

Interim Housing Strategy actions requiring funding

A - Maximising affordable housing output

Objectives	Actions
Consider more residential accommodation above existing shops, libraries, offices and car parks etc., on both new-build and/or retrofit	Consider commissioning an employer engagement study to identify potential projects;
Aim to fund a third-phase of the District Council's A Home of Your Own scheme	Subject to Moat's position, present report to Housing and Health Advisory Committee seeking funding for phase-3;
Use S106 funds to commission more specific studies to help build up the District Council's evidence base	Develop brief for an HMNA with additional and detailed components for older people and physical disabilities;

B - Making best use of existing stock

Objectives	Actions
Pilot a homesteading scheme to enable first-time buyers to purchase and renovate long-term empty homes;	Prepare a report for Portfolio Holders seeking necessary funding via the S106 Housing Pots and roll out if approved.
Consider a leasing scheme whereby empty homes are secured and leased to a housing association for a set period to house homeless people and/or those on the SDHR;	Prepare a report for Portfolio Holders seeking necessary funding via the S106 Housing Pots.
Fund joint under-occupation officer for a further 2-years	Prepare a report for Portfolio Holders seeking necessary funding via the S106 Housing Pots. (Agreed).
Contribute to the Small is Beautiful (SiB) downsizing scheme for another 2-years	Prepare a report for Portfolio Holders seeking necessary funding via the S106 Housing Pots. (Agreed).
Offer tenancy start-up support, e.g. providing welcome packs; tenancy health-checks etc., in the private-rented sector	Prepare a report for Portfolio Holders seeking necessary funding via the S106 Housing Pots.
Create an SDC-run lettings agency to enable it to control a portion of the private rental market by leasing private landlord properties for 5-years at a time;	To explore if Planning Policy can encourage more above-shop accommodation, particularly with regard to provision of separate entrances. Explore the commission of a lettings agency with housing association partners.

	<p>Prepare a report for Portfolio Holders seeking necessary funding via the S106 Housing Pots. Roll out if approved.</p>
<p>Create new channels for private-rented tenants to raise issues.</p>	<p>Pursue in conjunction with the Flying Start initiative to educate prospective tenants on how to be a good tenant and where to go for help if there are problems. Evaluate pilot projects effectiveness at regular intervals.</p>
<p>Fund a multi-agency signposting officer for older and vulnerable people;</p>	<p>Explore availability of outside funding, e.g. KCC Public Health Work with CAB to ensure any SDC initiative dove-tailed with their existing provision If sufficient external funding identified, prepare a report for Portfolio Holders seeking necessary funding via the S106 Housing Pots Appoint officer and implement</p>
<p>Increase support and take-up of handyman services by contributing £10 per hour for services to older and vulnerable people;</p>	<p>Report to be prepared for H&HAC for consideration. Suggested contribution from S106 Housing Pots of £10,000. Subject to views of H&HAC, prepare a report for Portfolio Holders seeking necessary funding via the S106 Housing Pots Service to be implemented ensuring it dove-tails with existing provision, e.g. HIA and KCC.</p>
<p>Extend tenant incentive scheme for social/affordable rented tenants to purchase a home on the open market</p>	<p>Investigate what other Local Authorities offer and consider implications of vRTB. Report to be prepared for H&HAC for consideration. Subject to views of H&HAC, prepare a report for Portfolio Holders seeking necessary funding via the S106 Housing Pots.</p>
<p>Use S106 funds to commission more specific studies to help build up our evidence base (and to achieve particular objectives)</p>	<p>Report to be prepared for Portfolio Holders seeking necessary funding via the S106 Housing Pots Consultants to be commissioned to undertake survey during 2016/17.</p>

C - Managing housing needs

Objectives	Actions
Continue to fund the Flying Start initiative to educate prospective tenants on how to be a good tenant and where to go for help if there are problems.	Evaluate pilot projects effectiveness at regular intervals.
Invest in the homeless prevention fund to enable the Council to provide deposits and rent in advance for those evicted to find a private rent.	Produce a report to seek funding for the deposit bond/rent in advance scheme.
Offering a loan scheme to enable first time buyers to get a deposit for both starter homes and shared home ownership initiatives.	Research/investigate the options for setting up a loan scheme whereby the Council would retain a beneficial interest in the purchased property (which is then repaid to the Council upon sale, inclusive of any capital uplift).
Investing in additional HERO officers and dedicated Admin Support.	Produce a report to evidence the need for additional HERO officers and dedicated admin support and present this to the Housing and Health Advisory Committee.
Contribute to the Small is Beautiful downsizing scheme for a further 2-years.	£40k of S106 funding approved by Members to joint fund the Small is Beautiful scheme for 2016/17 and 2017/18 (£20k per year). This is subject to match funding by WKHA. (Agreed).
Fund joint Under-occupation Officer post for a further 2-years.	£30,430k pf S106 funding approved by Members to joint fund the Under-occupation Officer post for 2016/17 and 2017/18 (£15,215 per year). This is subject to match funding by WKHA. (Agreed).

D - Tying in housing, health and leisure

Objectives	Actions
Under-occupation: Encourage older people (and other under-occupiers) in large homes to downsize into more suitable accommodation with a private sector version of 'Small is Beautiful' funded by s106 funding (potentially with partner organisations such as the NHS, KCC or Age UK).	Members were not happy with joint costs of £40,000 and requested that the cost of the Officer remain but the "small is beautiful cost of £20,000" from Section 106 funding be stopped 16/17 and used to assist older and frail residents.

<p>Over crowding: Fixed-term tenancies to keep the list fluid; Offering a loan scheme from s106 funding for people in social-rented sector who could afford a mortgage but not the deposit and other removal costs; SDC becomes a private landlord (as part of self-sufficiency agenda) but also to rent to people that private landlords are reluctant to such as groups of young professionals; Tenant accreditation scheme to encourage private landlords to rent to people they might be reluctant to do so; HERO interventions;</p>	<p>Mortgage loan schemes using S106 funding supported by Members and a highlighted as a priority.</p> <p>SDC becoming a private landlord supported (as part of trading company).</p>
<p>Tackling anti-social behaviour : Fixed-term tenancies; Tenant accreditation work with WKHA;</p>	<p>Members would like section 106 funding to help victims of anti social behaviour. Members very supportive of HERO scheme and future super HEROES (including health advice).</p>
<p>Tackling sub-standard housing in the private-rented sector: Landlord accreditation scheme; New Government powers; More proactive Environmental Health;</p>	<p>Discretionary grants to get homes up to decent standard a priority.</p>
<p>Tackling sub-standard privately owned homes: Proactive with HERO; Grants funded by s106 or other sources such as CCGs if proven link to health savings; Proactive environmental health;</p>	
<p>Leisure: To make sure leisure facilities are close by to all homes (new developments and existing). Work on opening up footpaths and cycle paths, access to the countryside, possibly school playgrounds and sports fields at weekends - transport to leisure facilities/make sure leisure facilities are near all homes;</p>	

Physical Health and housing: Wheelchair access, lifts, bungalows etc.; Access to gardens/allotments; Walkability; Air quality (pollution);	Building healthy environments to reduce social isolation - use S106 to develop initiatives to address social isolation a priority.
Fund joint under-occupation officer for a further 2-years -c£30k from S106 funds (£15k pa), though matched by WKHA.	Look at 'return on investment' for money spent on Under Occupation Officer and number of rooms saved to further evaluation cost benefits. If S106 money is available, is it good value for money? (Agreed).
Contribute to the Small is Beautiful downsizing scheme for another 2-years - £80k from S106 pot (£40k pa).	(Agreed).
Allocate further S106 funding for private landlord grants to help improve conditions in the private-rented sector;	
Allocate further S106 funding for energy efficiency works to improve efficiency of the private housing stock;	
Use S106 funds to commission more specific studies to help build up our evidence base;	Accepted these should be undertaken but no duplication and keep costs low.
Energy efficiency: Tackling fuel poverty; Increasing thermal-efficiency of the housing stock; Retrofit measures;	There should be better promotion and signposting where the help is. Encourage gas supplies to be extended in the District to help people to heat their homes more efficiently. Better use of social marketing to tailor promotional materials for difference age ranges i.e. over 50's, Over 75's etc. (An example of this is that Members feel that the banners that show a picture of very old people are wrong with a title of 'Over 50?').

