

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				
Ref	Outcomes	Actions	Responsibility	Priority
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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Ref	Outcomes	Actions	Responsibility	Priority
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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Ref	Outcomes	Actions	Responsibility	Priority
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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Ref	Outcomes	Actions	Responsibility	Priority
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				
Ref	Outcomes	Actions	Responsibility	Priority
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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Ref	Outcomes	Actions	Responsibility	Priority
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				
Ref	Outcomes	Actions	Responsibility	Priority
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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Ref	Outcomes	Actions	Responsibility	Priority
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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Ref	Outcomes	Actions	Responsibility	Priority
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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Ref	Outcomes	Actions	Responsibility	Priority
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