

ANNEX 2 - HOUSING STRATEGY ACTION PLAN 2008-09

Priority 1: Provision of affordable housing

No	Objective	Target	Progress to 31 March 2009
1	To provide additional social rented affordable housing	195 rented homes by 1 April 2009	172
2	To assist people to become homeowners through new build intermediate affordable housing opportunities, including shared ownership	66 shared ownership homes by 1 April 2009	79 (NB: Includes homes developed as intermediate rent to homebuy to reflect current economic downturn).

Priority 2: Tackling Homelessness

No	Objective	Target	Progress to 31 March 2009
3	Ensure that RSL permanent vacancies continue to be let to applicants on the housing register	70% of all voids each year	67% (estimated figure based on quarters 1-3).
4	Prevent homelessness through targeted housing advice and intervention including: family mediation Victim support for people fleeing domestic violence Tenant sustainment for non-priority households and those in priority need	15 non-priority households per annum 20 priority need households per annum	Non-priority households – 80 (estimated). Priority need households – 176 (actual).
5	Provide housing advice to young persons through presentations at schools, social services youth workers and Connexions Service.	4 events per annum	Not progressed through 2008-09. Now being evaluated as a potential sub-regional initiative under the West Kent Homelessness Strategy.
6	Assist households who are homeless or threatened with homelessness to secure private rented accommodation through the cash deposit scheme	35 households per annum	69 households assisted.
7	Reduce the number of homeless acceptances from 184 (2006/07) households.	25% reduction per annum	32 households accepted as homeless during 2008-09 (83% reduction)
8	Reduce the use of temporary accommodation in line with national target to 2010	10% per annum	39 households in temporary accommodation at March 2009 which represented a 50% reduction in the twelve months to March 2009. (2010 target - 41)
9	Reduce the number of households in bed and breakfast (baseline 52 cases in 2006/07)	20% reduction per annum (42 cases 2008/09)	39 households placed in bed and breakfast.
10	To hold regular reviews of the West Kent Homeless Strategy Action Plan to ensure targets are delivered	4 reviews per annum	2 review meetings held – May and December 2008.

Priority 3: Private Sector Renewal and Energy Efficiency

No	Objective	Target	Progress to 31 March 2009
11	To improve energy efficiency across the housing stock	3% per annum	3.6 % achieved (2007-2008).
12	To bring empty homes back in to use	25 homes per annum (NB Target includes properties let under the Rent Deposit scheme)	5 + 69 rent deposits.
13	To complete 40 housing assistance applications including: 25 Warm Homes Assistance applications 8 First Time Buyer Assistance applications 7 Decent Homes Assistance applications	40 per annum	142 applications completed: - 40 Housing Assistance applications - 55 Warm Homes Assistance applications - 11 First Time Buyers applications - 36 Decent Homes applications
14	To process applications for housing assistance within 28 working days	100%	75% of the 96 applications were processed within 28 working days. The successful promotion of grants significantly increased demand and as a result, workload within the team. It was necessary to control the budget for housing assistance carefully, and during quarter 3 the approval of some applications was delayed in order to manage expenditure. All applications during quarter 4 were processed within 28 working days.
15	To help clients improve, repair, adapt and stay in their homes	325 households per annum	340 households assisted.
16	To process applications for Disabled Facilities Grants within 28 working days	100%	Of the 122 grant applications approved, 58% met the 28 day target. The remainder, along with those received but not approved, were delayed as a result of a shortage of funds.
17	To inspect HMOs to ensure compliance with relevant legislation	15 HMOs per annum	11 HMOs inspected.
18	To bring homes occupied by vulnerable households up to the Decent Homes standard	20 homes per annum	29 applications for Decent Homes Assistance completed. 10 applications for Warm Homes Assistance completed.
19	To adopt a private sector housing enforcement policy	Complete by end June 2008	Draft policy approved by SHAB May 2008 and adopted thereafter.
20	To incorporate renewable technology into new build developments	Complete one development per annum	6-unit photovoltaic scheme completed at Tonbridge July 2008.

Priority 4: Assisting Vulnerable Households

No	Objective	Target	Progress to 31 March 2009
21	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.	CBL to be delivered through the Kent Homechoice scheme. Implementation 27 April 2009.
22	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	16 household nominated.
23	To provide move-on general needs accommodation for clients who are assessed as ready to leave supported housing	Nominate 15 households per annum	Information not currently available.

Priority 5: Addressing Crime Reduction

No	Objective	Target	Progress to 31 March 2009
24	To ensure new affordable housing and scheme layouts are built to reduce the opportunities for crime to occur	100% of all new affordable rented housing to be built to Secured by Design standards	Requirement to meet Secured by Design Standards introduced with Affordable Housing SPD July 2008. All affordable rented housing progressed since then will meet Secured by Design Standards.
25	To improve the security of homes occupied by vulnerable households	100 home security checks per annum	142 homes checked.