



Spelthorne
housing strategy
2007-2009 (update)



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Foreword

**by Councillor Vivienne Leighton,
Portfolio Holder for Adult and Elderly Services**

A lot has changed in housing since the 2004-2009 Housing Strategy was first written, so it is appropriate that the Council should be updating the Strategy now.

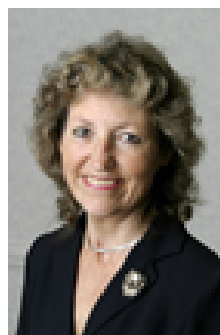
This update is the result of strong collaboration between Council members, officers, and our key partners and stakeholders in the statutory and voluntary sectors.

The Council has

- ✓ reviewed the six priorities in the original Strategy and reduced these to four
- ✓ noted the key achievements from the 2004-2009 Action Plan
- ✓ highlighted outstanding work from the 2004-2009 Action Plan
- ✓ produced an Action Plan for objectives to be achieved from 2007-2009

The Action Plan concentrates on what is achievable in that two-year period, allowing for the Council's limited financial and human resources.

The Housing Strategy is an important part of the Council's future planning and will help the Council to make Spelthorne a safe, healthy, inclusive, prosperous and sustainable community.



**Cllr. Vivienne Leighton
Executive Member and Portfolio Holder for Adult and Elderly Services**

1. Introduction

Spelthorne Borough Council's Housing Strategy 2004 – 2009 received Council approval in 2003 following an extensive consultation process involving around 200 members of the Spelthorne Local Strategic Partnership, an association of members from public, private, business, voluntary and community organisations.

It also incorporated the findings of a Housing Needs and Stock Condition survey undertaken in 2000.

This update of that Strategy has drawn on the findings of the Housing Needs and Stock Condition survey undertaken in 2006, a Housing Market Assessment undertaken in February 2007, and a report on Affordable Housing of April 2007.

It has also taken account of evidence from Spelthorne's Housing Register and a consultation undertaken as part of the Council's preparation of its Local Development Framework, the planning blueprint for the Borough for the next 19 years.

The resulting research shows that some issues from the existing Strategy remain the same, therefore sections 1 and 2 of that Strategy (Modernising Government and Working in Partnership) are still relevant. Sections 3, 4, and 5 (Housing Needs, Addressing Priorities, and Financing Priorities) are updated here in line with the findings of the research.

The Council submitted its Core Strategy and Policy DPD and Allocations DPD to the Secretary of State in June 2007. These documents make an important contribution in helping to resolve the pressing housing needs faced by the Borough.

2. Influences on the Housing Strategy

The 2004-2009 Strategy set out the main national and regional priorities and showed how they linked in with what we are doing in Spelthorne.

The Council recognises that many of the issues that are important nationally and regionally are also significant in Spelthorne, and this updated Housing Strategy will clearly show how Spelthorne has included these in its policies and Strategy.

NATIONAL POLICY	Does it apply to Spelthorne?	What are we doing to link in with National priorities?
Planning Policy Statement 3 Main elements: <ul style="list-style-type: none">• Widening housing opportunity and choice• Maintaining a supply of	✓	<ul style="list-style-type: none">➤ Introducing Choice Based Lettings➤ Promoting Homebuy➤ Increasing the number

<p>housing</p> <ul style="list-style-type: none"> • Creating sustainable residential environments 	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p>of private sector rented properties</p> <ul style="list-style-type: none"> ➤ Increasing the supply of new, affordable rented properties
<p>Housing Act 2004</p> <p>Main elements:</p> <ul style="list-style-type: none"> • Prevention of homelessness • Cut back on use of temporary accommodation (T/A) • End use of bed and breakfast accommodation for families except in emergencies • Housing, Health and Safety Rating System (HHSRS) • Choice Based Lettings 	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<ul style="list-style-type: none"> ➤ Increasing the supply of temporary accommodation through private sector leasing ➤ Ending use of B&B for families except in emergencies. ➤ Housing Options package

REGIONAL POLICY	Does it apply to Spelthorne?	What are we doing to link in with Regional priorities?
<p>South East of England Development Agency's (SEEDA) Regional Economic Strategy 2002 - 2012</p> <p>Main elements:</p> <ul style="list-style-type: none"> • Increase supply of affordable housing • Help key workers 	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<ul style="list-style-type: none"> ➤ Increase supply of affordable housing ➤ Helping key workers
<p>South East Regional Housing Strategy 2004/05 – 2005/06</p> <p>Main elements:</p> <ul style="list-style-type: none"> • Overall housing supply • Affordability • Regeneration and renewal • Homelessness and supported housing • Quality and sustainability of the housing stock 	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<ul style="list-style-type: none"> ➤ On track to exceed the Surrey Structure Plan target of developing 2450 new dwellings in the period 2001 – 2016 ➤ Using planning process to secure affordable housing ➤ Looking at alternative funding methods following abolition of Local Authority Social Housing Grant ➤ Private Sector Renewal Strategy ➤ Empty Homes Strategy

Sub-REGIONAL POLICY	Does it apply to Spelthorne?	What are we doing to link in with sub-Regional priorities?
<p>Surrey Supporting People Strategy Main elements:</p> <ul style="list-style-type: none"> • Women at risk of domestic violence • Young people and care leavers • Frail elderly people • People with multiple needs • People with learning disabilities <p>Choice Based Lettings Main elements:</p> <ul style="list-style-type: none"> • A wider choice of rented and supported accommodation <p>Housing Market Assessments Main elements:</p> <ul style="list-style-type: none"> • An approach to assessing housing need and demand • Influencing Housing Strategy policies 	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<ul style="list-style-type: none"> ➤ Developing Domestic Abuse Strategy ➤ North Surrey Extra Care Housing Strategy ➤ Providing support to young single parents ➤ Consulting on most appropriate housing and support for young people (16-18 year olds) <ul style="list-style-type: none"> ➤ Developing CBL scheme with Runnymede and Elmbridge BCs <ul style="list-style-type: none"> ➤ Spelthorne Housing Market Assessment undertaken ➤ Housing Needs Survey

3. Achievements to date (2004-2006)

The Council is acutely aware that any Strategy is only really effective if its objectives are fully implemented.

As part of the update of the current Strategy, the Council has reviewed its performance in relation to the Action Plan attached to the original Strategy 2004-2009. The following are some of the key achievements since 2004:

- ✓ Introduced housing options and prevention of homelessness advice service
- ✓ Reduced homeless acceptances by almost 30% since 2004
- ✓ No families with children and pregnant women in bed and breakfast for longer than six weeks
- ✓ Commenced a Rent Bond scheme to help potentially homeless clients into private sector renting
- ✓ 38 clients prevented from being made homeless through Staines Court desk, jointly funded between ourselves, Runnymede and Hounslow Councils and CAB
- ✓ Provided 122 affordable housing units in Spelthorne

- ✓ Set up the Sanctuary scheme, in partnership with Elmbridge and Epsom and Ewell BCs, to enable victims of domestic abuse to remain in their own homes
- ✓ Produced a detailed information pack for landlords about the licensing requirements for Houses in Multiple Occupation (HMOs)
- ✓ Approved 185 applications for a Disabled Facilities Grant (DFG) spending £923,000 in the process
- ✓ Introduced several schemes for cavity wall and loft insulation matching Government funding with an annual budget in excess of £25,000
- ✓ Targeting residents over age 60 and people on benefits through heavily subsidised schemes relating to fuel poverty
- ✓ Reviewed current preferred partner arrangements and appointed 3 new Registered Social Landlords (RSLs)

4. Work outstanding (2004-2006)

The Housing Strategy Action Plan 2004-2009 contains objectives that can be implemented in the short and medium term, but there are those that will only be achieved over the longer-term.

The following are some of the projects that are ongoing and which will be incorporated into the Action Plan for the revised Strategy:

- To actively promote Secured by Design on new developments
- To review and implement a range of housing key performance indicators (KPIs)
- To enable key workers to access local housing through HomeBuy
- To actively monitor the number of empty homes in the Borough
- To take measures to increase the number of properties available for renting in the private sector

5. Housing needs and stock condition survey – key findings

In January 2006, the Council formally commissioned David Coultie Associates (DCA) to carry out a comprehensive Housing Needs and Stock Condition Survey.

The key findings are as follows:

- Spelthorne's housing market is dominated by owner occupation
- 77% of the population own their own home
- 32% own outright
- 22% rent their home
- 9% rent in the private sector
- 89% of the population say their home is adequate for their needs
- 14% felt that their rent or mortgage was too expensive.
- There is a need for a mix of property types in both market and social sectors, with the emphasis on 1 and 2 bed units
- There is a need for housing rents above social levels but below market rents and property prices below open market levels

The survey also made the following key recommendations:

- Maximise the amount of affordable housing on all available sites
- Promote the growth of the private rented sector
- Bring the housing stock up to the Decent Homes Standard
- Promote property adaptations for disabled residents

- Meet the need for older persons' accommodation, in particular extra care housing. Spelthorne is a partner in the North Surrey Extra Care Housing Strategy which has identified the need for 10-12 new Extra Care schemes in North Surrey between 2006 and 2016.

A significant number of Spelthorne's residents have an acute need for housing. The increase in house prices has taken owner occupation out of the reach of many local people. Our housing needs' survey has identified that 87% of concealed households, largely the sons and daughters of existing residents, cannot afford to buy a house in Spelthorne, and there is insufficient stock available in the private rented sector to meet local needs. Therefore there is a strong and increasing need for affordable housing, both social and private rented housing.

The Council has undertaken a detailed assessment of the 2006 Housing Needs survey and published this in a separate document entitled 'Housing Market Assessment', January 2007. This follows the format required by central Government in its draft guidance on the subject.

In this document, the Council has assessed the scale of ongoing housing need and the contribution to meeting this need which can be made either through the planning system or in other ways.

It concluded that, during the past few years, an extra 72 dwellings per year over and above the affordable housing provision were needed.

The report recognised the need to ensure that planning policies are regularly reviewed to optimise the contribution from both this source and others. These include giving advice to those in need through the Housing Options service to help resolve the causes of need; optimising the number of re-lets available; joint working with RSL (housing association) partners to optimise their own development programmes; and a contribution towards affordable housing provision from private schemes.

Population projections

In April 2007, the Council published its latest population projections for the period 2006 to 2016

	2006	2011	2016	Change
Total population	89,549	89,505	88,749	- 800
Total dwellings	40,448	41,827	42,740	+2292
Average household size	2.26	2.21	2.16	2.21 av.

(Spelthorne Population Projections, April 2007)

Homelessness and the housing register

In recent months, there has been a reduction in the availability of family-size accommodation and all the temporary accommodation is currently full. There are currently over 100 households in temporary accommodation who require secure, permanent accommodation.

At 31 March 2007, there were 3409 households on Spelthorne's housing register. The vast majority of those require 1 and 2 bedroom properties. However, 704 and 101 households respectively require 3 and 4 bedroom properties.

Affordability

The Government's definition of affordable housing is "that which includes social rented and intermediate housing, provided to specified eligible households whose needs are not met on the open market."

This definition also covers shared ownership (now New Build Homebuy) but not low cost market housing.

The supply of affordable housing to meet housing needs comes from three sources: (a). re-lets of existing stock; (b). new-build properties; (c). acquisitions.

The recently published PPS3 'Housing' states that councils will be given more scope to determine the size and type of both affordable and market housing in order to create mixed and sustainable communities.

One of the key findings of the recently completed Housing Needs Survey was the need to "provide a mix of house types in both market and social sectors, but mainly (1 and 2 bed) flats, to meet the needs of new and existing households for smaller units."

Under the South East Plan, Spelthorne is required to provide 151 dwellings each year and 40% of the overall provision has to be affordable. The Council's policy on affordable housing provision in its Core Strategy and Policy DPD includes the following:

- negotiating 50% affordable housing on developments comprising 10 or more dwellings or a site of 0.3 hectares or larger (irrespective of the number of dwellings);
- encouraging RSLs to bring forward sites consisting wholly of affordable housing, regardless of their size;
- requiring a financial contribution towards the provision of affordable housing from commercial schemes that increase employment prospects in the Borough;
- requiring a financial contribution towards the provision of affordable housing from residential schemes under 10 units.

Following a recent review of our RSL preferred partners, the Council has recruited Notting Hill Housing, Catalyst Housing Group, and Elmbridge Housing Trust, as preferred partner Registered Social Landlords for Spelthorne. They will work alongside our existing RSL Partners A2 Housing Group and Thames Valley Housing Association. The recruitment of the additional RSLs should ensure that development opportunities for affordable housing are maximised within Spelthorne.

6. The revised priorities

The Housing Strategy 2004-2009 identified six priorities:

- (1). Meeting the need for affordable housing
- (2). Tackling and reducing homelessness
- (3). Ensuring that key workers can access housing

- (4). Ensuring those who need supported housing can access it
- (5). Improving the quality and sustainability of the housing stock
- (6). Meeting the needs of black and ethnic minority people

The Housing Strategy 2007-2009 has identified 4 priorities:

- (1). Meeting the need for affordable housing
- (2). Tackling and reducing homelessness
- (3). Ensuring those who need supported housing can access it
- (4). Improving the quality and sustainability of the housing stock

Existing priorities 1, 2, 4 and 5 are relevant to the Council's Housing Strategy. It was decided that priorities 3 and 6 were closely linked to other issues and could be included within revised priority 1 on affordable housing. Access to housing for key workers and people from ethnic minority groups will be monitored closely through the Council's Housing Options service. These changes were put to the stakeholder Consultation event in February 2007 who gave their approval to the changes.

PRIORITY 1: To ensure the provision of affordable housing in all parts of the Borough in order to meet a range of local needs through a mix of property types, sizes and tenures

1. Why this is a priority for Spelthorne

Under the South East Plan, Spelthorne is required to provide 151 dwellings each year of which 40% of the overall provision has to be affordable

Our housing needs survey carried out in 2006 confirmed a continuing need to provide affordable housing

2. The key issues

- Ensure 40% of all new housing is affordable
- Registered Social Landlord (RSL) partners actively seeking development opportunities within Spelthorne and using their financial reserves to land bank sites and forward fund schemes ahead of Housing Corporation funding rounds
- Increase RSL activity in the Borough to ensure that development opportunities for the provision of affordable housing are maximised

3. The key outcomes to be achieved

- The continued development of affordable housing in all parts of the Borough to meet local people's housing needs
- To assist and support our RSL preferred partners in identifying and delivering development opportunities to maximise the supply of affordable housing for local people

PRIORITY 2: To improve the housing options service to clients by reducing and preventing homelessness and giving clients more choice about where they want to live

1. Why this is a priority for Spelthorne BC

The Council has a statutory duty to help clients who are homeless and in priority need. A variety of options have been introduced to help prevent homelessness occurring in the first instance and a national performance indicator is in place to measure this. There has been a dramatic reduction in the number of homelessness acceptances over the last few years. However, given the nature of the Borough, its proximity to London, and subsequent numbers of clients, it is likely that there will be a continuing need.

Once a duty towards a homeless household is accepted the usual course of action is to place them in temporary accommodation pending a permanent solution. There are two main Government targets relating to this area, i.e. that no family should be in bed and breakfast for more than six weeks and that the use of temporary accommodation must be reduced by 50% by 2010

In addition a best value performance indicator measures the prevention of homelessness.

There is a requirement on all local authorities to introduce choice to their housing allocation process by 2010.

2. The key issues

- Despite significant reductions in homeless acceptances, numbers in temporary accommodation (t/a) are still around the 2004 benchmark levels. If this trend persists the 2010 target will not be met
- Households typically spend 1-2 years in t/a. The Council tries to ensure that no family is in bed and breakfast more than six weeks. However there is concern that these time periods will rise as a result of a shortage of permanent housing solutions. Some 16/17 year old clients spend considerable periods of time in bed and breakfast accommodation
- There is a direct link between numbers in t/a and the availability of permanent housing made available for nomination. Over the last three years there has been a significant reduction in availability, particularly of family size accommodation. The issue is compounded by large-scale regeneration programmes with consequent, associated issues e.g. in Stanwell
- The planning process, including the provision of adequate numbers and type of affordable housing, is a key factor in determining future supply. Similarly the nominations agreements/allocation plans with local housing associations have a considerable impact
- Spelthorne's position differs from some of the other Surrey authorities in that it does not have its own housing stock. The t/a available is largely of a one-bed nature and thus does not lend itself to conversion to permanent family accommodation.
- More people are becoming homeless because of problems

- over debt and inability to pay their rent
- There is a shortage of good quality affordable private sector accommodation in Spelthorne

3. **The key outcomes to be achieved**

- Suitable and affordable private rented and social sector accommodation
- An improved and transparent nominations process through the introduction of both a local and sub-regional Choice Based Lettings scheme
- An up-to-date IT system
- A larger supply of suitable, temporary accommodation
- Effective partnership working with other agencies e.g. Social Services, the Police and the Health Trust to prevent homelessness
- Measures to help households maximise their income e.g. through benefit take up and increased use of discretionary housing payment
- A more extensive rent bond scheme

PRIORITY 3: To meet the housing needs, in conjunction with support services, of all vulnerable households, especially the young, the elderly, and people with disabilities.

1. **Why this is a priority for Spelthorne** The Borough has a diverse population with a variety of needs and housing requirements. The Council is committed to helping vulnerable people to meet their housing needs through the support provided by specialist, voluntary sector agencies and statutory sector organisations. Spelthorne already has a number of residential and non-residential services that are in line with Surrey's Supporting People strategic priorities and which provide support to:

- Single homeless people
- People with mental health problems
- People with a learning disability
- Older people
- Victims of domestic abuse

The North Surrey Extra Care Housing Strategy was produced in 2005 following extensive research across the Boroughs of Spelthorne, Elmbridge and Runnymede, and identifies a need for 200 units of extra care accommodation in Spelthorne alone over the 10-year period to 2016. Spelthorne's first extra care scheme opened in 2006 and two more are proposed for development over the next five years. The South East England Regional Assembly (SEERA) has asked the authorities in the region to provide information on Gypsy and Traveller provision to inform an early partial review of the draft South East Plan. To this end, and in conjunction with Elmbridge, Runnymede and Woking Borough Councils, Spelthorne has just completed a Gypsy and Traveller Accommodation Assessment (GTAA) whose findings will inform the Council's Local Development Framework and this

revised Housing Strategy. The Housing Act (2004) requires local authorities to include the accommodation needs of travelling showpeople in their gypsy and traveller surveys, but the Council's view is that travelling Showpeople's needs and requirements are very different from those of Gypsies and Travellers and need to be treated separately.

The availability of housing-related support for most groups in Spelthorne is reasonably good, but officers have identified the need for more support for 16-17 year olds. This may be in the form of either increased floating support or a residential scheme. The Surrey Supporting People Strategy (2004-2009) is currently undergoing a review in order to establish the revised priorities for SP funding across Surrey beyond 2009 and Spelthorne will contribute to this review.

2. **The key issues**

- North Surrey, of which Spelthorne is a part, has a particular need for older people's accommodation
- All local authorities are required to undertake an accommodation assessment of gypsies and travellers
- There is an emerging need for housing-related support for 16-17 year olds in Spelthorne
- To promote the North Surrey Sanctuary scheme to victims of domestic abuse

3. **The outcomes to be achieved**

- To ensure a range of housing and care options for older people
- To identify the housing needs of gypsies and travellers
- To provide increased support for 16-17 year olds
- To ensure ongoing support services for victims of domestic abuse
- To ensure that the housing-related support needs of Spelthorne residents are adequately represented in the Surrey Supporting People Strategy

PRIORITY 4: To improve the quality of the housing stock and to enable the provision of more accommodation in the private rented sector.

1. **Why this is a priority for Spelthorne**

The Council has a statutory duty to ensure that all houses meet minimum standards under the Housing Health and Safety Rating system; that all qualifying HMOs (Houses in Multiple Occupation) are licensed and that we properly process all eligible applications for Disabled Facilities grants.

We also have a duty, to meet the target in the Decent Homes Standard concerning the number of vulnerable people, in the private sector, who live in decent homes.

The private sector is an important source of rented accommodation.

2. The key issues

- In April 2006 the Housing Act 2004 repealed the Housing fitness standard, introduced the Housing Health and Safety Rating System (HHSRS) and licensing of HMOs
- The stock condition survey completed in 2006 found that 14.2% (5703) of dwellings in Spelthorne now fail to meet the new HHSRS criteria as compared with only 1% (382) that failed to meet the previous fitness standard
- Our existing grant scheme does not meet the requirements of the new Housing Act 2004
- All HMOs of three storeys or more and occupied by five or more people must now be licensed to ensure they meet minimum standards
- The stock condition survey also indicated that only 60.5% of vulnerable people, in the private sector, live in decent homes when the target for 2006 was 65% rising to 70% by 2010
- Less than 1% of dwellings (266) in the Borough were empty for more than six months at March 31, 2007

3. The key outcomes to be achieved

- Process Disabled Facilities grants for the benefit of the disabled
- Develop grant, loans or other schemes to enable owner-occupiers on low incomes to maintain their homes to minimum standards
- Develop grant, loans or other schemes to encourage vulnerable homeowners to meet the Decent Homes standard
- Increase the number of decent homes available in the private rented sector that can be used for the homeless
- Continue working with private Landlords to ensure that all qualifying HMOs are licensed and to encourage them to maintain adequate standards
- Work with owners to ensure empty homes are brought back into use as soon as possible
- Use targeted statutory action as a last option to ensure housing meets the HHSRS standards

7. Financing our priorities

The Principles of Housing Investment in Spelthorne are set out in Chapter 5 of the Housing Strategy 2004-2009. Those principles remain unchanged and have been applied to the four priorities in this revised Housing Strategy.

PRIORITY 1:

Spelthorne Council already has money available to invest in the delivery of affordable housing. The intention of this funding is that we provide an additional funding stream that enables SBC to invest in and secure affordable housing units that would not otherwise be available to us.

PRIORITY 2:

It is envisaged that the Strategy can be implemented within existing allocated resources.

PRIORITY 3:

There are no financial implications for the Council. The revenue funding for housing-related support services comes from Supporting People which is managed at Surrey County level by the SP Lead Officer.

PRIORITY 4:

The actions for year 07/08 are within budget, but depending on outcomes of action plan, further resources may be required for 08/09.

A more detailed breakdown of the actual and proposed resource implications of the 4 priorities is contained in the Action Plan which can be found on the Council's website.

8. Action plan – Implementation and monitoring

The Housing Strategy 2004-2009 gave prominence to the need for effective partnership working across a range of key stakeholders.

The Council has consulted widely on this revision of that Strategy, and furthermore will set up a Housing Strategy Monitoring group to monitor the performance of the Strategy and to give officers feedback on the progress of the Action Plan. The group will comprise representatives of key, external Stakeholder organisations from the statutory and voluntary sectors and will meet twice a year.

The Council's Housing Strategy Officer will report monthly to the Strategic Housing Group (SHG), and 6-monthly to the Council's Performance and Review Committee on the implementation of the Action Plan.

The process of continuously monitoring and reviewing the Housing Strategy by officers, members, and key stakeholders will ensure that achievements are recognised and highlight any areas where the Council needs to continue to consult.

9. Stakeholder consultation

Internal

On 20 July 2006, the Council set up a Members' Task group to oversee the review of the Housing Strategy.

Members agreed the four revised priorities and the Action plan and recommended these to a meeting of the Improvement and Development Committee on 6 April 2007.

The revised Housing Strategy was approved by the Council's Executive on 17 April and by a meeting of the Full Council on 26 April 2007.

External

A presentation of the four priorities was made to the annual meeting of the Local Strategic Partnership in January 2007.

In February 2007, agencies and professionals across the Borough with a particular interest in housing issues attended a consultation event.

Participants expressed their views on the four revised priorities and also highlighted issues not already included in the revised Housing Strategy.

Many of the views expressed were already included in the revised Housing Strategy. Those that were not were either incorporated into the Action Plan or noted separately for possible inclusion in a future strategy. The Council's housing clients and service users were also invited to attend this event, and if they couldn't, they were invited to give their views and comments on homelessness to a member of the Housing Options team.

10. Conclusion and future direction

This updated Housing Strategy sets out the Council's housing-related priorities and objectives for the years 2007-2009. It is a short-term plan, but some of the projects are far-reaching and may go beyond the lifecycle of the Strategy. However, this may well be the last time that Spelthorne produces a housing strategy separate from that of other, neighbouring authorities. In the Government's White Paper 'Strong and prosperous communities' (October 2006), there is an expectation that future housing strategies will come within the Sustainable Community Strategy and will be delivered on a sub-regional basis.

Relevant Documents and Contacts

Document	Contact
Commission for Racial Equality Code of Guidance on Rented Housing	www.cre.gov.uk
Community Strategy	Tim Kita, Head of Communications & Community Safety: 01784 446243 E-mail t.kita@spelthorne.gov.uk www.spelthorne.gov.uk
Empty Homes Strategy	Lee O'Neil, Head of Environmental Health & Building Control: 01784 446377 l.oneil@spelthorne.gov.uk www.spelthorne.gov.uk
Fuel Poverty Strategy	Kirsty Rice, Environmental Projects Officer: 01784 446419 k.rice@spelthorne.gov.uk www.spelthorne.gov.uk
Gypsy and Traveller Accommodation Assessment (GTAA)	Greg Halliwell, Housing Strategy Officer: 01784 446254 g.halliwell@spelthorne.gov.uk
Housing Act 2004	Deborah Ashman, Head of Housing Options: 01784 446206 d.ashman@spelthorne.gov.uk www.communities.gov.uk
Housing Market Assessment	John Brooks, Assistant Head of Planning: 01784 446346 j.brooks@spelthorne.gov.uk www.spelthorne.gov.uk
Housing Needs Survey	Greg Halliwell, Housing Strategy Officer: 01784 446254 g.halliwell@spelthorne.gov.uk www.spelthorne.gov.uk
Key Worker Strategy	Greg Halliwell, Housing Strategy Officer: 01784 446254 g.halliwell@spelthorne.gov.uk www.spelthorne.gov.uk
Local Development Framework	John Brooks, Assistant Head of Planning: 01784 446346 j.brooks@spelthorne.gov.uk www.spelthorne.gov.uk
North Surrey Extra Care Housing Strategy	Greg Halliwell, Housing Strategy Officer: 01784 446254 g.halliwell@spelthorne.gov.uk
Planning Policy Statement 3 (PPS3)	www.communities.gov.uk
Private Sector Renewal Strategy	Lee O'Neil, Head of Environmental Health & Building Control: 01784 446377 l.oneil@spelthorne.gov.uk www.spelthorne.gov.uk

SEEDA Regional Economic Strategy 2002-12	www.seeda.gov.uk
South East Regional Housing Strategy	www.go-se.gov.uk
South East Plan	www.go-se.gov.uk
Strong and prosperous communities – the Local Government White Paper	www.communities.gov.uk
Supplementary Planning Guidance	John Brooks, Assistant Head of Planning: 01784 446346 j.brooks@spelthorne.gov.uk www.spelthorne.gov.uk
Surrey Supporting People Strategy	www.surreysp.org.uk
Sustainable Communities: Building for the Future	www.communities.gov.uk