

GROUP D - IDEAS AND OPTIONS (GROUP RECOMMENDATIONS)

GROUP FACILITATORS: PAT SMITH / HAYLEY BROOKS		
Policy adjustments		
	<p>Overcrowding:</p> <ul style="list-style-type: none"> <li>- Fixed-term tenancies to keep the list fluid;</li> <li>- 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;</li> <li>- 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;</li> <li>- Tenant accreditation scheme to encourage private landlords to rent to people they might be reluctant to do so;</li> <li>- HERO interventions;</li> <li>- Encouraging and supporting people to get on to the property ladder are a priority for Members.</li> <li>-</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Members supportive of loans from section 106 to assist residents to buy a home.</i></li> <li>- <i>Like Accreditation scheme for Landlords and Accreditation scheme for tenants (Flying start).</i></li> <li>- <i>To investigate SDC becoming a private landlord supported (as part of trading company).</i></li> <li>- <i>Local connection must continue to be a priority, as far as possible.</i></li> <li>- <i>HERO a priority and must continue. Providing the service to residents in Sevenoaks District as a priority above providing it for others.</i></li> </ul>
	<p>Tackling anti-social behaviour :</p> <ul style="list-style-type: none"> <li>- Fixed-term tenancies;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Fixed-term tenancies supported by Members and highlighted as a</i></li> </ul>

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	<ul style="list-style-type: none"> <li>- Tenant accreditation work with WKHA;</li> </ul>	<p><i>priority.</i></p> <ul style="list-style-type: none"> <li>- <i>Tenant accreditation scheme (Flying Start) supported by Members.</i></li> <li>- <i>Victim and perpetrator support should be a priority to reduce repeat incidents.</i></li> <li>- <i>Providing support to people in private sector housing also important (victims and perps).</i></li> <li>- <i>Should be subsidising victim support if we are subsidising WKHA to provide support services - more focus on support for the victims/neighbours.</i></li> <li>- <i>More financial checks on social housing tenants are needed.</i></li> <li>- <i>Members would like funding to help victims of anti-social behaviour.</i></li> <li>- <i>Members very supportive of HERO scheme and future super HEROES (including health advice).</i></li> </ul>
	<p>Tackling sub-standard housing in the private-rented sector:</p> <ul style="list-style-type: none"> <li>- Landlord accreditation scheme;</li> <li>- New Government powers;</li> <li>- More proactive Environmental Health;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <p><i>Members supportive of this work.</i></p> <ul style="list-style-type: none"> <li>- <i>Landlord accreditation scheme supported by Members and highlighted as important.</i></li> <li>- <i>To consider discretionary grants and enforcement powers to get homes up to decent standard (a priority).</i></li> <li>- <i>SDC housing interventions can save NHS money, so to research and cost up.</i></li> </ul>
	<p>Tackling sub-standard privately owned homes:</p> <ul style="list-style-type: none"> <li>- Proactive with HERO;</li> <li>- Grants funded by s106 or other sources such as CCGs if proven link to health savings;</li> <li>- Proactive environmental</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Agreed. Members agree that services and support should be given to people in private homes as well as social housing.</i></li> <li>- <i>Again, SDC housing interventions can save NHS money, so to research and cost up.</i></li> </ul>

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	health;	
	<p>Leisure:</p> <ul style="list-style-type: none"> <li>- 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;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Encourage social engagement as part of leisure important.</i></li> <li>- <i>Dementia and mental health support a priority for housing.</i></li> <li>- <i>Promote and encourage more people to access and use outdoor open and green spaces such as walking, cycling, horse riding and activities such as allotments etc. Free activities in the outdoors.</i></li> </ul>
	<p>Mental Health and housing:</p> <ul style="list-style-type: none"> <li>- Access to the countryside;</li> <li>- Designs to enhance mental health;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Tackling inactive residents is important and a priority.</i></li> <li>- <i>Strong links to mental and physical health, use initiatives to promote both.</i></li> <li>- <i>Designing in good health in the planning policy stage for new developments to be considered and communal areas to combat loneliness etc</i></li> <li>- <i>Initiatives a priority to promote social inclusion and the use of outdoor spaces, delivering conservation, gardening and exercise together.</i></li> </ul>
	<p>Physical Health and housing:</p> <ul style="list-style-type: none"> <li>- Wheelchair access, lifts, bungalows etc.;</li> <li>- Access to gardens/allotments;</li> <li>- Walkability;</li> <li>- Air quality (pollution);</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Links to planning process to review policies to encourage behaviour change including cycling etc.</i></li> <li>- <i>After-care support once people are housed is important including helping them to socialise more etc.</i></li> <li>- <i>Building healthy environments to reduce social isolation - use S106 to</i></li> </ul>

Appendix A  
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		<i>develop initiatives to address social isolation a priority.</i>
<b>Investment</b>		
	<ul style="list-style-type: none"> <li>- Provide funding for remediation of Category 1 hazards under the Housing, Health and Safety Rating System;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Members supportive of assisting private sector but not social sector.</i></li> <li>- <i>Can assist those asset rich, cash poor.</i></li> </ul>
	<ul style="list-style-type: none"> <li>- Provide grant funding for residents of mobile home parks;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Agreed. Members were supportive as many of the residents are older people and we should look at re housing if required.</i></li> <li>- <i>To assess type and level of need in the new housing needs survey.</i></li> </ul>
	<ul style="list-style-type: none"> <li>- Increase support and take-up of handyperson services by contributing £10 per hour for services to older and vulnerable people;</li> <li>- Fund a multi-agency signposting officer for older and vulnerable people;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Members supportive of handyperson but there should not duplication with other Agencies. Needs to pay for itself but be reasonable.</i></li> <li>- <i>Self funding of DGF and handy person schemes are supported by Members.</i></li> <li>- <i>Members would like to know why age 55 is used by HAs it is felt that it should be over 65? (GM to explain).</i></li> <li>- <i>SDC to investigate setting up its own bespoke handyperson service as part of the HERO product.</i></li> <li>- <i>To consider a dual role of handyperson and multi-agency signposting officer.</i></li> </ul>
	<ul style="list-style-type: none"> <li>- Allocate further S106 funding for energy efficiency works to improve efficiency of the private housing stock;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Members supportive if it is to assist older and frail residents.</i></li> <li>- <i>To further investigate.</i></li> </ul>

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	<ul style="list-style-type: none"> <li>- Use S106 funds to commission more specific studies to help build up our evidence base;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Accepted these should be undertaken but no duplication and keep costs low.</i></li> <li>- <i>To commission a new housing needs study.</i></li> </ul>
<b>Other</b>		
	<p>Falls prevention:</p> <ul style="list-style-type: none"> <li>- DFG Grants in-house (increased coverage);</li> <li>- DFG service to expand to people not entitled to a grant but will pay a fee;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>More focus on prevention and joining up services to achieve this.</i></li> </ul>
	<ul style="list-style-type: none"> <li>- Create an advice pack with a list of trustworthy locally-based services to help people through the downsizing process;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Good idea, to be undertaken by WKHA Officer.</i></li> </ul>
	<p>Energy efficiency:</p> <ul style="list-style-type: none"> <li>- Tackling fuel poverty;</li> <li>- Increasing thermal-efficiency of the housing stock;</li> <li>- Retrofit measures;</li> </ul>	<p><b>ACTIONS/RECOMMENDATIONS:</b></p> <ul style="list-style-type: none"> <li>- <i>Members really like Switch and Save and Warmer streets work.</i></li> <li>- <i>Members are very concerned about older and frail people whose homes are insulated or with proper heating. Asks that GPs contact Councils for example if one of their patients has this issue.</i></li> <li>- <i>There should be better promotion and signposting where the help is.</i></li> <li>- <i>More focus on educating people on energy efficiency is a priority.</i></li> <li>- <i>Encourage gas supplies to be extended in the District to help people to heat their homes more efficiently.</i></li> <li>- <i>'Warm Homes' packs to be promoted more, particularly amongst private home owners.</i></li> <li>- <i>More use of infrared gun to raise awareness.</i></li> </ul>

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		<ul style="list-style-type: none"> <li>- GPs to signpost into SDC's energy efficiency schemes.</li> <li>- Reaching out to isolated older people must be a priority and important to Members.</li> <li>- 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?').</li> <li>- Investigate Porchlight's new Our Power cheap energy scheme.</li> </ul>
<b>Additional</b>		
	<ul style="list-style-type: none"> <li>- The Lifetime Homes Standard;</li> </ul>	<b>ACTIONS/RECOMMENDATIONS:</b> <ul style="list-style-type: none"> <li>- Competing priorities for S106 funding;</li> <li>- To assess need in upcoming housing needs survey and consider a target level in planning policy.</li> </ul>
	<ul style="list-style-type: none"> <li>- Keeping communities together (providing affordable housing for all age groups and income ranges);</li> <li>- Prevent agenda (affordable housing);</li> </ul>	<b>ACTIONS/RECOMMENDATIONS:</b> <ul style="list-style-type: none"> <li>- Competing priorities for S106 funding;</li> <li>- Tackles loneliness - approx. £10b savings pa.</li> </ul>