

West Suffolk Council Housing, Homelessness Reduction and Rough Sleeping Strategy Action Plan

Priorities and actions

Priority 1: Preventing homelessness and rough sleeping and responding to diverse needs

Priority 1 actions

	Priority 1 actions Listed in order of priority	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate.
	Work with partners to end rough sleeping				
1.1	<p>New: Work with the Suffolk Housing Board to plan for the end of Rough Sleeping Initiative funding.</p> <p>Implement local provision to address Suffolk County reduction of Housing Related Support (HRS) funding</p>	<p>This action will ensure that support remains in place for the most vulnerable or people, addressing not just the immediate housing need but wider social, health and economic issues that can lead to homelessness.</p> <p>Doing nothing will lead to a rise in Rough Sleeping and homelessness in the district.</p>	Medium	£200,000 for two years funding agreed by council in July 2024 to support HRS provision in West Suffolk. However overall reduction in funding could lead to providers exiting the market meaning it is difficult to secure local support and accommodation.	Monitor through introduction of West Suffolk's Housing Pathway Service.

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	Provide high quality, accessible and timely housing advice services to all residents and local people in need, focusing on early prevention				
1.2	Work with partners to promote early education, life skills development and training opportunities.	This action will support residents to develop budgeting skills and maintain housing leading to less people facing homelessness. Create early prevention opportunities to educate residents and partners about the role and support available through the Housing Options team to support individuals and families in their housing solutions.	Short term – continue reviewing relationships with partners to ensure they understand our role and input. Medium term - create relevant links outside of existing partnerships.	Need to understand the current personal, social, health and economic curriculum to deliver work in schools. Build on existing approaches such as working with Inspire Suffolk	Number of Personalised Housing Plans created. Number of households where the Prevention Duty ended. Number of homelessness duties discharged into the private rented sector. Number of referrals made to the Early Intervention Team from third parties. Number of referrals made for Welfare Benefit officer support. Number of Home-Link applications submitted and Home-Link applications made live. Number of rent deposit bonds provided.

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1.3	New: Work with partners to deliver family mediation and collaborative prevention work and undertake targeted and effective advertising of the Housing Options Service.	Work with families to prevent family breakdown and reduce the risk of hidden homelessness as this is one of the highest reasons for loss of settled accommodation.	Medium	Explore partnerships to enhance this approach.	See key performance indicators (KPIs) for 1.2 above.
Facilitate access to suitable accommodation					
1.4	New: Increase access to private sector rented housing, including expansion of the council's West Suffolk Lettings Partnership. Explore potential new options for single homeless and move-on.	Reduce reliance on social housing and ensure households are aware that private rented accommodation is an option they can achieve. Ensure that private rented housing available is good quality and will reduce number of people on housing register.	Ongoing	Budget will need to be reviewed in 2026. Risk if landlords exit rental market there will be less private sector accommodation available	Number of new private rented properties gained through West Suffolk Lettings Partnership and new landlords joining the partnership. Number of referrals into West Suffolk Lettings Partnership. Number of licensable Houses in multiple occupation (HMOs) (5+ people) licence and renewal applications currently being processed.

	Priority 1 actions Listed in order of priority	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate.
1.5	New: Respond to Suffolk County Council's reduction in housing related support to ensure those people that West Suffolk owes a housing duty to are effectively supported.				Monitor through introduction of West Suffolk's Housing Pathway Service.
Build and maintain partnerships that support residents					
1.6	New: Review our needs, and work with our partners, to explore how we can address the supply for high quality temporary and emergency accommodation and appropriate service offer including for high-risk applicants and deliver accordingly.	Ensure residents are provided with good quality accommodation across West Suffolk and reduce spend on emergency bed and breakfast accommodation. Ensure appropriate accommodation is available for those who present with high risks and complex needs to ensure safety for the community, staff and other residents.	Medium to long term	Should demand reduce properties could be used for alternate means or be sold. Reduction or removal of government funding will reduce budget to secure accommodation.	Number of placements into temporary and emergency accommodation, including bed and breakfasts.

How we will deliver priority 1 actions

	How we will deliver	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
	Provide high quality, accessible and timely Housing Advice services to all residents and local people in need				
1.7	Develop the tailored advice (and support where available) for people at greater risk of homelessness including young people, people released from prison, care leavers, victims of domestic abuse, armed forces veterans, people leaving hospital.	Advice is designed to support people to maintain tenancies effectively and avoid problems. This leads to a reduction in individuals and households becoming homeless.	Ongoing Short term: review online advice documents	Increase in demand means that the advice capability becomes stretched and less effective.	Number of referrals made to the Early Intervention Team from third parties. Number of referrals made for Welfare Benefit Officer support. Number of referrals for domestic abuse support. Number of NEETs (not in education, employment or training).
1.8	Continue to provide specialised support to victims of domestic abuse and through the council's domestic abuse link worker.	Specialised support for victims of domestic abuse to ensure their wider support needs are met which in turn assists with securing tenancies.		The Homelessness Code of Guidance requires housing authorities to have policies in place to identify and respond to domestic abuse. Alongside their role in tackling homelessness authorities should take an active role in identifying victims and referring them for help and support.	Number of referrals for domestic abuse support.

	How we will deliver	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
	Focus on early prevention				
1.9	Develop our use of data and information to target resources to prevent homelessness, identify upstream housing need and identify and interact with people in need of support and advice, learning from pilot approaches elsewhere.	Reaching households that are homeless or at risk of homelessness before reaching crisis point. Use of SODA and LIFT data to understand needs of residents and identify opportunities to provide support.	Medium – dependant on system capability	Unknown demand could lead to unmanageable caseloads.	Use SODA and LIFT data.
1.10	Maximise grant funding, building on our track record.	Able to support growth within the service and being innovative around finding solutions to support households. The number of units of temporary accommodation has been increased.	Ongoing	Reduction in government funding.	Number of units of temporary accommodation.
	Work with partners to end rough sleeping				
1.11	Support for non-UK nationals and supporting the Government's refugee and resettlement schemes.	Ensure we are engaged with the Government's priorities to support overseas nationals seeking refugee status.	Ongoing	Close work with families and communities team and other partners in light of national unrest.	Review through central Government data.

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1.12	Promote a wider understanding of rough sleepers as one of the most vulnerable groups in society whilst addressing the needs of the hidden homeless population such as those sofa surfing, squatting or rough sleeping out of sight.	Seeking opportunities to engage with partners about the role of the housing options team. Linking different support that is available to households.	Ongoing	Funding changes will affect our ability to deliver this	Number of rough sleepers.
	Facilitate access to suitable accommodation				
1.13	New: Work with Suffolk County Council and other agencies to ensure there is adequate specialist accommodation to accommodate residents with complex needs.	Appropriate housing and appropriate support will stop "revolving door" of homelessness for individuals with complex needs.	Long term	High-cost provision and reduction in housing related support and lack of identified partner funding to deliver solutions.	Monitor through introduction of the new West Suffolk Housing Pathway Service.

	How we will deliver	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
1.14	Continue to operate a fair and efficient housing register.	Ensure social housing is allocated to those in the highest need and in compliance of part 6 of the Housing Act.	Ongoing	Lettings policy review due 2025.	Number of Home-Link applications submitted and Home-Link applications made live Number of households housed into social housing. Number of households where the main homeless duty is owed (acceptances)
Build and maintain partnerships that support residents					
1.15	Work with the Suffolk Health system including mental health services and the Integrated Care Partnership (ICB) and the West Suffolk Alliance to work towards better health outcomes for residents.	Working in collaboration to deliver a joined-up service for the benefit of residents and avoid residents being passed between services and in turn support them to maintain tenancies.	Ongoing	Increased demand could impact ability to support the most vulnerable	Monitor through the Live Well Suffolk scheme.

Priority 2: Better quality homes; safe and secure and matched to need

Priority 2 actions

	Priority 2 actions Listed in order of priority	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
	Private rented sector				
2.1	<p>Partly new: Build on the success of the Government funded Safer Suffolk Renters (SSR) project to raise standards of homes in the private rented sector and continue to support better landlords, tenants and property managers.</p> <p>To include a focus on environmental performance of homes and continue bids for funding from the Government and others to reduce emissions across all housing markets and to deliver improvements in energy efficiency particularly focusing on low-income households, vulnerable residents and those in fuel poverty, working with partners across Suffolk (links to Warm Homes project and 2.4 below).</p>	<p>SSR aims to foster and nurture relationships between tenants, landlords, property managers, and local councils. The aims are, through partnership and education for landlords, tenants and property managers. It provides education and awareness to align everyone's understanding of responsibilities and expectations.</p> <p>Addressing standards will improve health and costs of housing for those most in need.</p>	Medium to long term – whilst the investment is short term the outcomes will be longer term improvement to housing stock in Suffolk.	<p>If government funding does not continue for this Suffolk wide project a local solution will be explored. Risk that without sustaining the project in some form, all momentum would be lost on engagement, within research streams and health engagement (building an evidence base to influence policy or funding).</p> <p>To date provided substantial resource for tenants and landlords (website and comms).</p> <p>Very low engagement and reluctance by</p>	<p>Monitor through Safer Suffolk Renters project.</p> <p>Monitor through West Suffolk Environment and Sustainability Reference Group.</p> <p>Percentage of housing complaints received that were resolved within the allocated timescales (45 days).</p> <p>Number of Housing Health and Safety Rating system hazards removed or reduced.</p> <p>Percentage of HMOs (all types) complaints received that were resolved within the allocated timescales.</p>

	Priority 2 actions Listed in order of priority	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
	To include working in partnership with voluntary, statutory and commercial organisations.			tenants to raise issues - minimal increase in property inspections to date. Assumes the Warm Homes Suffolk project continues, assumes Healthy Homes – Advisor (energy) made permanent.	Number of damp and mould hazards identified through Housing Health and Safety Rating System (HHSRS).
Work with partners					
2.2	Partly new: Develop closer links with registered providers with a focus on under occupation, allocation policies, tenancy strategies, as well as asset management (including use of adapted and adaptable accommodation), investment plans and net zero carbon road maps.	Better understanding and joint working around how social housing supports housing needs and improved housing standards across West Suffolk. Understanding and better allocation of properties Supporting people to continue to live in the community safely.	Improved longer term allocation and standards of property.	Note will be delivered in conjunction with action 3.1.	Registered providers operating in West Suffolk with regular high level meetings to explore this. Number of housing complaints received from social housing tenants. Number resolved.
Houses in multiple occupation					

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2.3	New: Actively contribute to development of the Renters Rights Bill and advocate for a licensing scheme across the private rented sector and additional licensing for Houses in multiple occupation (HMOs).	<p>Property licensing is a way of ensuring safer and better standards in private rented properties. The private rented sector is growing and rents are rising as demand outstrips supply. The availability reduces options and tenants are fearful to raise concerns due to the threat of no-fault eviction. This in reality means tenants tolerate conditions at a risk to their health and wellbeing. The aim of such schemes is to improve the private rented market by ensuring that the licence holder is a 'fit and proper' person to hold the licence and also that the property is of a decent standard for a landlord to rent out.</p> <p>Current scheme (mandatory licensable (large) HMO) covers 110 properties.</p>	<p>Short term scheme delivery</p> <p>Medium to long term impacts.</p> <p>If approved will last for a maximum of five years.</p>	<p>If national proposals do not include robust licensing scheme will need to explore local options.</p> <p>Important sufficient staff in place to administer and enforce for maximum benefit. Having a licence does not result in self-regulation or improved standards, only consistent and robust enforcement does.</p>	<p>Attendance of forums</p> <p>Response to consultations.</p>

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		Whole district selective scheme would encompass 17,629 properties. Whole district additional scheme (only smaller HMOs) (based on Building Research Establishment (BRE data) approximately 2,000 properties.			
Energy efficient homes					
2.4	<p>New: Continue to deliver improvements in energy efficiency particularly focusing on low-income households, vulnerable residents and those in fuel poverty in West Suffolk, ensuring officer capacity to support this work.</p> <p>Work in partnership with landlords and property agents and through the Suffolk Climate Change Partnership and make best use of available data to ensure that the private rented sector properties are energy efficient, extending the current</p>	<p>Raise awareness of issues to allow for more effective and earlier intervention.</p> <p>To raise awareness and make best use of data to explore the links between improved energy efficiency, housing hazards and improved health. Reducing costs Improved health Improved standards of living.</p> <p>Target those properties in need of improved energy efficiency, to reduce fuel poverty and health</p>	<p>Short-medium to understand impact. Within existing resource.</p> <p>Long term may require additional resource.</p>	<p>Risk – increase in referrals we have no capacity to investigate which will also hamper ambition to be more proactive and intelligence led.</p> <p>Potential for external funding to increase with new government. Poor energy efficiency in existing housing stock is a significant policy area.</p> <p>Funding pots require agility to bid quickly.</p>	<p>Monitor through:</p> <p>West Suffolk Environment and Sustainability Reference Group.</p> <p>Suffolk Climate Change Partnership.</p> <p>Suffolk Climate Change, Environment and Energy Board.</p>

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	Minimum Energy Efficiency Standards project.	implications from living in poor accommodation and improve the environment.		Unless resource available to do this, can easily miss out. This role could also support working with landlords.	
2.5	Ensure all new housing is built in line with the Local Plan requirements. The emerging Local Plan includes a policy which seeks to address climate change through sustainable design and construction with a fabric first approach to achieve carbon standards for all new homes.	Lower carbon impact of new homes, improved performance leading to better standards and lower fuel bills.	Medium to long term	Developers concerns regarding increased build costs impacting viability of developments – tested through local plan process.	Monitor through housing delivery and local plan.
Empty homes					
2.6	New: Review long term empty homes position in 2025 after promoting Council Tax changes and explore opportunities to work with other local authorities and partners to develop a wider response to empty homes, including looking at different funding options.	Access to a greater funding pool and potentially pooled resources if this was agreed. Try to get earlier identification of properties to prevent them becoming empty.	Medium to long term.	Local Government Association (LGA) Empty Homes Review identified examples of good practice – Some have required high levels of investment for example No Use Kent started with £5 million fund.	Monitor through empty homes data.
Disabled Facilities Grant					

	Priority 2 actions Listed in order of priority	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
2.7	<p>To continue to support the Suffolk wide Disabled Facilities Grant process and influence ways to better use data to support essential adaptations for those who need it. (Note: Housing Assistance Policy due for review in 18 months. Opportunity to reflect on how we deliver fast track and other discretionary grants).</p>	<p>Improve and promote the physical and mental health of residents.</p> <p>Prevent accidents.</p> <p>Enable residents to live safely at home, as independently as possible, for longer.</p> <p>Reduce hospital admissions and enable speedy discharge from hospital.</p>	<p>Ongoing – long term improvement to homes provide wider health benefits to residents.</p>	<p>Multiple additional Schemes, and financial asks coming from failure in Health and Social Care to fund adequately or be accessible to providers.</p> <p>Capacity of partners to deliver specialist assessments leading to delay in delivery.</p> <p>Evidence shows increasing aged population – opportunity to look at further ways of supporting people to remain in own home.</p>	<p>Number of mandatory Disabled Facilities Grant applications received to works completed in weeks, approved and average time taken to process cases.</p> <p>Number of fast track disabled facilities grants applications received to works completed in weeks, approved and average time taken to process cases.</p> <p>Disabled Facilities Grant spend – amount and percentage of annual budget (spent).</p>

How we will deliver priority 2 actions

	How we will deliver	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
	Understand the challenges and scope of our privately rented sector better to help monitor and actively promote high standards and take appropriate action where standards are not being met.				
2.8	Continue to build our intelligence of local housing stock to support improved living conditions.	Focus help on areas where it is most needed. Improve private rented, owner occupied and social homes. Work to identify and focus collective work on those homes which have the biggest impact on health and accidents.		Moving to a proactive service is the ideal, we will still have reactive complaint work coming in that will have a demand on resources. Difficulty accessing health data – which could allow a more informed approach.	Number of pro-active Houses in Multiple Occupation (HMOs) investigations. Number of previously unknown HMOs identified as a result of pro-active inspections brought up to standard. Number of Pro-active housing condition inspections (Safe Suffolk Renters project currently focusing on this).
2.9	Use enforcement methods where primary approaches fail.	Tackle criminal breaches and demonstrates that West Suffolk will address these matters.	Ongoing	Capacity to address increased levels of enforcement.	Number of previously unknown HMOs identified as a result of pro-active inspections brought up to standard. Number of community protection notices (CPN)s issued, number or type of

	How we will deliver	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
					formal action taken, number of informal action taken
Support and encourage high quality and well managed Houses in Multiple Occupation in the local area					
2.10	Partly new: Effective enforcement of conditions in houses in multiple occupation (HMOs) through intelligence-led enforcement with housing partners.	Improved standards: HMOs are intensive use accommodation and poorly run HMOs can have a much wider impact than to just the tenants. It is understood that there is a need to work with partners in relation to the community impact of HMOs, addressing crime, antisocial behaviour (ASB) and tackling vulnerability and safeguarding matters, which all impact on quality of living in neighbourhoods. Closer working with Safer Neighbourhoods Teams to have greater impact.	Short to medium term.	BRE estimates additional 1697 non-licensable HMOs and 493 licensable HMOs which are unknown to us. Capacity to address increased demand as await new licensing system.	Number of pro-active HMO investigations. Number of previously unknown HMOs identified as a result of pro-active inspections brought up to standard.

	How we will deliver	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
2.11	Explore all intelligence and data sets available to assist in the positive identification and enforcement of unlicensed HMOs.	As above	Short term	Have key data set, Safer Suffolk Renters progressing. If no SSR we would need to find resource to action this. Could partly be undertaken within existing resources but depending on accuracy of the data – this may lead to significant increase in HMOs that will require monitoring and inspection.	Monitor through Safer Suffolk Renters. Number of HMOs (all types) in West Suffolk.
2.12	Support owners and occupiers where possible and enforce where necessary wider public health measures to improve poor housing conditions and prevent housing related nuisance or risk to an individual to public health.	Improve housing standards and people's life experience	Ongoing	Insufficient evidence or reporting of issues Increased reporting or issues we cannot meet demand. Ongoing review key.	Number of public health (and noise) cases received and resolved within allocated timeframe. Number of damp and mould hazards identified through Housing Health and Safety Rating System (HHSRS).

	How we will deliver	Impact of action	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
2.13	Inspect and license mobile homes and caravan sites.	Improve housing standards and the life experience of individuals and families.			<p>Percentage of Park Homes 'relevant sites' inspected out of all allocated.</p> <p>New: Number of caravan sites</p> <p>Number of non-relevant sites inspected out of all allocated.</p> <p>Number of caravan site and condition complaints received or resolved</p>

Priority 3: New homes; affordable, sustainable and accessible

Priority 3 actions

	Priority 3 actions Listed in order of priority	Impact of action and number of units of accommodation this will deliver Alternative options	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
Work with partners to deliver housing schemes and regeneration plans					
3.1	Work in partnership with registered providers and partners to develop formal agreements to facilitate system working at the earliest possible stage when delivering new housing schemes regeneration plans and management of existing housing stock.	<p>Embed good practice in place making, the development process and management of housing stock.</p> <p>Reduce the time applicants are on the housing register.</p> <p>Building homes and infrastructure to meet individual needs.</p>	Medium term set up and long-term delivery.	<p>Success and continued success is reliant on commitment from partners to agree and take forward an approach, together with resources.</p> <p>The key area of risk established from the engagement process is the finance which is required to deliver this approach and not currently available.</p>	
Respond to local housing needs					
3.2	Engage with the community, partners and developers to explore the potential benefits and options for increasing supply of housing, infrastructure planning and sustainable growth, including along our key corridors.	<p>Feasibility and engagement to establish whether the council can increase supply of homes across West Suffolk.</p> <p>Understand the market conditions which need to</p>	<p>Delivery very long term – 10 to 15 years.</p> <p>Resource needed short-term to start a pro-active approach and</p>	Risk of legal challenge should council not undertake a fair and consistent approach to Local Plan process – site options, assessment and selection process.	Through Local Plan.

	Priority 3 actions Listed in order of priority	Impact of action and number of units of accommodation this will deliver Alternative options	Timescales Short: up to 12 months Medium: 12 to 24 months Long: over 24 months	Risks and issues	Monitoring through key performance indicators and other measures where appropriate
		<p>be created, the benefits which can be achieved.</p> <p>Provide further assurance around a long-term strategic placemaking, the scale of potential, locations and the council's role and that of partners.</p> <p>This work will also help inform the approach to our next local plan.</p>	<p>feasibility work to take forward place-making in line with the council's ambitions for corridor growth.</p> <p>Programme to be linked in with a future local plan (Statutory Development Plan). The next local plan could possibly commence in 2027.</p>	<p>Delivering housing number over and above need. Risk of changing the housing and economic market and delivery. Evidence required to understand and ensure that such development would not adversely impact delivery across the district including our smaller villages which serve populations where communities and families support each other.</p>	
Explore options to increase delivery of affordable housing					
3.3	To undertake a best practice evaluation which explores and identifies options for the council to increase delivery of affordable housing which best meets our existing and future needs.	A clear plan which identifies the scale of impact and how the council and partners can increase the number and different delivery of types of affordable housing, which best meet needs in West Suffolk in addition to the commitments in the local plan.	<p>Short Term – completion of the options delivery study.</p> <p>Approximately 12 months to complete from start of commission.</p>	The initial assessment may identify additional ways of delivery which require significant cost and resource or may not identify any gain without reliance on partnership agreements with developers.	<p>Number of net additional dwellings completed (year to date) (one month lag).</p> <p>Percentage of affordable dwelling units completed on sites of 10 or more units.</p>

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			Delivery of options would be long-term depending upon the report recommendations.	Focussing on the council's own housing delivery through Barley Homes and council assets. Depending upon the recommendations of the initial report, the risk is the council has limited opportunities given our existing assets and land ownership and their location and appropriateness for development. Significant investment would be required to buy land and deliver affordable homes.	Number of dwelling units completed (one month lag)
Investigate a range of housing models to meet local needs					
3.4	New: To investigate and review the range of new and emerging housing models and how they could be implemented to maximise the types of housing delivered in West Suffolk to meet future housing need. For example,	A feasibility report will include (1) a clear plan which will identify the scale of impact that can be made and (2) models that would work best to achieve this and associated measures the	Short Term – completion of study. Approximately nine months to complete from start of commission.	The risk is the recommendations do not deliver more than what is currently being promoted and achieved through current resources. Therefore, the impact	

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	we will work with partners, communities and developers to take forward pilots on sites such as custom and self-build, community land trusts, modular housing and 'build to rent' schemes.	council and partners need to consider to support delivery of homes which best meets our needs.	Medium term to deliver on recommendations taken forward by the council.	would again be limited.	
Development of the brownfield register					
3.5	Develop the brownfield site register into an active implementation plan creating a pipeline of potential sites on which more housing could be developed.	Maximise the potential for underused sites to be brought back into use with any environmental and place making improvements. Numbers of new homes are likely to be small however the impact may be considerable in terms of place making depending on the location of the site and types of home provided. Likely to be less than 100 homes.	Likely to be medium to long term – two years to determine number of sites to take forward.	Given the rural nature of the district the brownfield land, availability is limited. Brownfield sites by their very nature are complex with high redevelopment costs, therefore the level of affordable housing on site will be limited or not provided in order to deliver a viable scheme.	
Supplementary plans					
3.6	We will ensure that our policies are kept updated and relevant for example	Positive guidelines for developers, communities and partners.	Short, medium and long.	Continue existing work streams between Strategic Planning,	

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	<p>Affordable Housing Supplementary Plans that provide additional explanation and guidance to assist developers in delivering the Local Plan.</p> <p>Expanding on the types of affordable and housing products and schemes available that can be delivered to maximise health and wellbeing through good design and place making with the appropriate individual support.</p>	<p>Updating the website, preparing guides, workshops and briefings to retain partnerships.</p>	<p>Updating website - 2024</p> <p>Guidance notes - 2024-2025</p> <p>Supplementary Plans - 2025-2026</p>	<p>Strategic Housing and Development Management and s106 to ensure policies and delivery are successful and meeting the populations existing and future needs.</p>	
Community led development					
3.7	<p>We will proactively engage with rural parishes and communities to further understand demand for community led development such as rural exception sites and community land trusts and what they need to support them in bringing these models of housing forward.</p>	<p>The demand work will establish the scale of what we can expect to be delivered by community led models in West Suffolk in the short term.</p>	<p>Short term – Evidence and data gathering to understand interest.</p> <p>Medium term – Inform a delivery plan which will inform next steps.</p>	<p>Risk is the lack of appetite from landowners and parish councils in rural areas.</p> <p>The council’s role is to provide support, signpost and possibly incentivise development but does has limited direct control over development.</p>	