

SE Regional Housing Pot Private Sector Renewal Programme Monitoring Return				2006-2008	Contact name:	Linda Hibbs
Local Authority	Tonbridge & Malling Borough Council				Telephone number:	01732 876209
Measure	Owner Occupiers	Landlords	Total	Funded by grant	Funded by loan	Total
Loft insulation number	13	0	13	13		
Loft insulation spend	£ 2,517.80	£ -	£ 2,517.80	£ 2,517.80	£ -	£ 2,517.80
Cavity wall insulation number	8	0	8	8	0	8
Cavity wall insulation spend	£ 2,521.72	£ -	£ 2,521.72	£ 2,521.72	£ -	£ 2,521.72
Windows + doors number	20	0	20	20	0	20
Windows + doors spend	£ 54,195.71	£ -	£ 54,195.71	£ 54,195.71	£ -	£ 54,195.71
Boiler/central heating number	28	0	28	28	0	28
Boiler/central heating spend	£ 81,133.04	£ -	£ 81,133.04	£ 81,133.04	£ -	£ 81,133.04
Empty Homes number	2	0	2	2	0	2
Empty Homes spend	£ 17,044.00	£ -	£ 17,044.00	£ 17,044.00	£ -	£ 17,044.00
Electrics number	27	4	31	31	0	31
Electrics spend	£ 62,429.52	£ 1,408.88	£ 63,838.40	£ 63,838.40	£ -	£ 63,838.40
Roof + roofline number	20	0	20	20	0	20
roof + roofline spend	£ 71,309.50	£ -	£ 71,309.50	£ 71,309.50	£ -	£ 71,309.50
General repairs e.g damp treatment number	20	1	21	21	0	21

General repairs e.g damp treatment spend	£ 40,308.70	£ 5,233.89	£ 45,542.59	£ 45,542.59	£ -	£ 45,542.59
Bathroom provision number	1	0	1	1	0	1
Bathroom provision spend	£ 3,984.40	£ -	£ 3,984.40	£ 3,984.40	£ -	£ 3,984.40
Fire Alarm System HMO	0	1	1	1	0	1
Fire Alarm System HMO spend	£ -	£ 2,239.64	£ 2,239.64	£ 2,239.64	£ -	£ 2,239.64
Discretionary DFG works number	1	1	2	2	0	2
Discretionary DFG works spend	£ 857.75	£ 10,000.00	£ 10,857.75	£ 10,857.75	£ -	£ 10,857.75
Agents fees e.g. HIA spend	£ 24,533.03	£ -	£ 24,533.03	£ 24,533.03	£ -	£ 24,533.03
Number of properties improved	117	5	122	122	0	122
Partnership funding to an external HIA to deliver Decent Homes	£ 100,000.00	£ -	£ 100,000.00	£ 100,000.00	£ -	£ 100,000.00
RHP allocation 2006-07	£ 262,227.00					
RHP allocation 2007-08	£ 241,100.00					
	Allocation Total 2006-08 (a*)	£ 503,327.00				
Expenditure 2006-07	£ 85,892.41					
Expenditure 2007-08	£ 376,781.17					
	Total Expenditure 2006-08 (b*)	£ 462,673.58				
	End of programme position (a* - b*)	£ 40,653.42				

Please use this section to report on lessons learned, effective practice and, if applicable, plans for use of underspend

Our experience over the last three years has shown that it can take considerable time to develop and fully implement an effective housing assistance policy. The success of our policy is linked to a thorough assessment of the issues affecting the private sector. A fully revised Private Sector Housing Condition Survey was carried out in 2006 and the findings used to inform our funding priorities and where assistance needed to be directed - for example, energy efficiency initiatives at pre 1919 housing stock. We have learned that to be effective, a housing assistance policy has to go beyond the traditional means test element and focus on where help is most needed including taking into account the financial situation, property condition and circumstances of the resident e.g. age. Once a housing assistance policy has been adopted promotion of the policy becomes vital. We have learned that you cannot rely on a one-off promotional activity. We have taken a systematic approach to promotion of our policy with articles covering one or more of our grants in every quarterly edition of the Council's newsletter. This goes to every resident in the borough.

We have also been active in promoting the policy via landlord forums, parish partnership meetings, coffee mornings and through our Home Improvement Agency. Resources to deliver a vibrant housing assistance policy should not, however, be underestimated. Once a policy is adopted and starts to gain momentum with the public, workload can increase significantly. We therefore utilised the services of a local Home Improvement Agency (HIA) to help deliver on our behalf as well as continuing with a dedicated in-house team. Members approved the allocation of £100k funding for the HIA to manage. The HIA handle the process from initial inspection through to completion hence adding valuable resources to enable the delivery of the programme. A partnership agreement was signed and ongoing monitoring continues to take place. We believe this has been a successful way of utilising additional resources to manage the expectations of our residents. We had an underspend from the allocation for 2006-08 of £40,653.42 which has been spent this year on delivering the programme.

We believe the allocation received from the RHB for 2006-08 has enabled Tonbridge & Malling to significantly improve its housing stock and therefore improve the health and well-being of our residents.