Housing, homelessness and rough sleeping delivery plan 2025 - 2026

Prevent homelessness and rough sleeping	Key actions	2025/2026 target	Current progress	Officer	Q1 & Q2 update	Q3 target	Q4 target	Carry forward to 2026/2027 action plan	Transform into business as usual activity
	Ensure we have a robust team in place	Piloting an approach to trauma informed practice within the team.	Underway	Housing team	Research and identify potential providers	Implement six month pilot	Review outcome of pilot with staff	Yes	N/A
	who can provide person centred	Develop and implement a comprehensive pet policy in							
erson centred approach	support to people who are street	collaboration with the Dog's Trust, covering all temporary			Policy developed and trialled in Bromford houses.				
	homeless, homeless or apply to the	accommodation units, including those managed by			Policy now rolled out to all Bromford temporary				
	housing register.	Bromford.	Underway	Housing team	accommodation units.	Implement in council owned units	Implement in council owned units	No	Transform into BAU
		Increase support available to people who have been							
		street homeless, or at risk of street homelessness/losing							
	Increase resources for tenancy	their home as part of bringing the outreach service in			New team being recruited currently utilising RSAP				
	sustainment, focusing on mental health	, house in 2025/2026.	Underway	Housing team	funding.	Embed new team.	Embed new team.	No	Transform into BAU
xpand tenancy sustainment	financial stability, and affordability	Enhance information and support available to customers			New section developed. Support provided currently	Enhance			
	challenges.	who are facing the threat of homelessness, and ensure			under review -	https://www.lichfielddc.gov.uk/homelessness/			
		the tenancy sustainment team is available to residents in			https://www.lichfielddc.gov.uk/homelessness/tena	tenancy-sustainment-support and ensure	Develop proactive approach using		
		all tenure types.	Underway	Housing team	ncy-sustainment-support	support is well promoted.	predictive data - see below.	No	Transform into BAU
		Engage with data providers to explore predictive data			Work in partnership with other organisations				
		models and identify how they can be used to support			looking at their analytical system supporting				
		those at risk of homelessness	Not started	Housing team	homelessness prevention	Engage with providers and get quotations.	Identify a way forwards.	Yes	N/A
					Holding the Housing Register Roadshows in the				
roactive prevention	Explore a risk-based homelessness	Explore the delivery of support services (budgeting, how to			community, signposting households to the most				
	prevention approach, targeting	live independently, private rented options, low cost eating			appropriate support services. Have surgeries at				
	individuals at risk before they become	advice, how to avoid debt) etc for specific groups of			Betterway Recovery, Pathway, the Job Centre, bed				
	homeless, through a data driven	customers - for example first time home leavers, young			and breakfast accommodation and the library. We	Work in partnership with SESCAB to explore a			
	approach.	families, people with debt.	Underway	Housing team	have a presence at the cost of living events.	pilot for young first time home leavers.	Deliver pilot	Yes	N/A
	Establish housing support clinics for	Deliver the first 'Housing Roadshow', bringing together							
	residents on the housing register,	housing staff and partners to engage with residents							
	bringing together multiple agencies to	across Lichfield District and establish as ongoing feature				Continue to deliver housing roadshows and	Continue to deliver housing roadshows		
Prop-in clinics	provide wraparound support.	of service. Minimum quarterly roadshow.	Completed	Housing team	First and second road show hosted. As above	assess impact.	and assess impact.	Yes	N/A
					Delivered Bore Street units - ready for occupation.				
		Deliver Bore Street temporary accommodation units.			Invested full £2,157,000 funding in TA units.				
		Invest current funding (£2,157,000) in the acquisition and			Approved accommodation policies. Fully spent		Ensure full occupancy of remaining		
		conversion of new temporary accommodation.	Underway	LWMTS property services	remaining £2.1m on temporary accommodation.	Bring forward remaining units.	units.	No	Transform into BAU
	Deliver a minimum of 30 temporary	Establish temporary accommodation policies and							
	homes over the next five years,	maintain ongoing.	Completed	Housing team	Policies delivered, approved and in use.	Continue to use and adapt policies.	Continue to use and adapt policies.	No	Transform into BAU
	showcasing the council's leadership in	Ensure high occupancy rates of all new temporary			All properties now occupied and housing team				
	meeting local housing needs, including	accommodation delivered.	Underway	Housing team	ensuring full use when vacancies arise.	Ensure full occupancy of units.	Ensure full occupancy of units.	No	Transform into BAU
Deliver temporary accommodation	proactively targeting funding and					£2million identified and procurement	£2million identified and procurement		
through council acquisition	commercial opportunities.	Explore potential for further funding.	Underway	Leadership Team	£2million identified and procurement underway.	underway.	underway.	No	Transform into BAU
		Explore the need for rough sleeper pods, given the council							
	Provide dedicated rough sleeping pods	now has access to a significantly higher number of				Monitor street homelessness levels and	Monitor street homelessness levels and		
	to offer immediate relief and support	temporary units and is more able to encourage turn-over			Monitor street homelessness levels and determine	determine need over 12 month period, with	determine need over 12 month period,		
explore delivery of rough sleeper	pathways to permanent housing.	of rough sleeper housing pathway scheme units by			need over 12 month period, with view to	view to determining need for investment in	with view to determining need for		
accommodation pods		supporting tenants into longer-term accommodation.	Not started	Housing team	determining need for investment in 2026/2027.	2026/2027.	investment in 2026/2027.	Yes	N/A
						1	•		
Nore affordable and social homes								Carry forward to 2026/2027	Transform into business as
	Key actions	2025/2026			Q1 & Q2 update	Q3 target	Q4 target	action plan	usual activity
		Complete a land audit of all council-owned sites to identify potential housing development sites.	Underway	LWMTS property services	No action	Scoping to be carried out.		Yes	N/A
					Council Housebuilding Support Fund (CHBSF) has				
					been applied for. Bid placed for £197,000, award				
					outcome expected early October 2025, to be spent				
					by Major Projects Team by 31st March 2026.				
					Retrospective funding bids placed with Homes				
					England for 8 property acquisitions and 4 studios				
					at Bore Street in partnership with Gemma Holder				
					and the acquisition work. Negotiations started with		Have in draft a standardised s106. Work		
						Cascade outcome of funding award for the	with DM to achieve transferred units.		
						CHBSF. Close negotiations on Cricket Lane to	Continue Homes England partnership		
		Liaise with Homes England to explore all possible funding				secure 28 transferred units to LDC. Complete	catch up meetings to explore any		
		streams to deliver new housing.	Underway	Policy team	at Cricket Lane.	DoV to secure the units at Cricket Lane.	potential opportunities.	Yes	N/A
	Deliver a minimum total of 200 council		222)	,		a a constant	The state of the s		, ·
	homes to fill much needed housing	Explore potential for further funding from within council				£2million identified and procurement	£2million identified and procurement		
	_	resources to either fund or part fund further housing units.	Underway	Leadership Team	£2million identified and procurement underway.	underway.	underway.	Yes	N/A
	gaps, including temporary	noosa. sos to old or fund or part fund further flousing units.	on activity.	2554461511IP Teal11	22.15.1 Identified and producement underway.	uusuy.	anao.way.		[··/··

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	accommodation, starter units for young						Work with legal to incorporate transfer		
Deliver council housebuilding and	people and homes for larger families, to	Develop a standardised S106 agreement that			Work with legal to incorporate transfer of units into	Work with legal to incorporate transfer of units	of units into the standardised s106		
acquisition	meet unmet housing needs	incorporates gifted units	Underway	Planning team	the standardised s106 agreements.	into the standardised s106 agreements.	agreements.	Yes	N/A
					Work underway with legal to create a template				
	Ensure we meet or exceed our Local				that can be shared with		Embed template into everyday practice		
	Plan affordable housing target each				developers/agents/applicants. Planning are		and publish draft document on the		
	year, balancing speed of delivery with	Review current section 106 wording and implement a			already requesting draft heads of terms from		website for transparency and form part		
	volume on individual sites to deliver					Poviow with Logal Toam and garoo draft			
		standardised template to minimise developer challenges			applicants as part of the validation criteria to start		of the updated validation checklist		
Deliver maximum affordable housing	new affordable homes more quickly	in subsequent applications.	Underway	Planning team	the S106 process early in the application process.	wording.	criteria.	Yes	N/A
	Where Local Plan affordable housing								
	targets are not achievable on sites,								
	ensure robust scrutiny of viability								
	assessments to secure maximum levels	s							
	of affordable housing, including a	Establish an automatic District Valuation Service referral				Review current procedure with DM and			
	potential transfer to local authority	process, ensuring 100% of viability cases below affordable				establish an efficient procedure involving the	Sign off the procedure and roll out with		
Challenge viability	ownership.	housing threshold are independently assessed.	Not started	Policy team	Target established.	valuation office and back up options.	the DM team.	Yes	N/A
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	Investigate innevative					Set out clear targets and identify and	lleve an agreement is store and		
	Investigate innovative approaches to					approach key potential partners for delivery	Have an agreement in place and		
	ensuring new development begins	Establish a housing delivery board with key stakeholders				and engage legal team for oversight for	progress key stakeholders/partners to		
Incentivise speedy housing delivery	promptly after planning approval	and ensure regular engagement and monitoring.	Not started	Planning team	new Housing Delivery Board	delivery and final agreement	come on board.	Yes	N/A
		Implement a premium council tax charge of 100% on							
		residential properties which are empty for more than 12							
		months from April 2025.	Completed	Revenue Team	Implemented			No	Transform into BAU
	Develop an approach to bring empty				Trial period commenced for proof of concept on				
	properties back into use to meet local				proactive housing inspections in order to bring		At least one property will be brought		
	· ·				empty homes up to standard for sale or let, with	At least one property will be brought back into			
	demand								
					costs being recovered for works in default by	use. The project is expected to yield results	yield results gradually, with		
		Develop an empty homes strategy and identify resource			forcing the sale of properties. We have 14	gradually, with performance improving	performance improving steadily once		
Adopt a robust approach to empty homes		to deliver.	Underway	Regulation team	properties currently facing action.	steadily once established.	established.	Yes	N/A
	Incentivise landowners to convert								
	unwanted office and retail units/spaces	s					Develop proposals suitable for LDC and		
Incentivise empty commercial property	into local homes through discount	Explore successful pilot schemes nationwide and develop					draft a briefing note on the options		
conversion	schemes.	local proposals for consideration.	Not started	Policy team	Scoping carried out.	Explore successful pilot schemes nationwide.	available.	Yes	N/A
Encourage larger social rented homes and				·		Review evidence bases as part of the work on		Yes	N/A
a mix of smaller homes	of 4/5-bedroom social rented homes	Identify how this can be incorporated into local plan policy	Not started	Policy toam	Sooning carried out	the Local Plan.	Affordable Homes within the new Local	Yes	N/A
d mix of smaller nomes		Identify how this can be incorporated into local plan policy	Not started	Policy team	Scoping carried out.	the Local Fian.	Anordable nornes within the new Local	163	IN/A
	Investigate new affordable housing								
	delivery models, housing cooperatives,						Develop proposals suitable for LDC and		
Explore innovative affordable housing	and other innovative delivery methods	Explore successful pilot schemes nationwide and develop					draft a briefing note on the options		
models	to diversify housing options.	local proposals for consideration.	Not started	Policy team	Scoping carried out.	Explore successful pilot schemes nationwide.	available.	Yes	N/A
	Pilot modular housing projects to								
	provide cost-effective and scalable						Develop proposals suitable for LDC and		
	housing solutions, including modern	Explore successful pilot schemes nationwide and develop					draft a briefing note on the options		
Deliver modular housing	method of construction.	local proposals for consideration.	Not started	Policy team	Scoping carried out.	Explore successful pilot schemes nationwide.		Yes	N/A
	mounds of contact addition.	iodai proposaio ioi derisiasi atterii	not started	l diloy tourn	ocoping cannot can	Explore successial prior solitonico manorimae.	a valuable.	100	.,,,,
P-M								Carry forward to 2020 Janes	Transform into business
Better homes	W	0007 10000			010.00		044	*	Transform into business
	Key actions	2025/2026			Q1 & Q2 update	Q3 target	Q4 target	action plan	usual activity
		Launch design code and ensure new developments are							
		compliant.	Completed	Planning team	Implemented and under ongoing review.			No	Transform into BAU
					Review of the design code undertaken by Create				
					Streets. Artemis seeking experience from Pathfinder				
					LA's in relation to the suggestions made within the		Produce the first annual report on		
	Poll out and ensure compliance with the	e Monitor success of the code and determine any future				Agree a way of monitoring the effectiveness of	1		
	•		Undonway	Roliny toam				Voc	N/A
	Lichfield District Design Code.	changes.	Underway	Policy team	more ambitious approach.	the code.	using the code.	Yes	N/A
	Lobby developers through planning pre				Consulted on 6 potential major development site				
	applications and consultations to drive	Driving developers to increase numbers of 3, 4 & 5			pre-apps and 10 applications - pushed forward				
i e	un atandardo of futuro dovolonosonto	hadroon in future developments and encourage		I	need for 2.4 C.E. badroom barroom and ananyraged	Continue to utilise LIEDNA in all consultation	Continue to utilise LIFDNA in all		/

Policy team

up standards of future developments bedroom in future developments and encourage

Increase standards of new developments | meets requirements ongoing.

and ensure the affordable housing mix developers to consider level access requirements as

standard in new properties.

provide evidence base for requests.

eed for 3, 4, & 5 bedroom homes, and encouraged Continue to utilise HEDNA in all consultation

ensideration of level access. Utilised new HEDNA Reponses and push for level access

Continue to utilise HEDNA in all

level access considerations.

consultation Reponses and push for

Market M	Auto-			Work with DDs to understand and garee approaches to		· —	the state of the s				
And the second process of the control of the contro	Marie Mari			work with kes to understand and agree approaches to			Our objective is to improve access to social	Set up a working group to discuss and gain a	Create and formalise an agreed		
Manual Part	Part			tenants with forensic histories, particularly Bromford.			housing , manage any risk or perceived risks / fears	clear and concise understanding of what is	approach which will be monitored and		
Manual Part	Part						, considering community cohesion and tenancy	needed between the services, arrange a joint	disseminated down to both Bromford		
Part	Part										
Accordance for the control of the co	Part										
Section of the sectio	Antique										
Security of the security of th	Particular production of the control										
Part	Part						including probation and other relevant agencies in	with a forensic past , ensuring a fair and			
And the second provided provided provided and the second provided	Part						discussions, new policies and procedures and	consistent approach.			
March Marc	Part						include the tenants voice ensuring fairness and				
March Marc	Part						clarity. First meeting on 17 October 2025				
Septimber 1 process of the control o	Author				Underway	Housing team				Yes	N/A
Belle and the second of the company	And the first internal protection of the protect				· ·	, , , , , , , , , , , , , , , , , , ,	As below - we will be working in collaboration with	We will hold a series of meeting/workshops	Produce a jointly designed		
Approximate of the control of the co	Section of the sectio										
Advanced protection of the contribution of the	Part										
Add to section a section of the common and the section of the section of the common and the section of the sect	Section of the sectio						developer an improved proactive approach	objective of preventing arrears escalation	forward as a pilot programme which will		
Section of the sectio	September 1 August 1						supporting tenants who are under occupying	through early identification and tailored	be supported and monitored going		
And with the first uniform uniform dark of an experiment of the control of an experiment of th	A comment of the comm						properties and experiencing a build up of rent	support. The workshops will be an opportunity	forward , with the main aim of early		
See that the first interest interest and any previous generation to make the part interest on any previous generation to make the generation of the control of the part of the see that the see	Wild Black St. Selection State of Language Control (1998) Wild						arrears, as well as looking at early identification of	to look at barriers, challenges and policy and	identification and tailored support to		
Now will first builder understand and agains injured or any other coperation of their part of the state of th	Part						any household with a change in circumstances	procedural differences between the two	tenants experiencing financial stress		
position from the control transing to believe and the control transing to the control tran	Part			Work with RPs to better understand and agree improved							
Authors remains provide greated as of private records Authors provide and an operation and	where the production of the company								- · · · · ·		
Not with The sample granted and the second second decomposition of the second s	de alth havaning manerateurs, personale in filmenten in deut du abhanina promocerate de la contra de la contra grandy contra quant la contra grandy contra quant la contra grandy contra quant la contra quant la contra grandy contra quant la contra quant la contra grandy contra grandy contra quant la contra grandy contra g				Ha danser.	Marrain a Anna	and expand our draft plan			W	N/A
Not with housing approximation promotion to death with a service and control to death with a service and control to death with your wenderconjugate fusions controlling supplies are assessed to death at most of death and the service and the death with a service and controlling supplies are assessed to death at most of death and the service and controlling supplies are assessed to death and the service and controlling supplies are assessed to death and the service and controlling supplies are assessed to death and the service and controlling supplies are assessed to death and the service and controlling supplies are assessed to death and the service and controlling supplies are assessed to see the service and controlling supplies are assessed to see the service and controlling supplies are assessed to see the service and controlling supplies are assessed to see the service and controlling supplies are assessed to see the service and see that supplies are assessed to see the service and see that supplies are assessed to see that supplies are assessed to see that supplies and see that supplies are assessed to see t	AND WITE PLANTING CONTROLLED AND STATE OF THE PL			particularly those that are under occupied (see below).	underway	Housing team				res	N/A
Second and a second process of the second process and to second pr	Activity of the processing processing and processing processing of the processing processing and processing						We have had initial discussions with Bromford and	Introduce a joint workshop to consider an	Finalise a downsizing plan/protocol with		
when they are undersoorpied, before contralling a significant correction of processing and processing and proposed actions in an angue, and angue, and an angue, and angue, angue	where the presentation of			Work with housing associations, particularly Bromford, to			are having a meeting on 17th October 2025. We are	understanding of the work involved and how	an action plan, using data from		
spirituation common and to boom turnithers of considerable logic properties. Advance wasterbise processes does combined to close terminate outcomes to inside common and the processes of the place to enable outcomes to inside common and the processes of the place to enable outcomes to inside outco	A start print to been sention in programment in the			identify ways to encourage home owners to downsize			looking at a joint downsizing plan so we can jointly	we plan to support the plan, setting strategic	Bromford with an ambition to create an		
spirituation common and to boom turnithers of considerable logic properties. Advance wasterbise processes does combined to close terminate outcomes to inside common and the processes of the place to enable outcomes to inside common and the processes of the place to enable outcomes to inside outco	A start print to been sention in programment in the			where they are underoccupied, before accruing			encourage under- occupying tenants to downsize.	objectives and propose actions in an agreed	incentive model to encourage a better		
supproperation Address searches processes or an ignored to enable outcomes Address searches processes or an ignored to enable outcomes Address searches processes or an ignored to enable outcomes and strengthness should be address blacks and strengthness should be address blacks and strengthness sport for trends in and strengthness sport for trends	Authors of the control products by products or a control con										
Address restrictive precises by registered providers (Pris), such as a variety provider provider of county from the provider section of the county frequency of the providers of the provider of the providers of	The control of the co				Underway	Housing team			and or modeling older.	Yes	N/A
Address restrictive practices by registered provisers (Fe), such or registered provisers for account. Address restrictive practices by registered provisers (Fe), such or registered provisers for account. Address restrictive practices by registered provisers for account. Address restrictive practices for account. Address restric	In the control of the					riodsing team	meeting			100	147
Address restrictive proactices by registered prostings (registered proteins) (registered	Address retretive provides (Park park park park park park park park p										
registered providers (Ref), such as selecting recorded with present with thorse histories, and irrespitation support for tenorities in amount in different with the control official with the registered providers of a service that support for tenorities in amount in different providers in their increased providers to a consumer for attending to order of the required number (see of preparation in the first provider provider of the required number (see of preparation in the first provider providers of the registered number (see of preparation in the first provider providers of the required number (see of preparation in the first provider providers of the required number (see of preparation in the first providers) and south an additional official in the receivable of the required number (see of preparation in the first providers) and south an additional official in the receivable of the	wightener provides (%%), such has with control (%%), such has with fire improved for information and provider provided in the registered provider and all or and all or provided in the registered provided in the registered provider and all or provided in the registered provided in the registered provider and all or provided in the registered provided in the registered provided in the registered provider and all or registered provided in the registered provider and all or registered provided in the registered provider and all or registered provided in the registered provider and all or registered provided in the registered provided in the registered provider and all or registered provided in the registered provided in the registered provider and all or registered provided in the registered provided in registered provided in the registered provided in the registered provided in the registered provided in registered provided in the registered provided in registered provided in the registered provided in			to raise concerns about conditions of social rented							
and strengths subject is blacked, and strengths support for transis in ordinates strengths as support for st	Add the reparation between the control between	Ac	ddress restrictive practices by	properties and that the council regularly holds registered			https://www.lichfielddc.gov.uk/housing/housing-	Ongoing liaison via established Bromford and			
and stempthen support for broads in greater necessing provider practices Challenge housing provider practices Challenge housing provider practices Challenge housing provider practices Challenge housing provider practices Challenge peer landlords, and promote best practice Challenge peer landlord performance, including social for Indiadous, and promote best practice Challenge peer landlord performance, including social for Indiadous, and promote best practice Promote control to the control of the performance, including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social for Indiadous and promote best practice Promote control to the performance including social indiadous file indiadous and indiance in india and indiance in indianc	or diseagement support for transmission or secure that support for transmission control transmission or commissions and control transmissions are control transmissions are commissions and control transmissions are control transmissions. An area distinguished transmissions are control transmissions are control transmissions. An area distinguished transmissions are control transmissions are c	re	egistered providers (RPs), such as	providers to account.	Underway	Regulation team	associations	RP meetings.		No	Transform into BAU
orients. Hoof registered providers to occount for standards in their occount for standards in their occountmotion. properties challenge housing provider practices commodition. properties commodition. provide sector londards: to drive up standards. commodition and sandards proficiency challenge poor landards. challenge poor landards preference, including poor landards of private restition and sandards challenge poor landards preference, including poor landards are practices challenge poor landards preference, including social fire landards. challenge poor landards preference, including poor landards. challenge poor landards preference, including social fire landards, and practices challenge poor landards preference, including poor landards. challenge poor landards preference, including poor landards preference and sandards are precised as a commodition and sandards are particles and sandards are provided for flusiness Analysts challenge poor landards preference, including poor landards and page of the practices challenge poor landards preference and sandards and provider provided for flusiness Analysts and commodition and sandards previous inspection of a sample of annalise that sandards and additionally all previous controls and true proposals. And satisfact the visit sandards and sa	or moral hatin displaced providers of private rendered of private	re	efusing tenants with forensic histories,	Audit the nomination rights with the registered providers					Compare the report findings to agreed		
orients. Hoof registered providers to occount for standards in their occount for standards in their occountmotion. properties challenge housing provider practices commodition. properties commodition. provide sector londards: to drive up standards. commodition and sandards proficiency challenge poor landards. challenge poor landards preference, including poor landards of private restition and sandards challenge poor landards preference, including poor landards are practices challenge poor landards preference, including social fire landards. challenge poor landards preference, including poor landards. challenge poor landards preference, including social fire landards, and practices challenge poor landards preference, including poor landards. challenge poor landards preference, including poor landards preference and sandards are precised as a commodition and sandards are particles and sandards are provided for flusiness Analysts challenge poor landards preference, including poor landards and page of the practices challenge poor landards preference and sandards and provider provided for flusiness Analysts and commodition and sandards previous inspection of a sample of annalise that sandards and additionally all previous controls and true proposals. And satisfact the visit sandards and sa	or moral hatin displaced providers of private rendered of private	ar	and strengthen support for tenants in	to ensure that Lichfield District's housing register receives					nominations. If any concerns/numbers		
Challenge housing provider practices Challenge housing practices Challenge poor lander practices Challenge poor lander practices Challenge poo	occount for standards in that Colleging howledge previder precision Colleging howledge previder of previous records and previous control total tigs plants Colleging poor from minimal tigs plants Colleging poor from minimal tigs plants Colleging poor from minimal tigs plants Coll			the required number/size of properties annually. Consider				Gather the void data from housing providers	falling below agreed percentages arise		
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