

HOUSING STRATEGY 2013 – 2016

Year 1 Action Plan (from April 2013)

Priority 1: Provision of affordable housing

No.	Objective	Measurable outcome/timescale	Resource implications	Equalities implications	Lead Officer*
1.	Secure opportunities to increase the supply of new affordable homes for rent and purchase	Achieve 40% affordable housing on all qualifying sites			HSEM
2.	Seek new funding mechanisms for affordable housing that are not reliant on capital grant funding from Government		Within existing resources		HSEM
3.	Promote new opportunities to secure the delivery of new social rent homes for households on very low incomes	Report to Ambition Board 2 (January 2012) and Strategic Housing Advisory Board refers. Time scales TBC	Within existing resources		HSEM
4.	With partners, develop and implement a Tenancy Strategy to address the application of flexible tenure across the borough	§ Pre-consultation draft to Strategic Housing Advisory Board November 2012 § Final version to Board February 2013	Within existing resources	New policy will be subject to EqIA	HSEM
5.	Undertake a Strategic Housing Market Assessment of housing need as evidence for the new Local Plan				Planning Policy Manager with support from HSEM
6.	Undertake a new gypsy and traveller accommodation assessment and identify potential future sites			The study will identify the accommodation needs of members of the gypsy and traveller community	Planning Policy Manager with support from

No.	Objective	Measurable outcome/timescale	Resource implications	Equalities implications	Lead Officer*
					HSEM
7.	Review and update the current Affordable Housing Supplementary Planning Document (2008)				Planning Policy Manager with support from HSEM
8.	With Kent County Council, deliver an improved gypsy and traveller site at Coldharbour	Completion scheduled for December 2012			HSEM
9.	With partners, develop and implement incentives to address the under-occupation of family homes in the social rented sector				HSEM
10.	Evaluate customer satisfaction data with new affordable housing	Report annually to Strategic Housing Advisory Board identifying how customer feedback will influence future services	Within existing resources	Identified within the 2012 EqIA of the Strategic and Enabling function as a valued means of assessing the impact of the function	HSEM
11.	Review and update the Homebuy Allocations Policy	New policy in place by February 2013	Within existing resources	Identified within the 2012 EqIA of the Strategic and Enabling function as the existing policy excludes applicants who do not have a local connection to the borough New policy will be subject to EqIA	HSEM
12.	Update and review objectives within the Housing Strategy action plan 2012-2015 on an annual basis, reporting to Members on progress against each objective	Report annually to Strategic Housing Advisory Board	Within existing resources	Equalities implications for individual objectives will be identified	CHO

Priority 2: Tackling homelessness

NB: A more comprehensive list of objectives relating to the homelessness function will be found in the *West Kent Homelessness Strategy 2011 - 2016*.

No.	Objective	Measurable outcome/timescale	Resource implications	Equalities implications	Lead Officer*
13.	Deliver the objectives set out in the <i>West Kent Homelessness Strategy 2011-2016 Action Plan</i>	Report progress to the Strategic Housing Advisory Board July 2013; with updated action plan for approval	Within existing resources	The West Kent Homelessness Strategy has been subject to a separate EqIA	HNM
14.	Review the Housing Allocation scheme to reflect statutory guidance on social housing allocations, addressing in the process all actions identified in the 2012 EqIA of the current scheme	Draft policy to be submitted to Strategic Housing Advisory Board for approval in May 2013.	Within existing resources	New policy will be subject to EqIA	HNM
15.	Develop and implement a private sector re-housing policy to reflect reforms to the homelessness legislation		Within existing resources	New policy will be subject to EqIA	HNM
16.	With partners, develop and implement a protocol for identifying and tackling housing fraud		Within existing resources initially	New policy will be subject to EqIA	HNM/Senior Benefits Investigator
17.	Evaluate feedback obtained from customers to ensure that where possible, services reflect customer views and preferences	Report annually to Strategic Housing Advisory Board	Within existing resources		HNM
18.	Undertake a review of the Deposit Bond/Rent deposit scheme	Revised scheme to be reported to the Strategic Housing Advisory Board	Within existing resources	New policy will be subject to EqIA	HNM

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		February 2013			
19.	Develop a policy and procedure for reviewing and updating local lettings plans		Within existing resources	New policy will be subject to EqIA	HNM
20.	With other <i>Kent Homechoice</i> partners, implement on-line registration	TBC – most likely after review of Housing Allocation Scheme		On-line process will be subject to EqIA	HNM
21.	With other districts and boroughs in Kent, participate in the scheme to deliver advice to single homeless people	TBC	Funded by DCLG and lead on behalf of the Kent authorities by Medway Council		HNM

Priority 3: Private sector renewal and energy efficiency

No.	Objective	Measurable outcome/timescale	Resource implications	Equalities implications	Lead Officer*
22.	With private and public sector partners across Kent, establish a <i>Green Deal Partnership</i> following the introduction of the Government's Green Deal		Within existing resources	Scheme will assist low-income households	PSHM
23.	Identify, investigate and evaluate with Kent Green Deal Partners opportunities arising from the Government's Green Deal		Within existing resources	Scheme will assist low-income households	PSHM
24.	Undertake an assessment of the condition of private sector housing in the borough				PSHM
25.	Continue to promote and support the National landlord	Report annually on progress to Strategic Housing Advisory	Within existing resources		PSHM

No.	Objective	Measurable outcome/timescale	Resource implications	Equalities implications	Lead Officer*
	Association (NLA) Landlord Accreditation Scheme to landlords in Tonbridge and Malling	Board			
26.	Evaluate feedback from landlord forum/fair and explore additional ways of working with private landlords	Three landlord events per annum with progress report to Board	Within existing resources		PSHM
27.	Reduce the number of empty private homes	Bring seven homes per annum back into use	Within existing resources	N/A	PSHM
28.	Evaluate feedback obtained from customers to ensure that where possible, services reflect customer views and preferences	Report annually to Strategic Housing Advisory Board	Within existing resources		PSHM

Priority 4: Assisting vulnerable households

No.	Objective	Measurable outcome/timescale	Resource implications	Equalities implications	Lead Officer*
29.	With partners, identify suitable move-on accommodation for young people leaving accommodation-based support			Scheme will assist young people	HSEM
30.	Deliver new accommodation-based support for people fleeing violence			Scheme will assist households that are vulnerable as a result of domestic violence	HSEM
31.	Deliver new accommodation-based support for people who misuse drugs and alcohol			Scheme will assist people who are vulnerable as a result of drugs and alcohol use	HSEM
32.	Monitor delivery of Supporting People contract for Home	Report quarterly to Strategic Housing Advisory	Within existing resources		PSHM

No.	Objective	Measurable outcome/timescale	Resource implications	Equalities implications	Lead Officer*
	Improvement Agency services in the borough				

* HSEM (Housing Strategy & Enabling Manager); CHO (Chief Housing Officer); HNM (Housing Needs Manager); PSHM (Private Sector Housing Manager)

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