

IPSWICH HOUSING STRATEGY 2019-2024 APPENDIX 1

ACTION PLAN



Appendix 1: Action Plan

May 2019

Priorities:

- Enabling building of houses of all tenures
- Improving access to and quality of existing housing
- Meeting the housing needs of all communities and meeting the challenges of an ageing population
- Prevention of homelessness and rough sleeping

ACTIONS TO DELIVER TARGET:	SERVICE AREA OF IBC:	
ENABLING BUILDING OF HOUSES OF ALL TENUR	ES .	
IBC to aspire to build 1000 homes in ten years:		
Housing Company to provide a range of	Handford Homes	
different tenures in order to cross subsidise the		
construction of social housing.		
IMPROVING ACCESS TO AND QUALITY OF EXISTING HOUSING:		
Enhance Ipswich as an attractive place to invest	in the Private Rented Sector:	
Develop our understanding of and engage with	Policy and Strategy	
the sector to enhance Ipswich as an attractive		
place to invest in the Private Rented Sector.		
Improving access to the Private Rented Sector:		
Develop the Rent Guarantee Scheme in line	Housing Advice	
with best practice guidelines.		
Develop proactive relationships and work	Housing Advice	
collaboratively with the Private Rented Sector		
for mutual benefit and to improve access to the		
Private Rented Sector.		
Improve standards in the Private Rented Sector:		
Address Private Sector Housing service requests	Private Sector Housing	
from tenants and landlords within target		
timeframes.		
Promote and develop the Empty Homes Policy.	Private Sector Housing	
Develop proactive relationships and work	Private Sector Housing	
collaboratively with the Private Rented Sector		
for mutual benefit and to improve standards in		
the Private Rented Sector.		
Promote mobile home site inspections and	Private Sector Housing	
licences.		
To further implement the provisions of the	Private Sector Housing	
Housing and Planning Act 2016.		
Improve standards and use of IBC stock:		
Invest in our housing stock and develop the	Maintenance and Contracts	
Ipswich Standard.		
Optimise matching of adapted stock to those	Housing Advice	
most in need.		
Review and update all Maintenance and	Maintenance and Contracts	
Contracts policies to ensure that the service is		
best placed to meet the needs of IBC tenants.		

Development of the planned maintenance	Maintanance and Contracts	
programme for Council Housing.	Maintenance and Contracts	
Implement new Asset Management Strategy	Maintenance and Contracts	
implement new Asset Management Strategy	Maintenance and Contracts	
MEETING THE HOUSING NEEDS OF ALL COMMUI	NITIES AND MEETING THE CHALLENGES OF AN	
AGEING POPULATION		
Review of accommodation to meet the needs of	, , ,	
Undertake a comprehensive review of IBC	Tenancy Services	
Sheltered Housing to evaluate how successfully		
the current model is meeting the needs of our		
sheltered housing tenants.		
Explore how we can best help our older IBC	Tenancy Services	
tenants to sustain their independence and		
health and wellbeing through a range of		
programmes and measures.		
Explore the use of Assistive Technology to	Tenancy Services	
enable independent living for our older tenants		
in both IBC sheltered housing and general		
needs accommodation.		
Develop a multi-agency approach for the	Tenancy Services	
provision of specialist older persons housing.		
Suitable accommodation for all:	T	
Continue to build wheelchair standard	Capital Projects. Handford Homes	
accommodation on new council house schemes		
to actively increase IBC stock of this type of		
accommodation.		
Improve and develop effective case-based	Housing Options. Tenancy Services	
partner working particularly with Mental Health		
Services and Suffolk County Council Learning		
Disability Teams.	Tananay Camilaas	
Tenancy Services to proactively support	Tenancy Services	
vulnerable tenants via established working		
practices and continued partnership working. Achieve dementia friendly Council status and	Housing Advice	
work towards becoming a dementia friendly	Housing Advice	
town.		
Promote adapting both Council and Private	Private Sector Housing. Maintenance and	
properties to support independent living for all.	Contracts.	
Promote effective partnership working to meet	Policy and Strategy	
the needs of Gypsies and Travellers in Ipswich.	rolley and Strategy	
Develop effective support programmes with	Housing Options. Tenancy Services.	
partners for Ipswich residents affected by	Trousing Options. Tenancy Services.	
Universal Credit and benefit cuts.		
Improve access to Housing Services via a new	Business Support Unit	
implove access to floasing services via a new	Submices Support Office	
service wide IT system 'Housing Online.'	Tenancy Services	
service wide IT system 'Housing Online.' Embed and implement the new Tenancy	Tenancy Services	
service wide IT system 'Housing Online.' Embed and implement the new Tenancy Services Income Management Strategy.	·	
service wide IT system 'Housing Online.' Embed and implement the new Tenancy Services Income Management Strategy. Review and improve business processes to	Tenancy Services Business Support Unit	
service wide IT system 'Housing Online.' Embed and implement the new Tenancy Services Income Management Strategy.	·	

Strategy.		
PREVENTION OF HOMELESSNESS AND ROUGH SLEEPING		
Continue to prevent homelessness:		
Implement the Homelessness and Rough	Housing Options. Policy and Strategy.	
Sleeping Strategy 2019-2024.		
IN ORDER TO ACHIEVE ALL OF THE ABOVE AIMS WE NEED TO INCREASE MEANINGFUL		
PARTNERSHIP WORKING		
Increase meaningful partnership working across all areas of Housing Services:		
Review and improve outcomes for Ipswich	Housing Options. Tenancy Services.	
residents who cannot return to their homes		
due to unsuitability.		
Improve financial capability of Ipswich residents	Housing Options. Tenancy Services.	
by working collaboratively with partner		
agencies. To include Department for Work and		
Pensions (Specifically around benefit cuts and		
Universal Credit), and the Financial Inclusion		
and Advice Service at Suffolk County Council,		
Housing Benefit at IBC and Anglia Care Trust.		
Develop existing relationships with Adult and	Housing Options.	
Community Services and Children and Young		
Peoples Services at Suffolk County Council.		
MONITORING AND GOVERNANCE		
Annual review and report on the Housing	Policy and Strategy	
Strategy and Action Plan progress to inform		
future planning.		
Further develop the central data hub within	Policy and Strategy	
Housing Services to improve decision making.		
Review all policies and strategies within	Policy and Strategy	
Housing Services and implement.		