



**LIVERPOOL
CITY REGION**
COMBINED AUTHORITY

METROMAYOR
LIVERPOOL CITY REGION

***OUR HOUSING AMBITIONS FOR
THE LIVERPOOL CITY REGION
2019-2024***

**LIVERPOOL CITY REGION HOUSING STATEMENT
AND DELIVERY PLAN**



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FOREWORD

A **good home in an attractive neighbourhood has significant positive impacts** on the health and wellbeing, educational and economic outcomes, and quality of life of our citizens, both young and old. Liverpool City Region has many highly attractive neighbourhoods and locations which offer a range of good quality homes that meet people's needs and aspirations and make the City Region a great place to live and work. These are located right across the City Region and they all contribute hugely to the quality of life.

But there some **in our City Region do not have this anchor**, which many of us take for granted.

Many are **handing over a high proportion of their income for the right to live in poorly appointed housing** which is damaging their health.

Others are seeing their income **eaten up by sky-rocketing energy bills** – a result of the age and state of repair of some of our housing stock.

Many of our **elderly population are living in homes that are not fit for their needs** and are at risk of serious injury, one fall away from the support of our NHS and social services or are living in damp and cold conditions.

Most shameful of all, **many are without a home at all** – either sleeping on our streets, or reliant on the goodwill of friends and family to keep them under a roof.

As a City Region we are determined to fix this – a range of good quality homes of all types, tenures and costs, including housing that is affordable for local peoples, in safe, resilient communities will be the bedrock of our vision for an inclusive economy in the Liverpool City Region.

The old saying goes that buying a house will be the biggest cheque many of us ever write. But for many in the City Region this idea remains an unachievable aspiration – we're determined to address this too.

For us affordability means 'real affordability'; homes available at a cost achievable for people across the City Region, not set by a Whitehall definition skewed by London and the South East.



Ensuring this offer is available where people want to live is vital too. Our City Region prides itself on its spirit of community, and our approach to housing should reflect this – offering better quality stock, which better meets needs and aspirations, in the places people want to call home.

This Housing Statement is an important statement of intent, and the Combined Authority and constituent Local Authorities will work with a coalition of partners to drive real change.

This includes our local Housing Associations, private house-builders, and the National Housing Delivery Agency, Homes England, with whom we are already working to build an evidence base, identify sites and get spades in the ground.

Housing can, and should, be the cornerstone of a prosperous, inclusive place to live and work; the foundation of a life well-lived for our citizens. The Combined Authority and constituent Local Authorities will work to restore this principle, to deliver for our economy and for our people.

Steve Rotheram

Metro Mayor

Cllr. Graham Morgan

Portfolio Holder Housing
and Spatial Planning



OUR VISION

A decent, good quality home helps support better health, promote educational attainment, support independent living and can contribute to improving the environment.

In the Liverpool City Region we have many high quality neighbourhoods offering a wide range of housing which make the City Region a great place to live and work. We want all of our neighbourhoods to have a quality housing offer that meets people's needs and aspirations, at a cost which they can afford. This is an economic, social and environmental imperative which will:

- Support ambitions for an inclusive economy in our Local Industrial Strategy with more good jobs and more growing businesses supported by a high quality transport network helping to retain and attract workers with good quality homes available at a price which is affordable to all;
- Address fuel poverty amongst our population by raising standards, and 'greening' stock, including our existing homes, to help meet our ambitions to be a net zero carbon City Region by 2040;
- Improve the long term sustainability of all our communities to ensure that all our neighbourhoods are aspirational locations of choice;
- Deliver public service transformation, by improving the health of our population, and encouraging the development of 'lifelong' homes which allow people to live independently for longer and ensuring that our most vulnerable residents' housing needs are met;
- Support the City Region's ambition to become a world leader in modern construction methods, delivering high skilled jobs whilst delivering the clean, digitally enabled homes of the future;



- Prevent homelessness wherever possible and where it does happen, try to ensure that it doesn't reoccur.

We will only achieve this ambition by building a strong coalition amongst City Region partners across public and private sectors, including local authorities, Homes England, housing associations, and the private housing sector – addressing the challenges of our housing market are essential if the City Region's growth is to be truly inclusive.

Our Housing Ambitions and Priorities

We have five high level ambitions and priorities, based on evidence, which are designed to improve the housing offer in the Liverpool City Region, and deliver our commitment to our people:

- A. Delivering more homes, improving housing choice and quality
- B. Supporting our Ageing Population
- C. Regenerating our Neighbourhoods
- D. Improving the Quality of Renting
- E. Tackling Homelessness

Priority A: Delivering more homes, improving housing choice and quality

Increasing Supply

Our City Region is growing. In 2018, our economy grew, as measured by Gross Value Added (GVA), by 5% compared with 3.5% nationally and we expect it to keep growing. Forecasts indicate that our economy will continue to grow and our population is projected to increase by around 6% over the next two decades according to ONS 2016-based projections.

We are ambitious about accelerating this growth and delivering more homes quicker to support this. We have already made a good start with over 11,000 new homes delivered across the City Region since 2016 – the highest rate of delivery since the 2008 recession.



Looking forward, our local authorities' current and emerging Local Plans propose to deliver over 20,000 homes over the next five years across the City Region. This is a level of *planned* housing delivery 10% higher than the Government's calculated local housing need - a conscious choice made within our suite of Local Plans to help develop sustainable, resilient communities - which underlines and supports our wider growth ambitions.

We have significant capacity in our brownfield land supply to begin to meet this growing housing need. Our Brownfield Housing Land Register contains sites with the capacity for around 40,000 houses. However we know that there are significant challenges around the quality, suitability and viability of some of these sites so we will work with Homes England, the appropriate local authority and landowners to remediate and bring as many as possible forward.

This will be part of a coordinated effort to create a pipeline of key development sites supported by broader strategic investment in infrastructure, transport and connectivity. Work has already commenced on the preparation of this pipeline with work commissioned to analyse the viability of major sites on the Register.

We will work to accelerate the delivery of new homes, including through new and innovative construction methods, such as off-site construction. We will utilise the advantages the City Region has in advanced manufacturing and low carbon industries to become sector leaders in this field. We will work with a range of delivery agencies, recognising that while the majority of homes will be provided by private house builders and residential developers, our housing associations and local authority housing companies, such as those established in Liverpool and Sefton, will also have an important role to play in providing a wider housing offer for the City Region.

Properly affordable housing, whether social, public, or privately owned, will be a key part of ensuring our housing mix supports a truly inclusive economy, which works for our citizens.



Housing Associations have a significant role in providing good quality, affordable homes across the City Region and we will support their bids into national funding programmes to provide more good quality affordable homes. Complementing this, we also recognise the potential contribution that direct local authority house building could have in providing affordable homes through the reintroduction of council house building programmes into some local authorities in the City Region where they consider appropriate.

Increasing housing choice

Meeting our growing housing need will be more than just boosting our housing supply. Providing the right type, tenure and affordability of housing is an important part of securing long term sustainable economic growth and successful place-making.

The housing market is not homogenous across the City Region. We have many high value, attractive neighbourhoods located, for example, on the north Sefton coast, west Wirral, south Liverpool, Roby in Knowsley, Sandymoor in Halton and north St Helens. In comparison, Liverpool city centre has a housing market which is predominantly apartment living, very often in the private rented sector.

In comparison to the national and regional averages, however, our current housing offer is characterised by a higher than average proportion of poor quality homes where choice is unbalanced. This is across the mix of tenures and locations – in some pockets of the City Region this requires more supply of good quality one-bedroom homes - whilst in others choice is constrained for higher earners who wish to remain in their community when family circumstances change. The City Region's increasingly ageing population also have changing housing needs which will need to be analysed, understood and met.



There are also neighbourhoods in the City Region where vacancy levels are higher than average. Bringing these properties back into use will make an important contribution to increasing housing supply.

We are commissioning evidence updating the economic projections for the City Region. As part of this analysis, the impact that our economic and population growth may have on the type, tenure and cost of housing we need in the City Region will be examined in order to ensure that our future housing offer supports our economic growth aspirations and meets other housing needs. This evidence will inform our priorities around rebalancing the housing offer and widening choice in our lower value neighbourhoods and will be a key part of our work with Homes England as they look to develop a business case to invest in sites and bring them forward for development.

Improving Housing Quality

Better Quality Design

Good quality housing can have a very positive impact on our health and wellbeing. It will also play a key role in ensuring that the City Region meets its objective of being net carbon neutral by 2040. We therefore want to ensure that the quality of new housing provided in the City Region is of a high standard – well designed, accessible, thermally efficient and technologically linked – and the quality of our existing stock is improved. In essence, we want to “future proof” our housing stock and in doing so help us meet the challenges of an increasingly elderly population; poor health; fuel poverty; changes in delivery of public services and climate change.

Our commitment to the highest quality design is already clear through the appointment of a Design Champion by the Metro Mayor. And we will look to ensure that housing development funded by our Strategic Investment Fund will be of good quality design, as well as thermally efficient and accessible. We will ensure this by making funding conditional on meeting quality and design



standards, and by coordinating interventions naturally to reduce carbon impacts.

Climate Change mitigation

The vast majority of the housing we will be living in over the next two decades, however, is already built and is increasingly ageing. More than half of our private sector homes are estimated to have been built before World War 2 and a quarter built before 1919, often to what today would be considered poor standards.

This age and quality is reflected in the poor thermal efficiency of much of our existing housing stock. Some 60% of our homes have poor energy performance with Energy Performance Certificate (EPC) Bands D or E, and 7% of our stock performs worse than Band E. This means that our homes are responsible for over a third of total energy consumption and a third of carbon emissions in the City Region. In Wirral, for example, 40% of emissions are from the domestic (housing) sector compared with a national average of 27%.

The impact that housing has on climate change through emissions from homes is recognised as a national priority. It was analysed by the Committee on Climate Change in a report published in February 2019 (UK Housing: Fit for the Future). The report's key findings were:

- the UK's legally-binding climate change targets will not be met without the near-complete elimination of greenhouse gas emissions from UK buildings;
- emissions reductions from the UK's homes have stalled, while energy use in homes – which accounts for 14% of total UK emissions – increased between 2016 and 2017; and
- efforts to adapt the UK's housing stock to the impacts of the changing climate are lagging far behind what is needed.

To address this, the Committee's recommended actions included:



- Retrofitting existing homes to ensure that existing homes are low-carbon and resilient to the changing climate as a major UK infrastructure priority, and must be supported as such by the Treasury.
- New homes should be built to be low-carbon, energy and water efficient, and climate resilient and built to high design standards

We will support energy retrofit programmes in the City Region to address long standing fuel poverty challenges and to ensure that homes are warm and healthy, as well as supporting our ambitions towards a net zero carbon City Region.

We anticipate this will offer a robust, evidence led, 'invest to save' proposition that targets improved economic, social, health and environmental outcomes and eases the pressure on frontline services within our local authorities and the NHS, as well as from those claiming benefits from the Department for Work and Pensions. This will form part of a central, people and place focussed approach in our forthcoming Local Industrial Strategy.

We will look to ensure that new homes funded through our Strategic Investment Fund are built to a high environmental standard to reduce emissions and so mitigate climate change. Our Spatial Development Strategy will examine the issue of housing standards potentially requiring all new homes to comply with energy efficiency and environmental standards.

We note that the Government has announced a potential Future Homes Standard to be operational by 2025. This Standard is likely to include energy efficiency standards and accessibility.

Increasing Supply of Construction Skills

Our ambitions, both for improving our existing homes and building new ones, depend on a competitive and sustainable local construction sector. The construction sector is a key employer in the City Region. According to the LCR



Construction Skills for Growth Action Plan published in 2018, there are over 46,000 construction jobs in the City Region.

Like elsewhere in the UK, we know there are skills challenges and shortages, with current provision not aligned with anticipated future demand. The aforementioned Skills for Growth Action Plan identified glaziers, bricklayers and painters and decorators at particular risk of shortfall of supply. To deliver our housing objectives, therefore, we must support upskilling and training of our people, helping ensure that the construction sector is an attractive employer characterised by consistent excellence in its outputs. The housing associations, builders and developers have a key role in this regard and potential joint working around talent and experience will be explored.

We recognise that in the future there are likely to be significant improvements and changes in construction methods as a result of modular and offsite production. The City Region has significant strengths in advanced manufacturing and we will build on these to become a sector leader and by improving and developing new skills, and working with industry to place ourselves at the forefront of this growing sector.

We have taken the first step through our Construction Skills for Growth Action Plan, jointly produced with CITB, training providers and employers. This details measures to upskill and train our residents, ensuring that the construction sector is an attractive employer capable of delivering the homes we need. We will work with employers and training providers alongside the Department for Education and the Ministry for Housing Communities and Local Government to address this together, including through exploring flexibilities in our own devolved skills budgets, and new approaches which may support innovation and experimentation to improve skills supply.

Priority B: Supporting our Ageing Population

The number of older people who make up our population is projected to increase significantly over the next two decades. By 2041, the number of



people aged over 65 in the City Region is projected to increase by around 40%. This will mean that by then approximately 1 in 4 of our population will be over 65. For over 75s we will see almost a 70% increase meaning nearly 1 in 8 will be within this cohort.

We want our older people to live independently for as long as possible. This will involve promoting resilience and independence amongst older people. Given the projected increase in our elderly population, this is an urgent challenge for the City Region, and one we need to begin to address now if we are to ensure that our residents have a decent quality of life as they get older and public services can continue to offer support.

We want our homes to be accessible and capable of adaption throughout an occupier's lifecycle. Our Spatial Development Strategy will examine the issue of accessibility of new homes at a strategic level as part of its wider examination of housing standards. We will also look to ensure that homes funded through our Strategic Investment Fund are accessible and capable of being adapted.

There is a significant challenge over the suitability of many of our existing homes to meet the needs of an ageing population. Research undertaken by the Smith Institute in 2018 (*The Hidden Cost of Poor Housing in the North*) which was supported by the City Region, found that on current trends, increasing numbers of older people in the north of England will be living in poorer housing conditions – most in private housing.

It is also anticipated that the number of elderly people privately renting is also likely to increase. This presents a challenge of the suitability of these homes in terms of accessibility, adaptations and security of tenure.

Recognising the scale of our local challenge, and the possibility of a viable 'invest to save' opportunity relating to the costs of health and care services, we will look to make a business case to Government on the benefits of a renewal programme that includes retrofitting and adaption of our housing stock in order to improve the quality of our existing homes.



Many of our older residents rely on supported and extra care housing. We will look to support ongoing strategic approaches to supported housing with our local authorities, housing associations and health service providers to ensure that supply meets demand, thus facilitating timely patient discharge from hospital, and providing preventative health and wellbeing solutions for older people.

The increase in the number of older people is also changing housing demand for certain housing types and tenures in the wider housing market which are not in the supported or extra care sector. As the City Region's population ages, this "older persons market" is likely to change and grow where "over 55" housing is becoming a lifestyle choice rather than simply a necessity. City Region partners will look at this market segment with a view to being proactive in meeting this growing demand, including through the securing of funding to assist delivery.

Priority C: Regenerating our neighbourhoods

Recent economic growth has benefitted many in the City Region, but not all. Too many of our neighbourhoods remain characterised by high levels of worklessness, poor health, lower educational attainment and high demand for public services. The regeneration of these neighbourhoods is central to our inclusive economy agenda, improving people's health and wellbeing, their quality of life and life chances, and contributing to wider public service reform.

Many of these neighbourhoods are also characterised by poor housing quality and choice, and high levels of renting. Key to their regeneration, therefore, will be improving the quality and choice of homes which can be achieved by improving and retrofitting current stock and may also, where appropriate, involve clearing and building new homes.

Regenerating these neighbourhoods will require a multi-agency approach; aligning our priorities and ambitions with those of our local authorities and housing associations (many of whom have a considerable stake in these neighbourhoods and as such, have a key role in securing their long term



sustainability), other stakeholders and most importantly, the residents themselves, to arrive at a shared long term view and ambition for these neighbourhoods.

Regenerating our neighbourhoods and securing the benefits that will arise for the City Region is a theme of our emerging Local Industrial Strategy. We will look to develop this further by seeking engagement with Government around a business case for neighbourhood renewal investment based on the costs of poor housing for health, social care and wider sustainability indicators. We will seek the requisite powers and funding to support direct intervention in our most deprived neighbourhoods in order to improve housing conditions and choice and so support wider sustainability and reduce the impact on health and other service providers.

We will also look to support this through using our Strategic Investment Fund to 'pump prime' further public/private investment in the hardest to reach communities in most need to direct, affirmative support.

Priority D: Improve the quality of renting

More and more of us are renting. For many, this is due to barriers to homeownership including affordability and availability of mortgages. For some, particularly young, mobile workers, renting reflects a lifestyle choice. Liverpool city centre's housing offer, for example, includes a high degree of good quality private renting.

In many of our more vulnerable neighbourhoods, however, there is often a prevalence of poor quality, private rented stock. An oversupply of lower value properties has seen increasing levels of private renting, facilitated by the yields that can be secured arising from increased demand for affordable homes.

Where this renting is of poor quality, higher than average churn rates can undermine longer term neighbourhood sustainability and exacerbate some of



the broader social issues touched on elsewhere in this document. For private home owners and housing associations, this can seriously undermine the value of their homes and assets and affect quality of life.

Addressing the quality of renting in these neighbourhoods will be a key element of their regeneration and will be part of the neighbourhood renewal business case we look to present to the Government.

The private rental sector is, and will continue to be, a key part of our housing offer for residents of all incomes and circumstances. It is essential, therefore, that it is of good quality.

There are a number of landlord licensing schemes in the City Region already - in Liverpool, Sefton and Wirral - which have made a significant contribution to improving standards in the private rented sector. Liverpool City Council is in the process of preparing and submitting a business case to Government to extend the scheme beyond 2020. Some of our other local authorities may also look to establish or further develop their own licensing schemes. In order to support landlord licensing in the future, the City Region will request that licensing scheme confirmatory powers, which currently rest with the Secretary of State, be devolved to the Metro Mayor and the Combined Authority as part of further devolution of powers.

Social renting is also an important component of our housing offer and meets the housing needs of many of our low income residents. We recognise and welcome the significant improvements made in our social rented stock in recent years by our housing association partners as homes have been brought up to the Decent Homes Standard in particular. The Government's Social Housing Green Paper, produced in the aftermath of the Grenfell fire, will set an ambitious action plan to improve standards further and we will work positively and proactively with our Housing Associations deliver on these changes and further improve the quality of social renting in the City Region.



We also need to improve access to available social housing for those who need it. Accordingly, we will support our local authorities in a review of their social housing allocations policy across the City Region to ensure that this valuable resource is used efficiently and meets the needs of our most vulnerable people.

Priority E: Tackling homelessness

Rough sleeping is the most visible feature of homelessness and, as illustrated in Figure 1, this has increased in the City Region since 2010. Obviously, these figures do not include the homelessness we can't see. This reflects national trends.

The causes of homelessness are complex and wide ranging. They include lack of suitable housing, poor mental health, domestic violence, family breakdown and welfare reform, particularly the freezing of Local Housing Allowance. There is also evidence to indicate that people who experienced poverty in childhood and those who have been, or are, in the care system are more likely to experience homelessness. Intervention at the earliest possible stage is important in addressing the long term increase in homelessness.

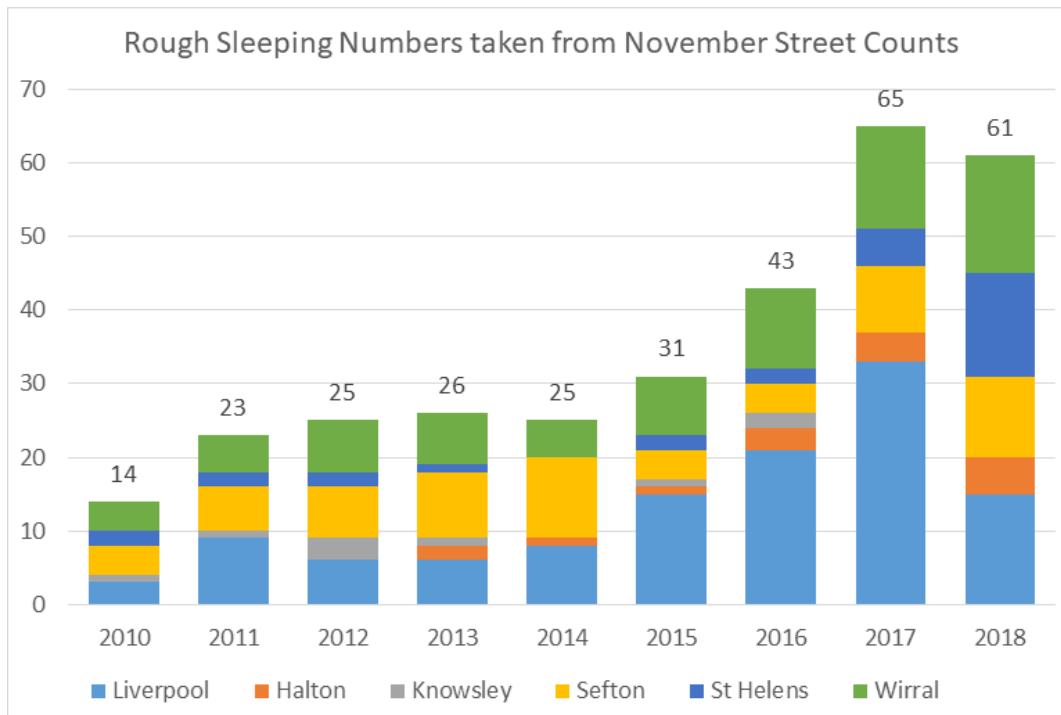
This a key part of the housing crisis we need to address. Preventing homelessness for as many people as possible - and where homelessness does occur ensuring that it is rare, brief and non-recurring - is a priority for us.

Our local authorities are at the forefront of addressing this issue and have made significant progress despite the growing problem of homelessness and the challenge around reduced resources. Action and intervention by the local authorities in undertaking their statutory duties will continue to be key in tackling rough sleeping and homelessness supported by the innovative approaches being adopted in conjunction with voluntary, community and faith sector organisations, to try to prevent homelessness through early intervention and multi-agency support whilst also supporting complex service



users by redesigning services to better meet their needs and produce better outcomes.

Figure 1: Rough Sleeping Numbers Liverpool City Region: 2010-2018



Complementing the statutory services and other initiatives being provided by our local authorities and their partners are strategic City Region-wide homelessness initiatives – Trailblazer, which is a project for early intervention to prevent homelessness and tackle rough sleeping, and Housing First. The City Region is one of three national pilots for Housing First which we envisage will become a catalyst for mainstreaming future housing-led provision for homelessness. The Housing First model has the following key principles:

- People have a right to a home
- Flexible support is provided for as long as is needed
- Housing and support are separate
- Individuals have choice and control
- An active engagement approach is used
- The service is based on people's strengths, goals, and aspirations
- A harm reduction approach is used



Housing First prioritises getting homeless people, or those at risk of homelessness, with complex needs, quickly into stable, permanent homes. Once in their new home, support for any other needs, such as health issues or addictions, are addressed through coordinated and intensive personalised support.

International best practice indicates that housing led approaches are important in tackling the crisis, as part of integrated, multi-faceted, and cross-sector initiatives and programmes required to address such a complex challenge. International examples of the success of this approach include Finland, Canada and a number of cities in the USA. Emerging evidence also suggests that demand for, and supply of, a range of house types and sizes are also key in tackling homelessness.

We are working closely with our local authorities and housing association partners in delivering this programme and the first people have now been housed.

This Statement previously highlights that in parts of the City Region, there is a need to provide more good quality one-bedroom homes. Evidence is emerging that shows that delivering this will also offer more housing opportunities for those currently without a home and so support and complement the homelessness initiatives being delivered by the local authorities and the Combined Authority.

DELIVERING OUR AMBITIONS

Our Delivery Plan

This Statement raises workstreams for all of our key partners including local authorities, housing associations and other public, private and community partners. We recognise that Homes England is a key delivery partner in helping the City Region meet its housing ambitions. . These various workstreams are



set out in Appendix 1. Our delivery plan will be supported by, and will inform, the development of other relevant strategies. It sets out a blueprint for delivery of our housing ambition which is tailored to the circumstances and challenges of our City Region. It will be kept under constant review to ensure that it is continuing to deliver our housing objectives and to reflect new and emerging policy and funding initiatives.

Delivering with and through partnership

Successful delivery of our priorities will require ongoing collaboration, cooperation and coordination with our public, private and community partners including those in Public Health. We will only succeed with the support and commitment of developers, investors, landowners, housing associations, the construction sector, central Government, and, of course, our communities.

The City Region Housing and Spatial Planning Advisory Board, consisting of the relevant Cabinet Members from each of the local authorities along with Homes England and the Mayoral Advisor for Housing, will coordinate the delivery of priorities in this Statement ensuring a cohesive City Region approach.

We will continue to work with the Government and Homes England to examine how devolution or pooling of housing funding and powers – together with existing devolved vehicles such as the Strategic Investment Fund - can be best utilised to make a real difference to the City Region's residents within the auspices of a focused, place-based approach.

DELIVERY PLAN

Priority A: Delivering more homes, improving housing choice and quality			
Action	By Whom	Outcome	Timescale
Complete and maintain a pipeline of housing development sites with a focus primarily on brownfield land	CA / LAs / Homes England	A regularly updated detailed schedule of sites which can be submitted for appropriate funding programmes and / or in response to investment enquiries	Preparation of pipeline commenced. Will be continuously reviewed and updated.
Work with Homes England on shaping investment strategies to bring forward housing sites for development.	LAs /CA / Homes England	Accelerate the delivery of new homes through the securing of funding to address viability issues and promote development on key housing sites.	Autumn 2019 onwards
Commission evidence to analyse the impact that our economic growth sectors will have on the type, tenure and cost of housing we need in the City Region to ensure that our housing offer supports our economic growth aspirations and meets other housing needs	CA / LAs / Homes England	Evidence that will support the Joint Investment Plan to fund and bring forward housing sites in the City Region. In the longer term, to ensure that the City Region has the right housing offer to support economic and population growth.	Evidence commissioned June 2019. Report due autumn 2019

Support Housing Association bids into appropriate national funding programmes for social housing.	HAs / LAs /CA	Improved housing choice in the City Region, particularly for those who require social rented homes.	Will be dependent on national funding programmes
Ensure that housing development funded by our Strategic Investment Fund will be of good quality design, as well as thermally efficient and accessible.	CA / LAs	The provision of new homes that will be attractive, efficient and accessible and so address the challenges of an elderly population, fuel poverty and climate change.	Delivery commenced. Will be an ongoing action
Spatial Development Strategy to examine the issue of housing standards for all new homes at a strategic level.	CA / LAs	SDS policy requiring all new homes to comply with standards (energy efficiency / environmental / design /health and wellbeing etc. (subject to policy viability)	2020
Support the development of energy retrofit programmes in the City Region including making the business case to Government for housing renewal. This is an important potential area for investment from the UK Shared	LAs / CA/ HAs	Improvement in the thermal efficiency of housing stock with resultant improvements in health and reductions in fuel poverty.	Preparation of business case to government commenced September 2019. To be completed

Prosperity Fund.			for submission to Government 2020
Work with Department for Education, the Ministry for Housing Communities and Local Government and CITB to explore flexibilities in the devolved skills budgets, and new approaches which may support innovation and experimentation to improve skills supply and deployment	CA / Government / LAs / HAs / private developers	Improved training and skills in the construction sector which will enable accelerated delivery of new homes and an increase in employment in the construction sector.	Delivery commenced. Timescales to be agreed.
Priority B: Supporting Our Ageing Population			
Action	By Whom	Outcome	Timescale
Ensure that homes funded through our Strategic Investment Fund are accessible and capable of being adapted.	CA / LAs	The provision of new homes which are accessible and adaptable to meet residents' changing needs over life cycle.	Commenced and will be delivered as SIF schemes are approved
Spatial Development Strategy to examine the issue of accessibility of all new homes at a strategic level.	CA / LAs	Investigate the feasibility of an SDS policy requiring all new homes to be accessible / capable of being adapted (subject to policy viability)	2020
Support our local authorities' and housing associations' adaption	LAs / HAs /	Improve the accessibility of our existing housing stock to improve quality of life for elderly residents and support independent living.	An outline

programmes, including through the making of a business case to Government on the benefits of a neighbourhood and housing renewal programme.	CA		business case to Government is being prepared for submission Spring 2020
Work with our local authorities, housing associations and other providers to support a strategic approach to the provision of supported housing.	LAs / HAs / CA	Ensuring that the demand for supported and extra care housing is met in the most efficient manner, thus facilitating timely patient discharge from hospital, and providing preventative health and wellbeing solutions for older people.	2020
Analysis of the wider housing market issues presented by an increasingly ageing population	LAs / CA / HAs	To anticipate and respond to the changes in housing demand arising from an older population	2021
Priority C: Regenerating Our Neighbourhoods			
Action	By Whom	Outcome	Timescale
Publish the City Region Local Industrial Strategy with regeneration a key priority for the City Region.	CA	Align LCRCAs strategic policy support for regeneration of our most deprived neighbourhoods which can act as a basis for multi-agency action.	2020
Discuss with Government the business case for neighbourhood renewal investment based on the costs of poor housing for health, social care and wider sustainability	CA / LAs	Funding and policy flexibility / support from Government to develop neighbourhood regeneration and housing renewal programmes	An outline business case to Government is being prepared for submission

indicators.			Spring 2020
Develop a multi-agency regeneration programme to develop a shared long term view and ambition for identified neighbourhoods with a programme for delivery	LAs / CA	Improved social, economic and environmental conditions in our currently most deprived neighbourhoods – including improved housing, health, educational attainment and employment levels.	2020
Progress opportunities under the Strategic Investment Fund to pilot neighbourhood regeneration to viability for larger scale Government intervention.	CA / LAs	Strategic intervention in our most deprived neighbourhoods in order to improve housing quality and choice as part of wider regeneration programme.	Commenced autumn 2019 and will inform and support presentation of business case to Government in spring 2020
Priority D: Improving the Quality of Renting			
Action	By Whom	Outcome	Timescale
LCRCA to discuss with Government the devolution of landlord licensing confirmatory powers to be devolved to the Metro Mayor and the LCRCA	CA	The devolution of landlord licensing powers to the Metro Mayor and the CA would provide a powerful tool to enable the quality of renting to be continuously improved across the City Region in a timely and locally responsive manner.	Spring 2020
Potential implementation of further selective landlord licensing schemes in the City Region.	LAs	Long term, sustainable improvement in quality of the private rented sector.	Dependent on LA proposals where appropriate
Work proactively and positively with our Housing Associations to	HAs / LAs /	Further improvements in the quality of the social rented sector in the City Region.	Dependent on Government

implement any requirements arising out of the Social Housing Green Paper Action Plan or other post – Grenfell policy changes.	CA		publication of Action Plan
Support our local authorities in a review of their social housing allocations policy across the city region	LAs / CA	More efficient use of the city region’s social housing stock in meeting the needs of our most vulnerable residents.	Autumn 2019
Priority E: Tackling Homelessness			
Action	By Whom	Outcome	Timescale
Delivery of statutory homelessness duties	LAs	Reduction in homelessness and rough sleeping through early intervention	Commenced and is ongoing
Deliver Trailblazer project to help to address rough sleeping.	LAs /CA	Reduction in numbers rough sleeping	Commenced summer 2019. 2 year project.
Implement Housing First in conjunction with our local authorities and housing association partners.	CA / LAs / HAs	A long term reduction in rough sleeping and homelessness through the creation and maintenance of sustainable tenancies.	Commenced summer 2019 as a 3 year pilot