

Strategic Objectives

Theme 1: Quantity

- 1 Ensure that the Local Development Framework and housing Supplementary Planning Documents support sustainable housing development.
- 2 Work with housing developers and providers to deliver the types of housing needed to meet the needs of the borough.
- 3 Work in partnership with developers, Registered Social Landlords and the Homes and Communities Agency to maximise the delivery of affordable housing.
- 4 Support developers during the recession to minimise the impact and to prepare for recovery.
- 5 Develop a strategy to reduce empty homes in the borough.

Theme 2: Quality

- 6 Ensure high standards of design and environmental performance in new developments and regeneration schemes.
- 7 Target action in Housing Renewal Areas linked to wider regeneration strategies.
- 8 Continue investment in social rented stock to maintain decency standards.
- 9 Develop a range of services and support for private sector landlords.
- 10 Support the development of a multi agency Affordable Warmth Strategy.
- 11 Support the development of the PACT neighbourhood management approach to tackling local issues.
- 12 Improve decency, accessibility and safety in the home for elderly, disabled and other vulnerable residents.

Theme 3: People

- 13 Support the implementation of the Supporting People Commissioning Framework and ensure that capital investment supports its priorities.
- 14 Develop new housing and support models for vulnerable groups.
- 15 Improve housing options advice and information.
- 16 Support the development of a holistic advice network for the borough.
- 17 Target intervention with those most at risk of homelessness.
- 18 Work to minimise the impact of the recession, particularly on repossessions and homelessness.

Theme 1: Quantity

Increase the overall supply of affordable housing to meet the needs of all our residents and the local economy

High Level Performance Indicator	Baseline Performance 2006/07	2008/09 outturn	2009/10 target	2010/11 target
Number of net homes provided (NI154) (SHI1)	1105	780	Being renegotiated with GONW *	Being renegotiated with GONW
Supporting Indicators				
Number of affordable homes delivered (NI155)(SHI2)	1	69	85	106
Number of additional affordable homes (LAA local)	197	287	400	530
Percentage of private sector homes empty for more than 6 months (SHI6)	2.17%	2.56%	2.50%	2.40%
Number of empty homes returned to use or demolished with Local Authority advice or action (LAA local)	56	64* figures include intensive LA action only	2500	6120
Percentage of homes built on previously developed land (RSS target)	N/A	87.3%	80%	80%
Outcomes by 2011				
To meet the RSS target for housing delivery in the borough.				
To continue to meet the target for 80% of new homes to be built on previously developed land.				
To deliver 530 additional affordable homes (cumulative by 2010/11).				
To have brought 8684 empty homes back into use with Local Authority advice or action.				
All affordable homes are built to a minimum standard of Code For Sustainable Homes Level 3 regardless of how they are provided/funded.				
Maintain a sufficient housing land supply to meet the borough's RSS residual housing targets within the plan period.				

* GONW - Government Office for the North West

Strategic Objectives	Action	Lead/Partners	Actions/milestones		Funding
			2009/10	2010/11	
1, 6, 7, 12	Develop the LDF Core Strategy and Housing SPD's	Planning Policy/Housing Strategy	<ul style="list-style-type: none"> 1 Consultation on Core Strategy preferred options and core principles (June 09) 2 Draft SHLAA consultation (June 2009) 3 SPD reviews 4 Develop methodology for viability studies for affordable housing and other planning requirements (June 2009) 5 Updated SHLAA (Sept 2009) 6 Publication of final SHLAA (Dec 2009) 	<ul style="list-style-type: none"> 1 Submission of LDF(2010) 2 Adoption of LDF (2011) 	Planning Policy Budget/Housing Strategy Budget
2, 3, 4, 6, 7, 12, 13	Review the Affordable Housing Strategy	Housing Strategy/ Planning Policy	<ul style="list-style-type: none"> 1 Evidence collated and consultation carried out (Nov 2009) 2 Draft produced (Jan 10) 	<ul style="list-style-type: none"> 1 Updated strategy produced and targets revised (April 2010) 	Housing Strategy Budget
2, 3, 6, 7, 12, 13, 14	Deliver investment in affordable homes via the HCA's NAHP 2008-11	Housing Strategy/HCA/ providers	<ul style="list-style-type: none"> 1 Completion Ph1 Durham St 2 Ensure completion of pipeline schemes 3 Look to develop bids tackling empty homes in priority areas. 	<ul style="list-style-type: none"> 1 Completion Ph2 Durham St 	Homes and Communities Agency Grant plus other finance

Strategic Objectives	Action	Lead/Partners	Actions/milestones		Funding
			2009/10	2010/11	
2, 3, 6, 7, 8, 12, 13, 14	Delivery of Wigan and Leigh Housing New Build Business Plan	WALH/Housing Strategy	<ul style="list-style-type: none"> 1 Bid approval and PP obtained for Kay Close, Scholes 2 Start on site at Kay Close 3 Further development programme in place 	<ul style="list-style-type: none"> 1 Completion of Kay Close development 2 Support further bids where business case demonstrated 	Homes and Communities grant funding, Council capital contribution plus other finance
1, 2, 3, 4, 6, 7, 12	Maximise affordable housing provision via planning obligations, particularly during the housing downturn	Housing Strategy/ Planning Policy/ Development Control/ developers	<ul style="list-style-type: none"> 1 Increase number of approved applications with affordable housing obligations 		S106 contributions
1, 2, 3, 4, 6, 7, 12, 14	Identify opportunities to provide a range of housing to meet needs within strategic development sites	Planning Policy/Housing Strategy/Economic Regeneration/HCA	<ul style="list-style-type: none"> 1 Agreement on masterplans for strategic sites, including affordable housing and specialist housing requirements 		HCA grant funding, Council capital/land contributions plus other finance
1, 2, 3, 4, 6, 7, 12, 14	Explore opportunities for the Council to deliver new housing development using its own assets, including the development of a Local Delivery vehicle	Housing Strategy/ Economic Regeneration Other Council departments/WALH	<ul style="list-style-type: none"> 1 Submit a bid under the HCA LA bidding round 	<ul style="list-style-type: none"> 2 Explore opportunities to deliver on strategic sites 	HCA grant funding, Council capital/land contributions plus other finance
2, 3, 4, 5, 7, 14	Develop robust and current evidence base in relation to the local housing market	Housing Strategy	<ul style="list-style-type: none"> 1 Key indicator set agreed (June 2009) 2 Quarterly market update reports produced 	<ul style="list-style-type: none"> 1 Quarterly market update and annual report produced 	Housing Strategy Budget

Strategic Objectives	Action	Lead/Partners	Actions/milestones		Funding
			2009/10	2010/11	
3, 5, 7, 9, 10, 11, 12, 18	Develop an Empty Homes Strategy and Action Plan	Housing Strategy Private Sector Housing	<ul style="list-style-type: none"> 1 Research undertaken 2 Strategy produced 3 Solutions for issues 4 Action identified 		Housing Strategy Budget Private Sector Housing Capital Allocation

Theme 2: Quality

Strengthen our weaker housing markets by increasing the choice and quality of the housing on offer in these locations

High Level Performance Indicator	Baseline Performance 2006/07	2008/09 outturn	2009/10 target	2010/11 target
Percentage of non decent Council homes (NI158) (SHI3)	15.9%	5%	3%	2%
Supporting Indicators				
Local Authority tenant satisfaction with Landlord services (NI160)	83.5%	87%	87%	87%
Number of non decent homes belonging to vulnerable owner occupiers made decent (LAA local)	101	80	80	80
Percentage of private sector stock having cat 1 hazard under HHSRS (SHI4)	N/A	N/A	Baseline to be set following 2010 Private Sector Stock Condition Survey	
Average SAP rating of private sector housing (SHI5)	56	60	62	64
Percentage of households on income related benefits in fuel poverty (NI187)	N/A	5.11%	5.05%	5.00%
Outcomes by 2011				
To have 50 landlords accredited under the new Landlords Accreditation Scheme by 2011				
To have 150 private rented properties managed or leased through Wigan Housing Solutions by 2011				
To have improved 460 homes in housing renewal areas				
To have carried out adaptations to 7600 homes occupied by elderly and disabled residents				
A multi agency Affordable Warmth Strategy is in place by 2010				

Strategic Objectives	Action	Lead/Partners	Actions/milestones		Funding
			2009/10	2010/11	
3, 4, 5, 6, 7, 9, 11, 12, 17, 18	Revise the Private Sector Housing Strategy to reflect new priorities	Housing Strategy/ Private Sector Housing Team	1 Introduce new Private Sector Housing Assistance policy 2 Review Housing Renewal activities 3 Prioritise enforcement works	1 Undertake a full Stock Condition Survey 2 Develop a new Private Sector Housing Strategy	Private Sector Housing Budget/ Capital allocation
8, 12	Continued investment in WALH stock to maintain current decency levels	Housing Strategy/WALH	1 Complete the ALMO decency investment programme		HRA resources and Major Repairs Allowance
2, 4, 5, 7, 9, 11, 12, 18	Development of Wigan Housing Solutions, offering management and leasing services to private landlords	Housing Strategy/CAB/ Wigan Housing Solutions	1 WHS set up (May 2009) 2 Regular Monitoring and support	1 Evaluation of project contained in SLA (May 2010) 2 WHS to be self financing by April 2011	Homelessness Directorate Monies, Housing Strategy Budget, Spark Challenge funding
4, 7, 9, 11, 12, 18	Re-launch of landlords accreditation scheme	Housing Strategy	1 Scheme up and running with future benefits "bolted on"		Housing Strategy Budget
4, 7, 9, 11, 12, 18	Develop LL Forum with Wigan landlords to offer support and networking opportunities private landlords	Housing Strategy	1 LL Forum meet biannually	LL Forum meet biannually	Housing Strategy Budget

Strategic Objectives	Action	Lead/Partners	Actions/milestones		Funding
			2009/10	2010/11	
8, 11, 12, 15, 16, 17, 18	Ensure that Wigan and Leigh Housing deliver high quality services	Housing Strategy/WALH	<ul style="list-style-type: none"> 1 Quarterly performance data and annual meetings 2 Timely Board and Cabinet reports submitted Various 	<ul style="list-style-type: none"> 1 Quarterly performance data and annual meetings 2 Timely Board and Cabinet reports submitted Various 	Housing Strategy Budget
6, 10, 12	Develop fuel poverty initiatives	Housing Strategy/ Private Sector Housing/ PCT/third sector	<ul style="list-style-type: none"> 1 Support the development of the AWARD scheme 2 Adopt multi agency Affordable Warmth Strategy 	<ul style="list-style-type: none"> 1 Evaluate impact of initiatives in light of Stock Condition Survey 2 Identify gaps in service provision 	Adult Services PCT funding
2, 3, 5, 7, 9, 11, 12, 15	Further develop links between housing initiatives and the PACT process	Housing Strategy/ PACT team/Providers	<ul style="list-style-type: none"> 1 Provision of funding for neighbourhood initiatives such as alley gates 2 Contribute to cross cutting teams identifying hot spots of activity 		Housing Capital Allocation/WALH resources/ other resources

Theme 3: People

To better meet the needs of vulnerable and homeless people by investing in better prevention and support services

High Level Performance Indicator	Baseline Performance 2006/07	2008/09 outturn	2009/10 target	2010/11 target
Number of households living in temporary accommodation (NI156) (SHI8)	65	59	30	19
Supporting Indicators				
Percentage of households whose homelessness is prevented or relieved through positive action (LAA local)	N/A	43.8%	45%	50%
Number of vulnerable people achieving independent living (NI141)	81.1%	84.1%	79.0%	79.0%
Number of vulnerable people who are supported to maintain independent living (NI142)	98.6%	98.2%	98.7%	98.0%
Net additional housing support services provided (SHI7)	N/A	202 units	700	495
Percentage of social tenants of working age in work, education or training (SHI9)	N/A	32.25%	32.25%	35%
Outcomes by 2011				
To end the use of B&B accommodation for 16 and 17 year olds and, for all other groups, in all but exceptional circumstances, and even then for no longer than 6 weeks (by 31 December 2010).				
To meet the Government/LAA target on use of temporary accommodation (by 31 December 2010)				
Transformation of housing and support services for older people has been completed.				
A borough wide advice strategy has been developed that adopts a holistic approach to advice.				

Strategic Objectives	Action	Lead/Partners	Actions/milestones		Funding
			2009/10	2010/11	
13, 15	Develop allocations policies that offer choice and promote better use of existing accommodation	Housing Strategy/ providers/Supporting People	<ol style="list-style-type: none"> 1 Develop a strategy to tackle overcrowding 2 Participate in Regional Choice Based Lettings pilot, Pinpoint 3 Complete review of the Council's allocations scheme 4 Implement temporary accommodation reduction strategy 	<ol style="list-style-type: none"> 1 Implement overcrowding strategy 	Housing Strategy/ Budget
9, 11, 12, 13, 14, 15, 16, 17, 18	Review all published information on access to general needs and specialist accommodation in all tenures	Housing Strategy/ providers	<ol style="list-style-type: none"> 1 Obtain information 2 Review and carry out recommendations 3 Consistent information available 		Housing Strategy Budget
9, 11, 13, 14, 15, 16, 17, 18	Develop comprehensive housing options information on the Housing Strategy web pages	Housing Strategy	<ol style="list-style-type: none"> 1 New pages are ready 2 Populate with information 3 Launch new site 4 Keep up to date 		Housing Strategy Budget
2, 3, 13, 14, 15	Develop opportunities for new provision of specialist accommodation for older people	Housing Strategy/ Supporting People/ Adult Services/ providers/developers	<ol style="list-style-type: none"> 1 Complete S106 for Belong Atherton (May 2009) 2 Development under construction 	<ol style="list-style-type: none"> 1 Development completed (Sept 2010) 2 Develop bid for NAHP 11 bidding round 	CLS own finance including S106 contributions HCA funding

Strategic Objectives	Action	Lead/Partners	Actions/milestones		Funding
			2009/10	2010/11	
13, 14, 15	Develop new models of support for older people including the new model for sheltered housing services	Supporting People/ Housing Strategy/ Adult Services/providers	<p>1 Successful expansion of community alarms (Sept 09)</p> <p>2 New model of provision for sheltered accommodation finalised (Sept 2009)</p>	<p>1 Review of OP pilots with a view to mainstreaming Community alarms and housing related support available across all tenures (April 2010)</p> <p>2 SP Contract specification and new Sheltered contracts ready to be in place (Apr 10)</p>	Supporting People Funding
2, 3, 13, 14, 15	Implement recommendations from AGMA Gypsy and Traveller Accommodation Needs Assessment	Housing Strategy/ Planning Policy	<p>1 Potential site viability assessments undertaken</p> <p>2 New sites identified</p>		Housing Strategy Budget Grant funding to bring new sites online
2, 9, 11, 13, 14, 15, 16, 17, 18	Launch WARM Strategy and Implement Action Plan	Housing Strategy/ other Council departments/other agencies	<p>1 Strategy is launched</p> <p>2 Action points implemented contained in Action Plan</p>	<p>1 Action points implemented contained in Action Plan</p>	General Fund Working Neighbourhoods Fund
13, 14, 15, 16, 17, 18	Tackle the causes of homelessness and continue to promote a pro-active approach to prevention	Housing Strategy/ Supporting People/ providers/other agencies	<p>1 Embed in joint protocols and provide staff training across relevant agencies</p>	<p>1 Develop/expand services that prevent homelessness targeting at risk areas</p> <p>2 Support the development of a borough wide advice strategy</p>	Homelessness Directorate, B&B budget, PSL budget, Supporting People miscellaneous income generated, funding bids

Strategic Objectives	Action	Lead/Partners	Actions/milestones		Funding
			2009/10	2010/11	
13, 14, 17, 18	Improve the range of support available to those who are at risk of homelessness and make best use of existing provision	Supporting People/ Housing Strategy/ providers	<p>1 Identify a site for the Recycling Lives emergency accommodation/training/worklessness project</p> <p>2 Develop supported lodgings for young people</p> <p>3 Consider opportunities for re-locating accommodation based services to improve efficiency/effectiveness</p>	<p>1 Secure funding for Recycling Lives and commence development</p> <p>2 Floating support for substance misuse and rough sleepers</p> <p>3 Implement “move on plans protocol” across all supported housing</p>	
6, 12, 15, 17,	Improve adaptations services and achieve better value for money	Private Sector Housing/ Adult Services	<p>1 Develop new procurement practices for adaptations</p>		Disabled Facility Grant funding
2, 3, 11, 14, 15, 16, 17, 18	Consider options to link accommodation and support for offenders with the Worklessness and Homelessness agendas	Housing Strategy/ERO/ providers	<p>1 Research into possible links</p> <p>2 Development of projects</p>		Homelessness Directorate Funding Working Neighbourhoods Fund

Introduction

What is a Housing Strategy?

A housing strategy is a document that sets out the plans for housing in the borough based on the needs of its residents and an understanding of local housing markets. It should take account of current national, regional and local housing policy and the views of different housing service users and providers, and other stakeholders whose activities impact upon housing in some way.

It deals with both private and public sector housing, covering the plans for maintaining the housing stock and the provision of housing services to residents into the future. It also links with the Council's other key strategies in particular the Sustainable Community Strategy and its Local Development Framework Core Strategy.

Why Wigan Needs a New Housing Strategy

Wigan's current Housing Strategy 2002 - 2007 was awarded "fit for purpose" status by the Government Office North West in December 2003. It set out a series of improvements to make Wigan a better place to live. Since 2005, however, the housing challenges facing Wigan have changed whilst the national and regional housing agendas have also moved on. It is essential, therefore, that a new strategy is developed to meet the needs of Wigan residents now and into the future.

Developing the new strategy began with the Council commissioning a Housing Needs Assessment in 2008. The findings of this study will feed into the new strategy to ensure that it is underpinned by a robust evidence base detailing the housing aspirations and requirements of Wigan's residents.

Consultation with Residents and Stakeholders

To ensure the new Strategy identifies the right priorities for improving housing within the Borough, we commenced consultation in February 2009 with residents and different housing stakeholders on identifying the housing issues Wigan faces. As housing affects everyone in Wigan we therefore gave as many opportunities as possible for residents and stakeholders to input their views.

A full list of all the organisations consulted with is detailed on page 70.

Consultation

Five primary methods of consultation were used, the details of which are set out below. The consultation exercise was the largest ever undertaken by the Housing Strategy Team. Consultation commenced with the Wigan Borough Housing Partnership on February 3rd 2009 which was attended by over 50 key housing stakeholders.

Questionnaire

A Housing Issues paper (summary document) with attached questionnaires was prepared, made available and promoted online, and distributed at numerous locations throughout the Borough.

A full list of the locations that the Housing Issues Paper was made available at is detailed on page 71.

Groups

A broad range of organisations and interested groups were visited and asked to consider the Housing Issues paper to give their opinions on the housing challenges facing Wigan and how these should be tackled.

Groups that didn't meet during the consultation time period or couldn't be visited were sent the Housing Issues Paper and asked to respond accordingly

Key Stakeholder Consultation

There are numerous key housing stakeholders operating in the Wigan Borough. These were formally written to and asked to comment on the Housing Issues paper (full document).

A full list of the key stakeholders is detailed on page 72.

The Wigan Borough Housing Partnership

The full meeting of the Wigan Borough Housing Partnership on the 3rd February 2009 signalled the launch of the consultation period. The Housing Issues paper was the only agenda item and 2 interactive workshops were held throughout the day to gain the views of the members of the Housing Partnership.

A full list of the attendees at the Housing Partnership event is detailed on page 74.

Partnerships & Communities Together (PACT)

Residents in 10 wards were consulted with as part of the cyclical PACT process. This involved door-step interviews, electronic signposting as well as telephone surveys.

A full list of the 10 wards involved in the PACT process during February/March are detailed on page 76.

Despite the recent downturn in the housing market, housing shortage remains a long term issue driven by forecast increases in population and household

Results of the Consultation

The Housing Issues Paper identified 3 themes and all respondents overwhelmingly agreed with these themes:

Quantity

To increase the overall supply of affordable housing to meet the needs of all our residents and local economy.

Quality

To strengthen our weaker housing markets by increasing the choice and popularity of the housing on offer in these locations.

People

To better meet the needs of vulnerable and homeless people by investing in better prevention and support services.

The sections that follow correspond to these 3 theme areas and stress the key issues within each, followed by general feedback from the questionnaire and the group and Housing Partnership meetings, plus some suggestions for taking the issues forward

Quantity

Despite the recent downturn in the housing market, housing shortage remains a long term issue driven by forecast increases in population and household formation and through changes in demand and aspirations for different types of property.

Feedback from the consultation process indicated that the lack of affordable housing is still a major issue. Specific issues related to this theme are:

Empty Homes

There is an increase in empty homes in the private sector across the Borough. This needs to be addressed to ensure they are brought back into use.

Under-occupation

There is a perceived view that many houses are under-occupied thus preventing them from being available. Suggestions centre around incentives for people to move to more appropriately sized properties.

Infra-structure of new developments

Respondents state that any new developments of affordable housing should have the appropriate infra-structure in place prior to their development. There is also a strong emphasis on parks and green spaces being part of new developments.

Partnerships

Respondents feel that many of the immediate issues facing the housing market can only be resolved locally by a partnership approach between the Council, local RSLs and private developers.

Quality

Concerns over shortage and affordability have meant that often producing new housing has been at the forefront of housing policy. However, new development only contributes less than an additional 1% of the housing stock each year. Policies that support the best use of existing stock are also essential.

Feedback from the consultation process recognised the need to improve existing neighbourhoods and mentioned the following themes:

Private Rented Sector

Support for private landlords to ensure they offer a quality housing management service. The need for a local accreditation service and local landlord forum was identified. The need to make best use of the properties available in the private rented sector was also identified.

Neighbourhoods

To ensure neighbourhoods remain attractive to existing and potential residents the issues around crime and grime need continued focus and attention.

Community

Making best use of existing community facilities and instilling a sense of belonging/pride in the neighbourhood would help keep neighbourhoods looking and feeling attractive places to live.

Regeneration

Existing regeneration schemes are recognised as being very effective. Consideration should be given to attempting to secure finances to increase this work in areas where there are fragile housing markets.

People

Our new strategy will need to be economically focused if it is to bring about real change in our housing markets over an extended period. However, if it does not also address the needs and aspirations of local residents, particularly vulnerable groups, this would be in vain.

This will contribute to the appropriate housing of vulnerable people and reducing homelessness.

Feedback from the consultation process naturally revolved around specific groups, however the following themes emerged.

Advice

Advice shouldn't be categorised as vulnerable people often require advice on a

whole host of issues - advice should be holistic. Advice should be widely available and accessible.

Prevention

More concentration should be given to prevention and intervention measures to prevent homelessness and major issues arising. A partnership approach is required.

Accessibility

Ensuring vulnerable groups can compete for affordable housing with the rest of the population on a level playing field.

Next Steps

The Housing Strategy Team will use the information and feedback provided as part of this consultation exercise, along with the information it already holds to write a new Housing Strategy for the Wigan Borough.

The Strategy will be launched in the summer of 2009.

The Housing Strategy Team would like to thank the many people that gave their time and effort to attend meetings, focus groups as well as complete and submit the questionnaire.

Your views are very welcome and have influenced the shape of Housing and Housing support services in the Wigan Borough for the next few years.



Groups and organisations consulted with

Group/Organisation	Date
Housing Partnership – full meeting	3/2/09
Housing Partnership – via email for members who could not attend the full meeting	4/2/09
Wigan Borough Homelessness Forum	9/2/09
Wigan Borough Refugees & Migrants Forum	4/2/09
Township Forums – via the Township Managers	Various
Partnerships & Communities Together (PACT) process – 10 wards across the Borough	Various
RSL Partnership Group	9/2/09
Mid Mersey Housing Market Group	9/2/09
Young Persons Accommodation Group	3/3/09
Wigan Borough Partnership Convention	6/2/09
Older Persons Housing Working Group	6/2/09
4 Local Strategic Partnership (LSP) Thematic Partnerships	3/2/09
29 Tenants & Residents Groups across the Borough	2/2/09
Wigan Council Staff newsletter	Feb 09
Wigan & Leigh Housing Staff intranet page	4/2/09
Beech Hill One Stop Shop event	10/3/09
Leigh Residents Focus Group event – group arose from the PACT process	8/4/09
Orrell & Winstanley Residents Focus Group event - group arose from the PACT process	15/4/09

Locations the Housing Issues Paper and Questionnaire was made available in

Site	Organisation
Wigan Town Hall reception	Wigan Council
Leigh Town Hall reception	Wigan Council
Unity House reception	Wigan Council
Progress House reception	Wigan Council
AS Engagement Team	Wigan Council
Community Notice Boards - poster only	Wigan Council
Civic Buildings reception	Wigan Council
Civic Centre reception	Wigan Council
Gateway House reception	Wigan Council
Connexions reception	Wigan Council
Carers Centre - Adult Services	Wigan Council
Hindley Surestart Childrens Centre	Wigan Council
Tyldesley Surestart Childrens Centre	Wigan Council
Atherton Area Housing Office	Wigan & Leigh Housing
Leigh Area Housing Office	Wigan & Leigh Housing
Platt Bridge Area Housing Office	Wigan & Leigh Housing
Wigan Area Housing Office	Wigan & Leigh Housing
Pemberton Area Housing Office	Wigan & Leigh Housing
Wigan Property Shop	Wigan & Leigh Housing
Leigh Property Shop	Wigan & Leigh Housing
All Libraries	Wigan & Leigh Leisure Trust
Leisure Centres and Swimming Pools	Wigan & Leigh Leisure Trust

Site	Organisation
Wigan Infirmary/Hospitals	NHS Acute Trust
Bryan House, Health Centres & GP Surgeries	Ashton, Leigh & Wigan Primary Care Trust
Age Concern Headquarters	Age Concern
Turner House reception	Adactus Housing Association
Railway Road Supported Housing	English Churches Housing Association
Pensioners Link, Leigh	Pensioners Link

A list of all key stakeholders formally invited to comment

Organisation
Wigan & Leigh Housing Board of Directors
Wigan Council - Planning
Wigan Council - Children & Young People's Services
Wigan Council - Adult Services
Wigan Council - Environmental Services
Wigan Council - Chief Executives
Wigan Council - Business & Support Services
Wigan & Leigh Leisure & Culture Trust
Wigan & Leigh Leisure & Culture Trust SHAPE
Leigh Sports Village Company
Norfolk Property Services North West

Organisation
Homes and Communities Agency
Government Office North West
4 North West
AGMA
North West Housing Forum
75 Elected Members
Neil Turner MP
Ian McCartney MP
Andy Burnham MP
Barbara Keeley MP
Brian Simpson MEP
Ashton, Leigh & Wigan Primary Care Trust
Tenant Participation Advisory Service
4 Thematic Partnerships of the LSP
Greater Manchester Police
Council Voluntary Services
Citizens Advice Bureau
Shelter
Adactus Housing Association
Anchor Housing Association
Arena Housing Association
English Churches Housing Association
Plumlife
Contour Housing Association

Organisation
Hanover Housing Association
Housing 21
Great Places
Northern Counties Housing Association

A list of attendees at the Wigan Borough Housing Partnership on 3/2/09

Name	Organisation
Councillor Kevin Anderson	Wigan Council
Donna Barrow-Jones	Wigan Council Housing Benefits
Janice Barton	Wigan & Leigh Housing
Elspeth Brighton	Wigan & Leigh Housing
Jonathon Chapman	Jones Homes
Eleanor Cribb	Anchor Housing Association
Ashley Crumbley	Wigan & Leigh Housing
Darren Cullen	Aqumen Planning Associates
Councillor Keith Cunliffe	Wigan Council
Samantha Davies	Sanctuary Housing
Angela Durkin	Wigan Council Housing Strategy
Roy Edwards	Roy Edwards Estate Agents
Terri Farrow	Homes & Communities Agency
Sarah Fontana	Wigan Council Private Sector Housing

Name	Organisation
Richard Foster	Wigan Council Children & Young People's Services
Margaret Gallagher	Riverside Housing Association
Rob Gray	Jones Homes
A P Hall	North West Landlords Association
John Hardy	Emerson Homes
Chris Harris	Citizens Advice Bureau
Sarah Houghton-Grimshaw	Area Housing Association
Gary Jones	Happy Homes
Michelle Kemp	Wigan Council Supporting People
Perveen Khan	Ashton, Wigan & Leigh PCT
Karen Laithwaite	English Churches Housing Association
Peter Layland	Wigan Council Housing Strategy
Alo Lawler	McGhee Homes
Jason Lloyd	Umbrella Property Rentals
Janet McGinley	Riverside Housing Association
Anees Mank	Wigan Council Private Sector Housing
Jennifer Martlew	Wigan Council Housing Strategy
Steve Martlew	Wigan Council Housing Strategy
Jonathon Mitchell	West Lancashire DC Housing Strategy
Keith Molloy	Wigan Council Economic Regeneration
Abida Niaz	Greater Manchester Police
Ann O'Shea	Wigan Council Gypsy & Traveller Education
Michelle Price	Wigan Council Housing Strategy
Stuart Ratcliffe	Wigan Council Housing Strategy

Name	Organisation
Geoff Roberts	Wigan & Leigh Housing
Steve Sargent	Wigan Council Housing Strategy
Peter Schickoff-Brown	Ancer Homes
Maureen Seward	Bury Council Housing Strategy
Eleanor Smith	English Churches Housing Association
Mike Sollars	Wigan & Leigh Housing
Lynn Stringfellow	Ancer Homes
Martin Stuart	Wigan Council Planning Policy
Andrew Thompson	Morris Homes
Peter Threlfall	Wigan Council Supporting People
Paul Weaver	Rainer Wigan (Catch 22)
Ken Wardale	Wigan Council Environmental Services
Ian Wilson	Charles Wilson Developers

Townships consulted through the PACT process

- Ashton
- Atherleigh
- Bryn
- Golborne & Lowton West
- Leigh West
- Lowton East
- Orrell
- Shevington with Lower Ground
- Standish with Langtree
- Winstanley