

Housing Strategy 2011-21

Vision Statement - *‘Ensure housing in the Borough meets the diverse needs of our local communities and contribute towards creating a place where people want to live’*

Aim 1. Promote the delivery of quality housing, including affordable, to meet local needs and promote a sustainable and balanced housing market.

Aim 2. Promote the improvement in the quality of the existing housing stock achieving Decent, Healthy & Environmentally Sustainable homes across all tenures.

Aim 3. Promoting greater accessibility to different types of housing and promoting independent living for vulnerable groups and continuing work to prevent homelessness.

Overview of the Housing Group

- **Housing Group is in effect responsible to meet the Housing Needs of the Borough with funding from the General Fund (excluding Council Landlord services - SEH) including:-**
- **Community Housing**
- **Private Sector Housing**
- **Strategic Housing**
- **Supporting People**
- **Aids & Adaptations**
- **Working closely with South Essex Homes – Client Officer**

South Essex Homes (S.E.H)

- **Council Housing still owned by the Council but managed by the Arms Length Management Organisation (ALMO) S.E.H through a Management Agreement**
- **Provide following services to Council tenants with ring fenced funding in the Housing Revenue Account (HRA):-**
 - **Rent Collection**
 - **Repairs Service**
 - **Property Improvement**
 - **Estate Management**
 - **Sheltered Housing including Telecare**
 - **Community Development**
 - **Anti social Behaviour Team**

Community Housing (Phill Warren)

- **Homelessness Services including securing temporary housing for those with nowhere to live**
- **Housing Options – working with those in housing need trying to prevent anyone becoming homeless, including trying to find them Private Rented homes**
- **Housing Needs – maintaining the Housing Register/Waiting List – doing nominations to S.E.H or to Housing Association properties**
- **Working with a range of agencies associated with Rough Sleeping**
- **Major Aids and Adaptations service for S.E.H's tenants**

Private Sector Housing – (David Colwill)

- **Responsible to ensure conditions in the private housing sector – owner occupiers and Private Rented Sector (PRS) are safe**
- **Monitoring of Houses in Multiple Occupation (HMO's)**
- **Responding to complaints about unfitness in the PRS and prosecuting landlords who don't undertake improvements to meet minimum health and safety standards**
- **Empty Homes – trying to bring long term empty homes back into use**
- **Working with Papworth Trust to undertake aids and adaptations in the private sector through Disabled Facilities Grants (DFG)**
- **Working with SEAL and other internal departments to improve some of the run down streets in parts of the Borough**

Supporting People

- **Managing a range of Housing – related Support Contracts for a wide range of client groups:-**
 - Young People including teenage parents
 - People with a mental health or learning disability
 - Single Homeless People including rough sleepers
 - Physical Disabilities with Papworth Trust
 - Sheltered Housing for Older People
- **Lower level support services which aim to prevent need for crisis services**

Strategic Housing (Tim Holland)

- **Working with Developers and Housing Associations to get new affordable housing built to meet local housing needs**
- **Building new Council Homes – Byron Avenue and 18 new homes in Shoeburyness**
- **Additional land being investigated for the next phase**
- **Regeneration of Queensway**

Housing – Major Challenges Ahead

- **Building new Affordable Homes for Local People**
- **Welfare Reforms and the introduction of Universal Credit**
- **Sheltered Housing**
- **Austerity – public sector budget cuts**
- **Accessing the Private Rented Sector**
- **Homelessness & Rough Sleeping**