








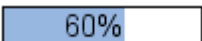

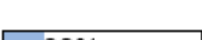





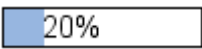

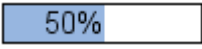

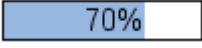







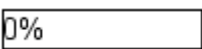

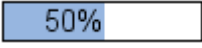

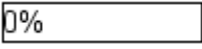

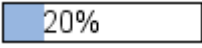

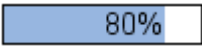





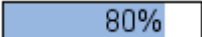

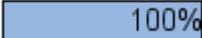

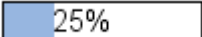

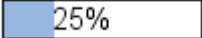




Homes & Housing

Generated on: 22 June 2026


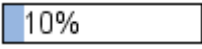

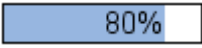

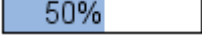

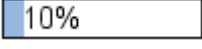

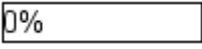




	Code	Title	Description	Due Date	Progress	Status Progress Bar
	Hou_HH_1.1.a	Determine how the Council can identify land for self-build	Determine whether and how the Council can identify and bring forward land to increase the supply of self-build plots, with a targeted strategy to be put in place.	31-Mar-2026	100%	
	Hou_HH_1.1.c	Work with partners to produce an affordable housing database	Work with partners to produce an enhanced affordable housing stock database, to support housing enabling and development decisions	31-Mar-2026	10%	
	Hou_HH_1.1.d	Update the published Infrastructure Delivery Plan	Update the published Infrastructure Delivery Plan to ensure that the Joint Local Plan can be delivered, by working with partners to assess infrastructure needs and delivery mechanisms, in line with the Joint Local Plan timescales.	26-Jun-2026	5%	
	Hou_HH_1.1.e	Set out recommendations to support Community Led Housing	Set out recommendations for what steps the Councils can take to provide additional support for the delivery of Community Led Housing.	31-Mar-2026	100%	
	Hou_HH_1.1.f	Progress the Joint Local Plan Review preparation prior to formal commencement of the Plan in March 2026	Review in line with Local Development Scheme timetables. The initial stage is the evidence gathering and preparation stage before formal commencement of the Joint Local Plan Review in March 2026.	29-May-2026	60%	
	Hou_HH_1.1.g	Monitor and review the Housing Markets within the districts	Monitor and review the Housing Markets within the districts to aid understanding of needs, inform future Homes and Housing Strategy actions and to act as additional evidence alongside the Strategic Housing Market Assessment (SHMA).	31-Dec-2026	20%	
	Hou_HH_1.1.h	Review of occupancy levels	Ensure the efficient and effective use of existing housing stock in terms of occupancy levels. Once Policy implemented, review the impact on the housing register for tenants requesting moves due to over/under occupation	31-Mar-2027	15%	
	Hou_HH_1.1.j	Reduce carbon emissions from houses in Babergh and Mid Suffolk Districts.	Report on how much support is provided to residents in the form of Cosy Homes grants and Warm Homes Suffolk in terms of financial support and the number of people assisted.	31-Mar-2027	45%	






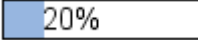



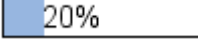





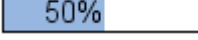
	Code	Title	Description	Due Date	Progress	Status Progress Bar
	Hou_HH_1.1k	Assess the need for specialist and adaptable housing for a policy in the new Local Plan	Research and assess the need for specialist and adaptable housing for a policy in the new Local Plan.	31-Dec-2026	20%	
	Hou_HH_1.2a	Work to reduce the number of empty homes within the districts	• Develop a strategy to bring empty homes back into use and measure the number of empty homes bought back into use.	31-Mar-2027	50%	
	Hou_HH_1.2b	Ensure the Housing Service is prepared for the impacts of the Renters Rights Bill	Produce a delivery plan to meet the needs of the Renters Rights Bill which also sets out the risks. Review and amend the current Private Rented Sector Enforcement Policy.	01-Sep-2026	70%	
	Hou_HH_2.1.a	Carry out 100% stock condition surveys	Carry out 100% stock condition surveys to help us understand our stock and develop accurate programmes of work.	30-Sep-2025	91%	
	Hou_HH_2.1.d	A programme of upgrades to heating systems in council stock	Implement a programme of upgrades to heating systems in council stock, replacing oil systems wherever possible and prioritising heat pumps and gas boilers where appropriate. (Building fabric and insulation will inform the approach taken).	31-Mar-2026	100%	
	Hou_HH_2.1.e	Review the local lettings policy for bungalows	Produce a report which explores the impacts of restricting the lettings of bungalows and present this to Joint Overview & Scrutiny Committee for their comments and cabinet recommendations.	31-Mar-2026	100%	
	Hou_HH_2.2.b	Feasibility & cost of retrofit energy efficiency measures	Using data from 2a. Determine the feasibility and cost of a range of retrofit energy efficiency measures in line with PAS2035, to improve environmental performance, reduce operating costs and/or enhance the customer experience and support vulnerable tenants.	31-Dec-2025	0%	
	Hou_HH_2.2.c	Develop a program to to have all housing stock at EPC C by 2030.	Develop a program of works to help ensure we meet our obligations to have all housing stock at EPC C by 2030.	31-Dec-2025	50%	
	Hou_HH_2.2.e	Work with partners to increase electric vehicle charging points	Work with partners to increase the availability of electric vehicle charging points within our council owned neighbourhoods.	31-Dec-2025	0%	
	Hou_HH_2.3.c	Increase new homes in line with environmental aspirations	Increase the delivery of new homes in line with environmental and sustainability aspirations.	31-Dec-2027	20%	
	Hou_HH_2.4.d	Establish compliance with the Social Housing Regulations	Establish compliance with the Social Housing Regulations, including Consumer Standards and Building Safety Regulations; to ensure that we are a compliant landlord and tenants are able to see how we are performing against the standards.	31-Jan-2026	80%	
	Hou_HH_2.4.e	Continually review our income processes	Continually review our income processes to ensure that we are maximising our income, helping tenants to sustain the tenancies and preventing unnecessary evictions.	31-Mar-2026	100%	

	Code	Title	Description	Due Date	Progress	Status Progress Bar
	Hou_HH_2.4.f	Implement revised methods of service charging for tenants	Implement revised methods of service charging for tenants which improve equity and enable tenants to see clearly what they are paying for and to ensure that Housing Service costs are covered by our income.	31-Mar-2027	100%	
	Hou_HH_2.4.g	BMS Building Services to undergo diagnostic for transformation	Babergh Mid Suffolk Building Services to undergo a full diagnostic assessment leading to transformation of the service, to ensure that Building Services is in an optimised position to meet the requirements of the Building Safety Act and to contribute to meeting Climate Emergency objectives.	31-Mar-2026	80%	
	Hou_HH_2.4.h	Ensure we deliver a quality repairs and planned works service	Ensure we deliver a quality repairs and planned works service by holding our contractors to account. Making sure they respond to works orders in a timely manner as set out in their contract KPIs and our tenancy agreements.	31-Dec-2025	100%	
	Hou_HH_2.4.i	Commission an Older People's Homes Development Strategy	Commission an Older People's Homes Development Strategy; including analysis of housing needs for older and vulnerable people; focusing on mix, type, numbers required and spatial distribution. Analysis to include downsizing opportunities and to consider alternatives to Extra Care Housing and to inform redevelopment opportunities for Council sheltered accommodation.	31-Mar-2027	25%	
	Hou_HH_2.4.l	Review our Sheltered Housing offer	Review our Sheltered Housing offer to ensure our provision of independent housing for older people meets the needs and requirements of our residents and our organisation.	30-Sep-2026	25%	
	Hou_HH_2.5.e	Cabinet report with recommendations for garage sites	Utilise available data to inform a plan for the future alternative uses for low demand or unsuitable garage sites and deliver a report to both Cabinets with recommendations for those sites.	31-Mar-2027	15%	

Housing Revenue Account Business Plan










Generated on: 22 June 2026

	Code	Title	Description	Due Date	Progress	Status Progress Bar
	Hou_HRA_2.1.b	Develop an Asset Register	Develop an Asset Register, informed by current Stock Condition Survey, to help decisions on our future stock profile, alongside a Disposals Policy to set out the framework under which the poorest/ worst performing stock would be redeveloped/ sold.	30-Sep-2025	10%	
	Hou_HRA_2.1.c	Develop a ten-year Capital Investment Programme (2024 – 2034)	Develop a ten-year Capital Investment Programme (2024 – 2034), to accurately predict where investment needs to take place and enable us to inform tenants of exactly what improvements they can expect and when these will take place.	30-Sep-2025	80%	
	Hou_HRA_2.2.a	Begin a pilot program of retrofit works line with the PAS2035	Begin a pilot program of retrofit works to a selection of properties in line with the PAS2035 methodology. Works are to be co-funded, where possible, through the Social Housing Decarbonisations fund.	30-Sep-2025	50%	
	Hou_HRA_2.2.d	Educate tenants in how to be energy efficient within their homes	Educate tenants in how to be energy efficient within their homes: to encourage and support with minimising energy bills and reducing the risk of damp and mould.	30-Sep-2025	10%	
	Hou_HRA_2.3.a	Work with partners to provide new homes at affordable rent	Work with partners to provide new homes at affordable rent or for affordable home ownership, and where financially viable, social rent. Utilising all available funding routes.	31-Dec-2027	0%	
	Hou_HRA_2.3.b	Refresh the New Build Design Guide in line with members	Refresh the New Build Design Guide in line with member aspirations around the environment and sustainability. Ensuring that it meets the future homes standard to enable it to be adopted by the market, where not already in place.	31-Dec-2025	0%	
	Hou_HRA_2.4.c	Ensure efficient use of the Council's housing stock	Ensure efficient use of the Council's housing stock by creating a cohesive plan (considering occupancy levels, trends and BMSDC's housing stock) to address overcrowding and meeting the needs of larger families alongside the creation of a scheme to identify, incentivize, support and encourage tenants to downsize.	31-Oct-2025	100%	

	Code	Title	Description	Due Date	Progress	Status Progress Bar
	Hou_HRA_2.5.a	Review each of our larger estates and actively engage tenants	Review each of our larger estates and actively engage tenants and stakeholders in how we could develop solutions to improve the environment and create neighbourhoods that are attractive and desirable to all using capital funding through our HRA Greater Places scheme.	31-Dec-2026	10%	
	Hou_HRA_2.5.b	Develop a new approach to housing management	Develop a new approach to housing management which is proactive, community focussed and is more responsive to the needs and vulnerabilities of our tenants.	30-Sep-2025	100%	
	Hou_HRA_2.5.c	Working with public realm, develop a Service Level Agreement	Working with public realm, develop a Service Level Agreement for the provision of grounds maintenance services to council estates, within budget communicated to residents.	31-Oct-2026	20%	
	Hou_HRA_2.5.d	Increase tenant satisfaction with where they live	Increase tenant satisfaction with where they live. We will continually review whether the improvements improve the happiness and well-being of tenants, residents, and communities.	31-Dec-2025	100%	
	Hou_HRA_2.6.b	Increase levels of satisfaction that we listen to tenant views	Increase levels of satisfaction that we listen to tenant views and act upon them. We will then regularly monitor progress by making improvements to what we do and how we do it.	31-Dec-2027	20%	
	Hou_HRA_2.6.c	Increase the pride tenant's feel living in our council home	Increase the pride tenant's feel living in our council owned homes and communities by carrying out our 'tenant respect and fairness campaign' and using our internal communication channels to share positive news stories about our tenants.	31-Mar-2026	85%	
	Hou_HRA_2.7.a	Ensure our housing management systems are fit for purpose	Ensure our housing management systems are fit for purpose and enable us to deliver a modern housing service that our tenants and staff expect.	31-Mar-2026	100%	
	Hou_HRA_2.8.b	Create an action plan to alleviate financial stress on the HRA	Create a defined plan for actions that could alleviate financial stress on the housing revenue account.	31-Dec-2025	50%	

Housing Tenant Engagement Strategy

Generated on: 22 June 2026

	Code	Title	Description	Due Date	Progress	Status Progress Bar
	Hou_TES_2.4.k	Increase tenant demographic and vulnerability data	Increase tenant demographic and vulnerability data held within our system to enable us to ensure we are delivering equitable outcomes for our tenants by ensuring this data is reviewed and updated at appropriate opportunities.	31-Dec-2025	100%	
	Hou_TES_2.5.f	Carry out Greater Places projects across both districts	Carry out Greater Places projects across both districts, led by tenant data and consultation to make improvements to communal HRA land.	31-Mar-2026	100%	
	Hou_TES_2.6.e	Create a set of service standards, across the whole housing	Create a set of service standards, across the whole housing service, with colleagues and tenants to ensure tenants are aware of the level of service that they can expect and can hold us to account.	31-Mar-2026	100%	
	Hou_TES_2.6.h	Recruit to and utilise the Tenant Complaint Experts role	Recruit to and utilise the Tenant Complaint Experts role within the housing complaints process to create the tenant voice and scrutiny in complaint escalation.	31-Dec-2025	100%	
	Hou_TES_2.6j	Review the Community Action Day approach	Review the Community Action Day approach reflecting on the success and lessons learnt of the programme over the past 3 years and propose a new approach that is impactful and meaningful to tenants and communities.	31-Mar-2026	100%	