

HOUSING STRATEGY 2009 – 2012

Interim Action Plan from November 2011

Priority 1: Provision of affordable housing

No	Objective	Measurable outcome/timescale	Resource implications	Lead officer
1.	Achieve 40% affordable housing on all qualifying sites, ensuring that unless circumstances dictate otherwise, 70% are social/affordable rented, and 30% intermediate affordable housing	23 new homes by 31 March 2012 100% social rented housing to meet full <i>Lifetime Homes</i> standard Minimum 10% social rented housing (schemes of 10 units or more) to be wheelchair accessible	HCA grant required or available housing association resources via affordable rent revenues.	HSEM
2.	With partner RSLs, develop local lettings plans to achieve a balanced community whilst meeting local need	Local lettings plans agreed and in place at least three months prior to completion of all new developments of 20 affordable homes or more	Within existing resources	HSEM
3.	Develop positive incentives to address the under-occupation of family homes in the social rented sector, estimated in the 2008 SHMA to be approximately 18%	Report further progress to the Strategic Housing Advisory Board February 2012	Within existing resources	HSEM
4.	Evaluate feedback obtained by RSLs from residents on new affordable housing delivered within the borough	Report annually to Strategic Housing Advisory Board, identifying how customer feedback will be used to influence future services.	Within existing resources	HSEM
5.	Evaluate work undertaken by KCC on the housing needs and aspirations of older people, identifying relevant priorities for Tonbridge and Malling	Report with recommendations and timescales to Strategic Housing Advisory Board May 2012	Within existing resources	HSEM
6.	With Kent County Council, provide additional pitches to meet the shortfall in accommodation for gypsies and travellers	Planning application to be decided November 2011, start on site scheduled for March 2012.	Within existing resources	HSEM & Principal Planning Officer
7.	With Parish Councils and <i>Action with Communities in Rural Kent</i> , implement a rolling programme of rural housing needs studies to identify the need for new rural affordable housing	Finalise draft studies for Addington and West Malling and complete one further study. Progress report to the Strategic Housing Advisory Board May 2012	Within existing resources	HSEM
8.	Review Housing Strategy	Timescale and key milestones to be identified and reported to the Strategic Housing Advisory Board February 2012.	Within existing resources	HSEM
9.	With West Kent partners and the Homes and Communities Agency (HCA), complete review of Local Investment Plan (LIP)	§ Optimise public investment in the borough and the sub-region § Timescales to be identified by the HCA	Within existing resources	HSEM

No	Objective	Measurable outcome/timescale	Resource implications	Lead officer
10.	Develop and implement a strategy to address housing needs and development in central Tonbridge	Timescale TBC. (The national funding and planning context for the provision of new affordable housing is not yet fully formed, and prohibits the creation of a robust strategy. Viability constraints within the current market alongside restrictions in available HCA grant funding for affordable housing consequently means that each site is considered on its own merits. However, the strategic implications for Tonbridge Town Centre are influenced by the creation of robust local lettings plans that guide the nature of occupation).	Within existing resources	HSEM
11.	Undertake technical update of the Affordable Housing Supplementary Planning Document	Timescale TBC (To reflect the Housing and Regeneration Act 2008, changes to the regulatory and funding regimes, the emerging national planning policy context and the Localism Bill).	Within existing resources	HSEM with Chief Planner (Policy)

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	Lead officer
12.	Deliver the objectives set out in the <i>West Kent Homelessness Strategy 2011-16</i> and monitor their impact	Progress report to the Strategic Housing Advisory Board July 2012	Within existing resources	HNM
13.	Review Allocations Policy to reflect statutory guidance on social housing allocations	Timescale and key milestones to be identified and reported to the Strategic Housing Advisory Board February 2012.	Within existing resources	HNM
14.	Review format for collecting customer feedback to ensure that where possible, services reflect customer views and preferences	§ Complete review March 2012, implementing any changes by April 2012 § Report on 2011-12 data July 2012	Within existing resources	HNM
15.	Continue to provide Deposit Bonds to eligible households in accordance with current procedure ¹ and within budget, in order to prevent homelessness and	Report quarterly to Strategic Housing Advisory Board as part of Housing Needs update	Budget in place	HNM

¹ Approved February 2011

No	Objective	Measurable outcome/timescale	Resource implications	Lead officer
	minimise the use of bed and breakfast and other forms of temporary accommodation			
16.	With other <i>Kent Homechoice</i> partners, develop proposals for on-line registration, and the advertising of private rented accommodation	Timescales to be confirmed by CBL Project Board Progress updates to Strategic Housing Advisory Board as part of Housing Needs update	Within existing resources	HNM (CBL Project Board led)
17.	With partners, deliver youth homelessness Schools Programme to selected schools in the borough	Monitor progress of programme and report quarterly to Strategic Housing Advisory Board as part of Housing Needs update	Programme funded by CLG grant	HNM
18.	Finalise arrangements for entering into standard nominations agreement with partners in respect of new and existing social housing	All partners signed up by May 2012	Within existing resources	HNM/HSEM
19.	Develop a clear policy and guidance for taking action against private landlords for harassment and illegal eviction	§ Reduce homelessness presentations and illegal evictions § Complete by March 2012	Within existing resources	HNM/PSHM
20.	Develop a clear policy and guidance for housing schedule 1 offenders	Complete by March 2012	Within existing resources	HNM

Priority 3: Private sector renewal and energy efficiency

No	Objective	Measurable outcome/timescale	Resource implications	Lead officer
21.	Promote and support the National Landlord Association (NLA) Landlord Accreditation Scheme to landlords in Tonbridge and Malling	§ Report quarterly on progress to Strategic Housing Advisory Board	Within existing resources	PSHM
22.	Ensure that qualifying HMOs are licensed to comply with current legislation	§ Work with landlords on the submission of license applications § Review existing licenses annually, to ensure renewal at the appropriate time	Within existing resources	PSHM
23.	Undertake private sector stock condition survey to inform future strategic priorities and comply with Government guidance	Complete study during 2012-13.	Within existing resources	PSHM
24.	Reduce the number of empty private homes	Bring seven homes per annum back into use	Within existing resources	PSHM
25.	Evaluate feedback obtained from customers to ensure that where possible, services reflect customer views and preferences	Report annually to Strategic Housing Advisory Board: § 2011-12 – report July 2012	Within existing resources	PSHM
26.	Develop a customer charter for the enforcement function	§ Identify/publish expected standards and levels of service	Within existing resources	PSHM

No	Objective	Measurable outcome/timescale	Resource implications	Lead officer
		§ Complete by June 2012		
27.	Evaluate feedback from Landlord Forum and explore additional ways of working with private landlords e.g. working groups to inform policy development	Three Landlord events per annum with progress report to Board	Within existing resources	PSHM
28.	Evaluate new initiatives such as Feed in Tariffs and Heatseekers scheme and where appropriate develop proposals for participation	Ongoing process. Proposals to be endorsed by Strategic Housing Advisory Board	Within existing resources	PSHM

Priority 4: Assisting vulnerable households

No	Objective	Measurable outcome/timescale	Resource implications	Lead officer
29.	With West Kent partners and the Supporting People Team develop proposals for new accommodation-based support in accordance with the five-year Supporting People Strategy 2010-2015	Timescale TBC	Capital and revenue funding identified	HSEM

Priority 5: Addressing crime reduction

No	Objective	Measurable outcome/outcome	Resource implications	Lead officer
30.	Reduce the opportunity for crime to occur on new affordable housing schemes	100% social rented housing to meet <i>Secured by Design</i> standards	Within existing resources	HSEM