

Private Sector Housing Strategy Action Plan 2010 - 2013

Corporate Objective	Strategic Aim/ Objective	Action No.	Action required	Target	Lead	Resources	Target Completion Date	Desired Outcome
Making a difference to our people	Reduce the number of non-decent homes occupied by vulnerable persons	1	Provide RHMAGS to vulnerable residents	50 per annum, subject to available funding	Principal Environmental Health Officer	Within existing resources	March 2011 / 12 / 13	Privately owned non-decent homes made decent
	Bring back empty homes into use	2	Identify empty properties suitable for renovation, and contact owners. Promote the Council's 'PLACE' scheme	5 per annum	Principal Environmental Health Officer	Within existing resources	Mar-11	Empty homes re-occupied
	Reduce fuel poverty	3	Provide grant aid to vulnerable home owners to improve the energy efficiency of their properties	350 per annum	Principal Environmental Health Officer	Within existing resources	Mar-11	Fuel poverty reduced
	Inform local landlords	4	Organise landlord's forum	Biannually	Senior Environmental Health Officer	Within existing resources	Ongoing	Landlord's knowledge of Council's involvement with the private rented sector improved.
	Educate landlords	5	Promote landlord's accreditation scheme	2010/11	Senior Environmental Health Officer	Within existing resources	Ongoing	Local landlords accredited
	Enable independent living	6	In conjunction with Essex County Council's Occupational Therapy Service, provide grant-aided equipment and adaptations to the disabled.	To provide at least 30 DFGs per annum, subject to demand and available budget	Principal Environmental Health Officer	Government funding required	March 2011 / 12 / 13	Adaptations for the disabled provided.
	Enable independent living	7	In conjunction with Springboard Support, assist in the provision of the handyman and gardening schemes	410 jobs on handyman scheme and 410 jobs on gardening scheme for 2010/11	Principal Environmental Health Officer	Within existing resources	Mar-11	Targets for handyman and gardening schemes achieved.

	Protect the health and safety of those living on licensed caravan sites	8	Inspect caravan sites for compliance with licence conditions	According to annual work programme	Senior Environmental Health Officer	Within existing resources	Ongoing programme	Non-compliance with licence conditions identified and remedied
Making a difference to our community	Protect the health and safety of those living in Houses in Multiple Occupation (HMOs)	9	Identify new HMOs. Inspect existing HMOs to check they are free from health hazards, and are being properly managed.	According to annual work programme	Senior Environmental Health Officer	Within existing resources	Ongoing programme	Occupiers of HMOs living in safe, well managed dwellings
Making a difference to our people	Protect the health and safety of those living in privately rented accommodation	10	Respond to complaints of poor housing conditions efficiently.	Respond within 5 working days	Senior Environmental Health Officer	Within existing resources	Ongoing	Occupiers in the private rented sector living in dwellings free from health hazards
	Prevent overcrowding in the private rented sector	11	Investigate complaints of overcrowding, taking formal action where necessary	Provide response on decision and take appropriate action where required.	Housing Technical Officer	Within existing resources	Ongoing	Dwellings in the private rented sector not overcrowded
	Protect tenants in the private rented sector from harassment and illegal eviction	12	Investigate complaints of harassment and illegal eviction; liaise with, and educate landlords	Provide response on decision and take appropriate action where required.	Principal Environmental Health Officer	Within existing resources	Ongoing programme	Security of tenure maintained
Making a difference to our community	Promote Energy Efficiency	13	Participate in Council's Environment Awareness days. Participate in National Energy Efficiency Week. Provide a loan service for home energy monitors and promote their use.	Annually	Senior Environmental Health Officer	Within existing resources	Ongoing programme	Public awareness of home energy efficiency.