

Appendix 1: Housing Strategy Delivery Plan

| Meeting future growth needs | | | | |
|-----------------------------|---|---|--|--|
| Ref | Outcomes | Actions | Responsibility | Priority |
| 1.1 | We will have the right type of homes that will meet the future needs of the borough's communities | <p>We will make the most of opportunities presented in the Local Plan, to increase market, affordable and specialist housing</p> <p>We will work with our partners and potential developers to ensure we deliver our housing vision by introducing guidance on the tenure, size and type of properties required</p> | Housing and Community Services and Planning Policy | Mandatory- We need to achieve this outcome but there is flexibility around how this is achieved |
| 1.2 | We will develop and acquire properties which will provide social and affordable rented homes | <p>We will seek opportunities to provide new homes from the Housing Revenue Account</p> <p>Sempra Homes will develop homes with mixed tenure including affordable rent</p> <p>We will continue to acquire suitable properties on the open market in accordance with the Acquisitions Policy</p> | Housing and Community Services | Desirable- the outcome is not required by legislation or national policy but will support achieving the priorities of the Housing Strategy and/or BBC's Corporate Plan for the Borough |

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| 1.3 | New homes will be designed to be attractive, energy efficient and adaptable New homes will contribute to communities that people want to live and thrive in | Introduce design guides to provide inspiration and local standards on delivering high quality developments | Housing and Community Services and Planning Policy | Desirable |
| 1.4 | There will be a range of good quality homes which will meet the needs and aspirations of all residents | Introduce design guides to provide inspiration and local standards on delivering higher quality developments. We will keep the Strategy's housing ladder under review to monitor the changing range and affordability of housing products in the borough, so our other actions can respond accordingly | Housing and Community Services and Planning Policy | Desirable |
| 1.5 | We will maximise on-site or financial contributions to provide new affordable homes | We will review our Viability Appraisal Guidance and Commuted Sum Policy and issue guidance | Regulatory Services and Housing and Community Services | Mandatory |
| 1.6 | Affordable rented homes will be obtainable by low income households | We will introduce an Affordable Rent Guidance to ensure this product is truly affordable | Housing and Regeneration Strategy Team | Desirable |

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| 1.7 | To help meet the challenge of delivering new housing we need Sempra Homes portfolio to continue to grow | Sempra aims to deliver 584 homes over the life of the strategy and will keep all opportunities to increase and maximise development under review on an annual basis | Housing and Community Services | Mandatory |
| 1.8 | Maximising opportunities to work with our partners we will provide a range of quality housing products that meets housing need | We will further develop our relationship with the borough's key housing providers and developers to ensure that between us, we can deliver a range of quality housing products that will increase overall supply and meet our growing need | Housing and Community Services | Desirable |
| 1.9 | Custom and self-builders will be given the opportunity to find a plot to build their own a home that meets their individual needs and tastes | We will deliver custom and self-build opportunities as indicated by demand on the custom and self-build register | Planning Policy | Compulsory- We must achieve this outcome and the way in which we do this is set out in legislation or national policy. |

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| Making the best use of existing homes | | | | |
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| 2.1 | All Council housing will continue to be maintained so they are safe and sound to live in | We will work in partnership with Morgan Sindall to develop a local standard that ensures our council housing stock remains safe and sound to live in | Housing and Community Services | Mandatory |
| 2.2 | Improvements to Council owned homes will be delivered more cost effectively and include the wider estate conditions | We will produce an Asset Management Strategy and Delivery Plan | Housing and Community Services | Desirable |
| 2.3 | Our existing assets will be reviewed to ensure we are making the best use of them | We will undertake reviews periodically on our existing stock to ensure it is future proof We will incentivise tenants to downsize to make more family homes available to those in need | Housing and Community Services | Desirable |
| 2.4 | Under-occupation of Council properties will reduce | We will improve the availability of smaller units and marketing of alternatives to our tenants | Housing and Community Services | Desirable |
| 2.5 | Our social housing will be used more effectively through conversions | We will consider alternative ways to deliver the sizes of social housing we need including exploring the potential for conversions | Housing and Community Services | Desirable |

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| 2.6 | Residents living in the private rented sector will be protected from rogue landlords | We will rigorously enforce the legislation to ensure tenants are protected from serious hazards in their homes. We will take enforcement action against landlords who illegally harass tenants and/or attempt illegal evictions | Regulatory Services | Compulsory |
| 2.7 | Living conditions in the private rented sector will improve. | Alongside our statutory duties we will seek opportunities to improve living conditions in the private rented sector | Regulatory Services | Desirable |
| 2.8 | Our Borough's Houses in Multiple Occupation will meet statutory standards | We will take action to identify Houses of Multiple Occupation (HMOs) within the borough and license those that fall within the Environmental Health licensing criteria to ensure tenants are protected from sub-standard living conditions We will be more responsive to ensuring all HMOs meet the statutory standards through introducing a risk-rated inspection programme and responding to problems brought to our attention by tenants. We will prosecute all HMO landlords who compromise tenants' safety | Regulatory Services | Compulsory |

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| 2.9 | Our HMOs will be regarded as well managed | Alongside our statutory duties we will seek opportunities to improve living conditions in HMO's including exploring the merits of introducing selective licensing | Regulatory Services | Desirable |
| 2.10 | Residents living in the private sector will enjoy improved health and wellbeing through improvements in their homes | We will prosecute all HMO landlords who compromise tenants' safety | Regulatory Services | Desirable |
| 2.11 | Adaptations will support residents with disabilities to remain in their homes and communities | <p>We will work with Essex Social Care and Health services to ensure that private tenants and owner occupiers are assessed promptly to access disabled facilities grants</p> <p>We will continue to make the case for increased Better Care funding for disabled facilities by outlining the health and social care cost savings this provides</p> | Regulatory Services | Mandatory |
| 2.12 | Adaptations will support council tenants with disabilities to remain in their homes and communities | We will continue to fund occupation therapy assessment services for tenants requiring adaptations | Housing and Community Services | Desirable |

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| 2.13 | The council will actively detect and pursue cases of tenancy fraud | We will have comprehensive procedures in place to vet and detect tenancy fraud, housing and right to buy applications and undertake tenancy audits and seek legal action on viable cases to recover debts | Housing and Community Services | Compulsory |
| 2.14 | The Council will seek to reduce tenancy fraud by encouraging reporting | We will raise public awareness and encourage local residents to report any suspected incidents of tenancy fraud | Housing and Community Services | Desirable |
| 2.15 | Our communities will not be blighted by long term empty homes | We will explore the reasons why we have long term empty homes in the borough and develop an effective strategy for bringing them back into use including considering the use of management orders where necessary | Regulatory Services | Desirable |

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| Support residents to create neighbourhoods they wish to live in and be part of | | | | |
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| 3.1 | Our engagement with tenants and leaseholders will be improved Offering a wider choice of engagement methods will result in wider interaction with members of our community | We will undertake a review of our current formal mechanisms for engagement | Housing and Community Services | Desirable |
| 3.2 | Community led groups will flourish and encourage independence amongst each other | We will support our communities to thrive on their own and be independent by encouraging volunteering opportunities and by providing support and advice to community led groups | Housing and Community Services | Desirable |
| 3.3 | Housing Services will make a positive contribution to ensuring residents feel safe in their neighbourhoods and the fear of crime and antisocial behaviour will decrease | We will deliver the Community Safety Partnership Strategy, Gangs and Serious Organised Crime Strategy and the Anti-Social Behaviour Strategy to improve the safety of our residents, their families and communities We will trial the provision of a domestic violence hub, to provide an advice one stop shop | Housing and Community Services | Desirable |

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| 3.4 | Residents will consider the public realm has been enhanced following the regeneration of their estate and will choose to use the open spaces and other community facilities | We will ensure our regeneration schemes promote communities in which people wish to live by providing quality neighbourhood services and public realm improvements | Housing and Community Services, Regeneration and Economic Development, Regulatory Services, Streetscene | Desirable |

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| Improve access to housing opportunities and choice | | | | |
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| 4.1 | The number of residents experiencing fuel poverty will decrease | We will use the information obtained from Stock Condition Modelling to develop targeted approaches to reducing fuel poverty and delivering affordable warmth | Housing and Community Services and Regulatory Services | Desirable |
| 4.2 | The number of homes in the borough containing hazards which risk resident's health will decrease | We will develop strong links with our partners to ensure our services are more joined up in supporting the health and wellbeing of residents through healthy housing initiatives | Regulatory Services | Desirable |
| 4.3 | Residents will have increased employment and training opportunities | We will make full use of Community Hub located in The Basildon Centre We will work with our partners, such as the DWP, to keep the borough's unemployment rate as low as possible by supporting residents into employment or skills training so they can improve their life opportunities | Customer Services | Desirable |
| 4.4 | We will have good quality supported accommodation and services to meet the needs of our residents | We will work with our providers to identify ways to continue to deliver services to vulnerable residents who require housing related support or specialist accommodation | Housing and Community Services | Desirable |

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| 4.5 | We will prevent homelessness and be responsive to demand levels | We will monitor and update the Homeless Prevention Strategy Action Plan every year so it is capable of responding to changes and demands | Housing and Community Services | Compulsory |
| 4.6 | Older people will enjoy an increased choice of specialised accommodation | We will consider the findings of the Sheltered Housing Review with regard to service delivery alongside the Housing Needs Study 2015 and the Strategic Housing Market Assessment 2016 and Local Plan to determine how we can best meet the housing needs of older people from our existing stock and future developments We will work in partnership with other housing and care providers to ensure a sufficient supply of housing for older people is available, including extra care housing | Housing and Community Services | Desirable |
| 4.7 | Customers will have a raised awareness of the housing options affordable to them. | We will manage customers' housing expectations from the start so they are clear about the type of housing available to them and how much it will cost We will also help them to help themselves to find a solution that works for their needs. | Housing and Community Services | Desirable |

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| 4.8 | We will have reviewed whether we can accommodate the future needs of the Borough's growing Gypsy & Traveller households | We will consider the findings of the Gypsy, Traveller and Travelling Showpeople Needs Assessment 2017 and the Gypsy, Traveller and Travelling Showpeople Site Potential Study 2017 and determine through the Local Plan whether we can meet these needs on our own, or whether further cooperation with other parts of Essex will be needed to meet these needs | Planning Policy | Compulsory |
| 4.9 | Our services will be targeted appropriately to reflect the needs and profile of our tenants | We will maximise the use of the data we hold on tenants to ensure the services we provide now and in the future are appropriate to our tenants profiles | Housing and Community Services | Desirable |
| 4.10 | We will have a full picture of housing needs within the Borough | Explore how we can identify concealed households who are in housing need eg sofa surfing, staying with relatives including those who do not qualify for Housing Register | Housing and Community Services | Desirable |
| 4.11 | We will have homeless prevention options available to low income single people | We will explore ways to prevent homelessness amongst low income single people | Housing and Community Services | Compulsory |

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| 4.12 | We will have a housing allocation policy that is effective in meeting the needs of those people we accept as having a need for affordable rented housing | Review our housing allocation policy to ensure it is meeting the housing needs of people we accept as having a need for affordable rented housing | Housing and Community Services | Compulsory |