

Action Plan 06/07

SOUTH EAST LONDON HOUSING STRATEGY (2006-2010)

South East London

housing partnership

Action	Target Date	Lead SEL group
TAKING THE SELHS FORWARD AND STRENGTHENING THE PARTNERSHIP		
Circulate finalised SELHS 2006-2010	May 06	Strategy Group
Complete Equalities Impact Assessment of SELHS 2006-2010	May 06	Strategy Group
Report on progress made in pursuing recommendations arising from Equalities Impact Assessment	Mar 07	Strategy Group
Hold a SELHP Conference with Open Day format	Dec 06	Strategy Group
Extend Business Friendship model between small BME RSLs and larger RSLs to more RSLs	Mar 07	Development Group
Commence a further (3rd) round of Black on Board training	Oct 06	Development Group/SELHAG
Implement an agreed sub regional RSL construction training initiative	Mar 07	Development/Strategy Group/SELHAG
Adopt a programme of joint staff training and agree staff training protocol	Sep 06	Strategy Group
Produce monitor of RSL performance 2005-6	Oct 06	Development Group
DEVELOP BETTER UNDERSTANDING OF THE HOUSING MARKET AND NEEDS ACROSS THE SUB-REGION TO INFORM STRATEGIC DECISIONS		
Produce twice-yearly South East London housing market analysis to inform SELHS	Apr 06 Oct 06	Strategy Group
Establish feasibility of sub regional approach to local housing market and housing needs assessments	Jan 07	Strategy Group
Agree an action plan for understanding the effects of Buy to Let and to promote good management of mixed tenure developments	Oct 06	Development Group/SELHAG
Complete Gypsy & Traveller Accommodation Assessment via London Boroughs Project	Oct 06	Strategy Group
Consult minimum standards for Gypsy & Traveller provision	Mar 07	Strategy Group
OBJECTIVE 1: PROVIDE SUFFICIENT NEW GOOD QUALITY HOMES OF ALL TENURES THAT ARE AFFORDABLE		
Target 1:	Deliver 5000 homes per annum in South East London	
Target 2:	Ensure good quality housing: 40% are 3 bed+, 10% wheelchair standard, 70:30 rent to intermediate and Lifetime Homes standards.	
Target 3:	Ensure "affordable housing" is affordable to households who are otherwise excluded from the housing market in South East London	

Maintain a schedule of schemes that constitute the pipeline of proposed development	Quarterly	Development Group
Bring forward reserve schemes and in year bidding to deliver additional family homes, wheelchair units and supported housing.	Mar 07	Development Group/SELHAG
Implement consistent terminology for S106 agreements	Oct 06	Development Group
Produce sub-regional protocol for RSL aids and adaptations	Oct 06	Development Group
Map land values for sub-region	Mar 07	Development Group

OBJECTIVE 2: TACKLE OVERCROWDING

Target 1: To increase the proportion of new affordable rented homes with 3 or more bedrooms and to extend or deconvert up to 29 properties during 2006-08 as part of the sub regional extensions / deconversions programme.

Deliver London Housing Board funded programme of 29 extensions over 2006-8	Mar 08	Development Group
Support delivery of RSL programme of extensions and encourage further in year bidding	Mar 07	Development Group/SELHAG
Pilot a sub-regional under occupation scheme using ODPM funding	Oct 06	Nominations Group
Commence development of at least one suitable new build scheme to attract under occupiers	Mar 07	Development Group

OBJECTIVE 3: PROVIDE CHOICE IN HOUSING TO MEET THE NEEDS OF THE SUB REGION

Target 1: Establish a scheme that allows applicants for affordable rented housing greater mobility across SE London on the basis of choice.

Target 2: Use sub regional shared ownership register and Zone agent arrangements to offer affordable home ownership options to priority groups such as existing social housing tenants.

Target 3: Develop opportunities for residents of SE London to be able to access housing outside London and **within other sub regions of London**

Maintain a schedule of properties that are subject to inter-borough nominations across the sub-region	Quarterly	Nominations Group
Carry out and review pilot sub regional choice based mobility scheme	Oct 06	Nominations Group
Review and update key worker strategy and action plan	Oct 06	Intermediate Housing Group
Implement an agreed programme of marketing for all intermediate housing	Sep 06	Intermediate Housing Group

OBJECTIVE 4: PREVENT HOMELESSNESS AND REDUCE THE USE OF TEMPORARY ACCOMMODATION

Target 1: To build on work to prevent homelessness and reduce the use of temporary accommodation.

Target 2: To match within the sub region, the Government's national target to halve the numbers of people in temporary accommodation by 2010.

Agree a joint approach to 'Temp to Perm' or Temp to Settled' and submit a bid to London Housing Board	Dec 06	Homelessness Group
Produce a protocol on RSL evictions	Nov 06	Homelessness Group
Complete review of SELHP pilot Domestic Violence Protocol	Jan 07	Homelessness Group
Produce portfolio of information for young people	Sep 06	Homelessness Group
Review housing options in SE London and identify any opportunities for sub regional working	Mar 07	Homelessness Group

OBJECTIVE 5: IMPROVE HOUSING IN THE PRIVATE SECTOR

Target 1: To meet the Government's target of 70% for vulnerable private sector households to be living in decent housing by 2010, rising to 75% by 2020.

Deliver London Housing Board funded programme of making 1875 private sector homes occupied by vulnerable households decent over 2006-8	Mar 08	Private Sector Group
Produce joint SE London information on energy efficiency and home maintenance	Mar 07	Private Sector Group
Hold a SE London Private Landlords Day	Mar 07	Private Sector Group

OBJECTIVE 6: TACKLE EMPTY PROPERTIES

Target 1: To reduce the number of private sector properties that have been empty for more than 6 months across the sub region.

Jointly develop joint procedures and legal advice for Empty Homes Management Orders and Compulsory Purchase Orders	Mar 07	Empty Homes Group
Deliver London Housing Board funded programme of bringing 140 empty properties back into use over 2006-8	Mar 08	Empty Homes Group

OBJECTIVE 7: SUPPORT INDEPENDENCE FOR VULNERABLE HOUSEHOLDS

Target 1: Complete research into the mobility of older people and develop a sub regional action plan for provision of housing and support for older people.

Target 2: Implement further joint working on accreditation and reviews in order to achieve greater efficiency.

Complete research into mobility between boroughs and tenure of older people and use findings to develop into provision of housing and support for older people	July 06	Supporting People Group action plan
Implement further joint working on accreditation and contract management in order to achieve greater efficiency	Mar 07	Supporting People Group
For partnerships of 2 or more boroughs to commission at least 2 new services	Mar 07	Supporting People