

Housing Strategy 2009-14

Heather Morgan

Head of Planning & Housing Strategy

21 September 2009

The 4 priorities

- To ensure the provision of affordable housing
- To implement Choice-Based Lettings (CBL)
- To improve the housing options service to prevent homelessness
- To address the issues of 'decent' homes, independent living, and availability of suitable properties in the private rented sector

The provision of affordable housing

- Demand for affordable housing continues to grow
- Particular need for family-size accommodation (3 bedrooms or more)
- New developments to consider the number of people to be housed (as well as number of units)
- Stanwell New Start (affordable/private housing as part of mixed scheme to re-invigorate Stanwell)

Choice-Based Lettings (CBL)

- A new way of allocating social housing
- Based on a Banding system rather than points
- Bands A, B, C, D and E. Band A is for those with the highest need: Band E the lowest
- Clients 'bid' for a property on the basis of the Band they are in

The prevention of homelessness

- **Housing Options concentrates on prevention through giving information and advice**
- **In July there were no households accepted as homeless and just 7 in temporary accommodation**
- **An increase in the number of homeowners experiencing financial difficulties**
- **Housing Options has produced a debt advice and information pack**

Private sector housing

- 14% of homes in Spelthorne are non-decent
- Cold and damp due to insufficient thermal insulation and/or lack of heating
- Poorest housing conditions in private rented
- £215,000 annually in grants for vulnerable households
- £446,600 annually for disabled facilities grants (DFGs)
- The Council wants to encourage more landlords to provide decent and affordable rented properties

RED = overdue or causing concern	AMBER = not yet started/about to start	GREEN = ongoing – no concerns
---	---	--------------------------------------

Action Plan 2009-14 Priority 1 – Provision of affordable housing

Objective	Timetable	Progress	Outcome	Achieved	Lead Officer
To meet the annual target for affordable housing in Spelthorne	Annually		Completion of an annual average of 66 units of affordable housing as required by the South East Plan, i.e. 40% of 166 new-build properties.		JH
To research best practice in other councils and RSLs on accessing funding for affordable housing			All available funding opportunities explored.		JH