

SERVICE PLAN 2009/12 – Housing Research And Development and Private Sector

NOW ANALYSIS

THE SERVICE

Objective: **Housing Research and Development and Private Sector Team**

- Developing, monitoring and reviewing the Borough Housing Strategy
- Researching and maintaining an up to date housing needs and housing market evidence base
- Enable the development of all new affordable housing in the Borough:
 - General needs rented
 - Supported housing (e.g. extra-care sheltered for older people)
 - Intermediate tenure (i.e. shared ownership and intermediate rented)
- To provide assistance to owner-occupiers and private sector landlords to repair, improve and adapt their properties through direct advice, grants, and enforcement of the relevant statutory provisions, together with signposting to partner organisations and outside agencies. The Service is substantially demand led

Budget: Expenditure: R&D £103,400 P/S £203,790 - total £307,190

Staffing: 3 FTE R&D 3 FTE P/S total 6 FTE – 6 PIP

The Service Teams: n/a

Key Partners:
 Registered Social Landlord preferred development partners
 Housing Corporation
 Private developers
 KCC Social Services
 NHS Trusts and Primary Care Trust
 Voluntary sector

PERFORMANCE

Information on performance can be found in the quarterly Budget and Performance Monitoring Reports to the Executive.

WHERE ANALYSIS

GOALS

Short Term (2009/10)	Medium Term	Long Term
<ul style="list-style-type: none"> • H1 Review Older Persons Housing Strategy and expand to cover all vulnerable adults • H1 Develop an empty homes database use with No Use Empty initiative • H1 Deliver in the region of 300 new affordable housing units depending on sites coming forward • H1 Carry out Housing Market Assessment • H3 Houses in Multiple Occupation (HMOs) - licensing and enforcement. • H3 HMO and private rented sector enforcement generally. • H3 review the impact of the Housing Health and Safety Rating System (HHSRS) – application and enforcement. • GQS1 Mandatory Disabled Facilities Grants expenditure maximisation. • H3 Regional Housing Board expenditure maximisation. • H3 Consider the impacts of RHB spend on the Decent Homes agenda in the PS • H3 Mobile Homes – licensing and enforcement of conditions. • H3 Gypsies/Travellers – unauthorised encampments managed. • H3 Immigration inspections completed as requested. • H1 continue to work with Parish Councils to ensure affordable Rural Housing is provided 	<p>H1 Deliver a sustainability level 5 exemplar housing scheme</p> <p>H1 Develop an Empty Homes Strategy for the Borough</p> <p>H3 review new legislation requirements on Mandatory Disabled Facilities Grants expenditure.</p> <p>H3 Work proactively to promote the benefits of the private sector.</p> <p>H1 60% of all new affordable housing to meet Joseph Rowntree Lifetime Homes Standards by 2011</p> <p>H1 Review the introduction of the RSL - protocol arrangements</p> <p>H1 Review Housing Strategy 2008/11</p>	<p>H1 Completion of 3 extra-care sheltered housing schemes dependant on market conditions</p> <p>H1 Completion of 6 units of supported housing for people with Learning disabilities</p> <p>H1 Aim to meet the target of 455 units of affordable housing</p> <p>H3 Consider commissioning a Private Sector Condition Survey.</p> <p>H3 Consider the impact of the RHB monies on the Private Sector.</p>

IMPROVEMENT PLAN/STRATEGIES

People & Finance	Technology	Strategies
<ul style="list-style-type: none"> • Individual training plans for service team staff • Review charging regimes for HMO Licensing. • Explore funding opportunities. 	<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> • Ashford BC Housing Strategy 2008-11 • Older Persons Housing Strategy (to be reviewed) • Empty Homes Strategy (joint with Research and Development). • Enforcement Policy (re-write). • Private Sector Renewal Policy (review and revise as necessary).

