

## HOUSING STRATEGY 2005-2008

### Progress report

#### Priority 1: Provision of affordable housing

No.	Objective	Target	Progress
1	To provide additional rented affordable housing	386 rented homes by 1 April 2008	205 rented homes completed to 31 March 2007
2	To assist households to become homeowners through affordable shared ownership schemes	128 shared ownership homes by 1 April 2008	151 shared ownership homes completed to 31 March 2007 <b>Target achieved</b>
3	To target 20% of new low cost home ownership provision (e.g. shared ownership) towards Key and essential workers and others excluded from the local housing market on grounds of affordability	26 of the total homes provided for essential workers by 1 April 2008	Essential Worker policy adopted by members in July 2005. Of the 151 households assisted into low cost home ownership, 30 Key workers were assisted to 31 March 2007. <b>Target achieved</b>
4	To develop a Housing Partnership Agreement	April 2005	Completed April 2005 <b>Target achieved</b>
5	To conduct a revised housing needs and affordability study	Commission study during 2006/07	Research completed. Final report of survey findings presented to Strategic Housing Advisory Board in July 2006 <b>Target achieved</b>

## **Priority 2: Tackling homelessness**

No.	Objective	Target	Progress
1	Ensure that RSL permanent vacancies continue to be let to applicants on the housing register	70% of all voids each year	362 households housed from the housing register out of a total of 492 voids = 74%
2	The average number of households each year placed in bed and breakfast should be less than 5	<5 per annum	Average of 4.5 households per month placed in B&B since April 2006
3	Reduce the average length of stay in bed and breakfast (BVPI 183a)	Average within 6 weeks over the year	Average length of stay was 4.16 weeks at 31 March 2007
4	Prevent homelessness through housing advice (BVPI 213) Number of households who considered themselves homeless who approached the local authority's housing advice services and for whom casework intervention resolved their situation.	Indicator is calculated by dividing the number of households where homelessness is prevented, by the number of thousand households in the borough (47,000). 2006/07 Target = 0.2 (10 cases/47)	A total of 97 households had their homelessness prevented by the Council's housing advice service in 2006/07. This equals a return of 2.06 (97 cases/47) and exceeds the annual target of 0.2 (10 cases)
5	Provide mediation to families where a breakdown in relationships may lead to homelessness	15 households assisted per annum	5 referrals made to mediation services. Target to be deleted in forthcoming review as it is not possible to influence the numbers of applicants where mediation may assist.
6	Help prevent homelessness through advocacy where legal action has commenced against the applicant	Help 5 applicants per annum	4 cases assisted in 2006/07. Target to be deleted in forthcoming review as it is not possible to influence the numbers of applicants facing legal action.

No.	Objective	Target	Progress
7	Provide housing advice to young persons through presentations at schools, social services youth workers and Connexions Service.	2 events per annum	9 workshops carried out in schools in 2006/07. In addition, 1 workshop held at TMBC Youth Forum, 1 at Social Services and further 1 held at voluntary agency linking young people to training and education. Total of 12 workshops held during this period.
8	Assist households who are homeless or threatened with homelessness to secure private rented accommodation through the cash deposit scheme	15 households per annum	33 households assisted in 2006/07. Target to be reviewed during 2007/08.

### **Priority 3: Private Sector Renewal and Energy Efficiency**

No.	Objective	Target	Progress
1	To improve energy efficiency across the housing stock (24% by 2006)	3% per annum	2.5% (23.9% overall) improvement from April 2005 to 2006. On track to meet 24% by December 2006 – next survey to assess improvement will be conducted in summer 2007
2	To bring empty homes back in to use	17 homes per annum	21 homes brought back into use in 2006/07. New housing assistance policy includes empty homes grant to encourage more activity in this area

3	To help clients improve, repair, adapt and stay in their homes	250 households per annum	282 households assisted in 2006/07
4	To complete 90 disabled facility grants (ODPM target)	90 grants per annum	110 grants completed in 2006/07
5	To inspect HMOs to ensure compliance with relevant legislation	50 HMOs per annum	18 HMOs inspected in 2006/07. Priority in this area has been given to mandatory licensable HMOs (11 in total). Given this low number and the low number of non-licensable HMOs (as identified in the PSHCS 2006) the target will be reviewed during 2007/08
6	To bring homes occupied by vulnerable households up to the Decent Homes standard. (Govt target 70% by 2010)	25 homes per annum	The private sector house condition survey report confirms that 76% of vulnerable households live in a Decent Home. The Housing Assistance policy has been revised to achieve decent homes standard at completion of all assistance rather than the previous fitness standard. In 2006/07 15 homes occupied by vulnerable households were made decent.

No.	Objective	Target	Progress
8	To bring homes occupied by vulnerable households up to the Decent Homes interim target of 65% by April 2006	April 2006	The private sector house condition survey report confirms that 76% of vulnerable households live in a Decent Home <b>Target achieved</b>
9	To revise our Housing Assistance policy in line with meeting the Decent Homes standard	April 2006	A revised Housing Assistance policy was taken to SHAB in February 2007 and was subsequently agreed by Cabinet <b>Target achieved</b>
10	To conduct Stock Condition Survey	April 2006	Final report presented to Members in January 2007. <b>Target achieved</b>

#### **Priority 4: Assisting Vulnerable Households**

No.	Objective	Target	Progress
1	To improve the provision of settled accommodation for those households able to leave supported accommodation	To agree measures, following a review of the Allocations Policy, to improve the rehousing of those seeking to leave a more supported environment by 1 April 2006	On hold pending return in house of homelessness investigation service.
2	To provide greater choice for all applicants on the housing register, in line with Choice Based Lettings (CBL).	To agree options for providing greater choice in line with CBL. By 1 April 2006	On going. The Council is involved in the Kent wide CBL Partnership but has not ruled out consideration of other CBL options that may be available.
3	To assist households with a special need to secure housing through the Joint Assessment & Referral Procedure	Nominate 15 households per annum to housing through the JARP.	8 households were nominated and re-housed through JARP in 2006/07. Performance reflects the ability of our RSL partners to accommodate special needs cases in to general needs housing.
4	To explore the needs of young people	Conduct research by 1 April 2006	Research completed and issues being progressed through WK Homelessness Strategy. <b>Target achieved</b>

No.	Objective	Target	Progress
5	To explore the needs of old people	Conduct research by 1 April 2006	Initial desktop research completed. Further liaison with providers is however still required to better understand the types of accommodation that will best meet today's housing expectations of older people. This area of work will be taken forward once the new Housing Strategy and Enabling Officer is in post. <b>Target achieved</b>
6	To explore the housing needs of lesbian, gay, bisexual, transgender and transsexual community	Conduct research by 1 April 2006	Research completed and issues being progressed through the WK Homelessness Strategy. <b>Target achieved</b>

### **Priority 5: Addressing Crime Reduction**

No.	Objective	Target	Progress at 31 March 2006
1	To assist clients experiencing domestic violence who wish to do so, to remain in their home where it is safe to do so	2 per annum	No suitable referrals during period. Review of pilot being undertaken with Kent police to consider rolling out programme Kent-wide, to help wider publicity and promotion.
2	To ensure new affordable housing and scheme layouts are built to reduce the opportunities for crime to occur	80% of all new affordable rented housing to be built to Secured by Design standards	100% of the new rented units conform to Secured by Design standards. Target to be increased to 100% for 2007/08 onwards.
3	To improve the security of homes occupied by vulnerable households	50 home security checks per annum	266 checks undertaken by HomeSafe technician during 2006/07. Target to be reviewed during 2007/08.