.

Continued to improve housing standards for residents in private rented homes. Carried out over 800 investigations into unauthorised dwellings, served 390 notices on landlords to improve substandard accommodation, with 26 financial penalties totalling £244,000 issued to landlords, and two prosecutions,

Introduced an innovative Housing Assistance and Disabled Adaptation Policy to increase help for elderly and disabled people that is now used nationally as a best practice example.

Areas of Focus 2019 – 2020

Work through OCHL and with Registered Providers to increase the delivery of affordable housing in Oxford, including social rented homes, through Growth Deal funding, with work starting on over 600 units by Mar 2021.

Continue joint venture working with Grosvenor Developments Ltd to bring forward up to 885 new homes at Barton Park together with a new primary school and sports facilities.

Complete the development of a 37 bedroom supported housing scheme in Cowley.

Continue our Trailblazer programme by securing additional appropriate accommodation and early intervention support for households who are homeless or at risk of homelessness.

Increase homelessness budget by £200,000 to £1.7 million a year for services for homeless people, and make leisure services available for free to homeless pathway clients.

Provide further support to achieve our aim that no one needs to sleep rough on our streets, including more winter provision and continuing our active role in the citywide partnership to tackle rough sleeping.

Success Measures	2018/2019 Targets	2018/2019 Projected outcomes
Number of new homes granted permission	400	Achieved
The percentage of HMOs licensed in the city	70%	Exceeded
Limit our use of temporary accommodation at 2015 levels	120	Achieved

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Continue enforcement against rogue landlords, utilising new legal powers to improve the management of the private rented sector and to protect and improve tenants' lives.

Renew the Private Sector Housing Policy to reflect the impact of the Additional Licensing Scheme for HMOs, and consider whether further property licensing would provide the step change in standards that is needed to improve tenant's lives.

Implement Premium Council Tax of 100 per cent additional tax for properties that have been empty for more than two years with effect from 01 April 2019 to encourage more empty properties back into use.