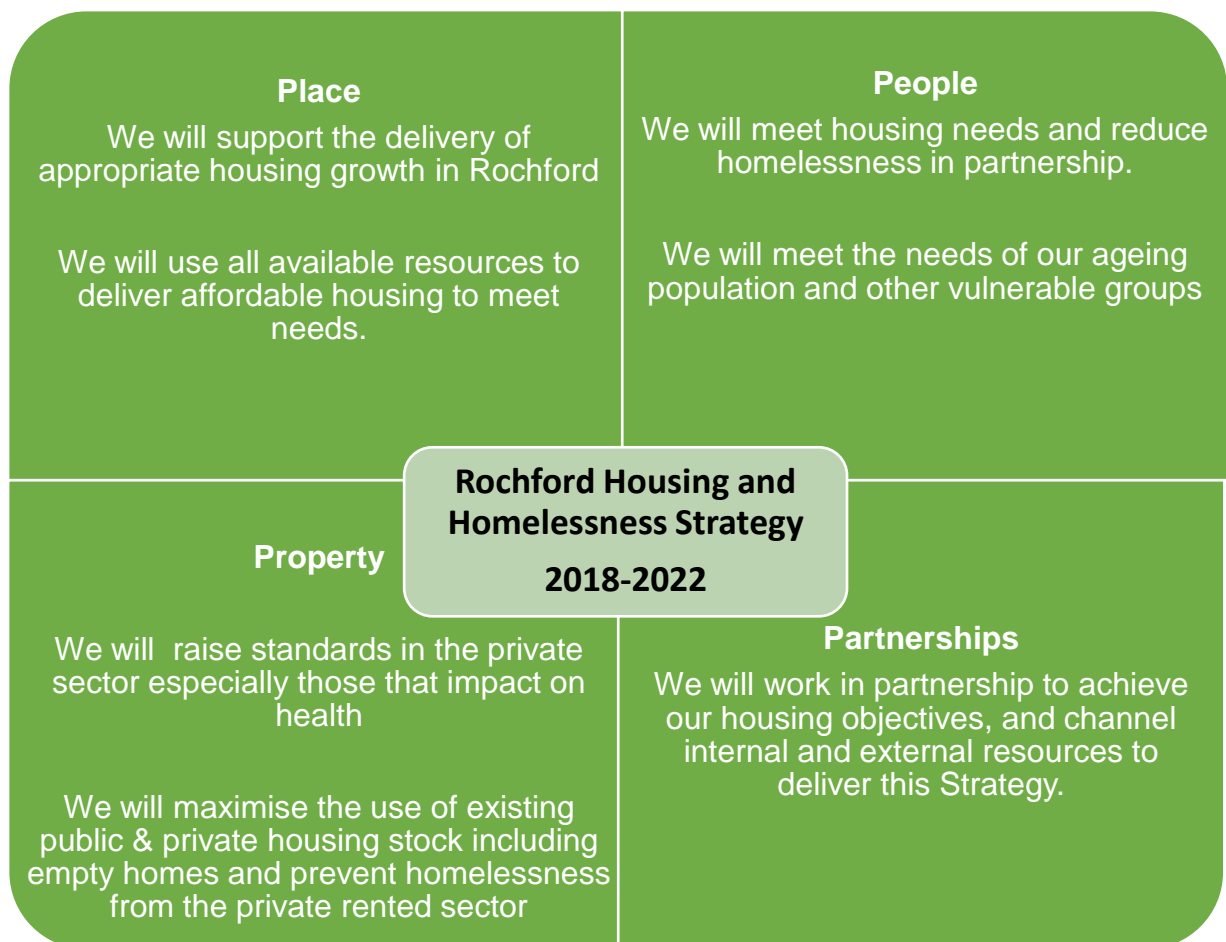


Executive Summary Housing & Homeless Strategy 2018-2022



Rochford Business Plan Objective:

We will work to meet future housing need for all



Place	
Strategic Priority	Action Required
<p>To support the delivery of appropriate housing growth in Rochford.</p> <p>Using all available resources to deliver affordable housing to meet needs.</p>	<p>We will:</p> <p>Review the Local Plan setting out the scale and distribution of housing growth in the period to 2037</p> <p>Consider opportunities for new affordable homes from the Council's land bank and other public sector agencies who own land in the District, including the County Council</p> <p>Consider other opportunities to deliver new affordable housing including through the use of the Council's borrowing abilities (via the Capital Assets and Investment Strategy)</p> <p>Work in partnership with housing associations who can buy land for development.</p> <p>Support the development of Community and Neighbourhood Plans which seek to increase appropriate housing growth.</p>

People	
Strategic Priority	Action required
To meet housing needs and reduce homelessness in partnership	<p>We will:</p> <p>Ensure easy access and availability of information, detailing the new prevention approach and the support services available.</p> <p>Expand the Prevention Fund policy to make it available for anybody threatened with homelessness, including non-priority households.</p> <p>Work with social housing providers to ensure they identify at an early stage tenants in rent arrears or otherwise at risk of eviction.</p> <p>Explore opportunities to jointly commission services including Severe Weather Emergency Provision (SWEP) with neighbouring authorities to support the needs of those who are homeless now and at risk of homelessness.</p> <p>Continue to work in partnership with both housing association and private sector partners to develop new temporary accommodation to eliminate the use of B&B. Continue to work in partnership to increase local supported accommodation for young people and support young people to prepare for a new tenancy.</p>
To meet the needs of our ageing population and other vulnerable groups	<p>Influence the forthcoming Health and Well Being Strategy to ensure the health needs of the people of Rochford are reflected;</p> <p>Work in partnership with Essex County Council to meet the housing needs of older people in new Independent Living Units and Extra Care</p> <p>To continue to work with Essex authorities Social Care and Health to streamline adaptation services for private tenants and owner occupiers to ensure homes are safe and appropriate for the occupants.</p>

Property	
Strategic Priority	Action Required
<p>To raise standards of housing management and property conditions in the private sector, especially those that have an impact on health</p> <p>To maximise the use of existing private housing stock including empty homes</p> <p>To prevent homelessness from the private rented sector</p>	<p>We will:</p> <p>Engage with private sector landlords and agents through ongoing Landlords Forums, to share information, best practice, and support landlords to improve standards.</p> <p>Work with statutory, voluntary and community partners to pilot 'well homes navigators', increasing 'eyes and ears' on the ground to reduce housing hazards for all vulnerable residents.</p> <p>Support and participate in multi-agency community safety operations/patrols - joint working with agencies such as HMRC, Fire Brigade, Police and Immigration</p> <p>To increase the volume of reported/identified HMO properties through increased public awareness and proactive joint working with relevant agencies.</p> <p>Work with the owners of long-term empty homes, to support and encourage voluntary action to bring these homes back into use.</p> <p>Review data and intelligence on empty homes with internal partners, enabling targeted interventions e.g. planning, council tax, environmental health</p> <p>To work with the housing options team to approach local landlords and letting agents to jointly look at ways of overcoming barriers to working with clients on low incomes.</p> <p>Develop a new landlord/agent offer, maximising the use of homeless prevention fund policy and working with neighbouring boroughs</p> <p>Support private tenants/homeless clients to quickly and effectively resolve housing issues, with a better understanding of housing standards and responsibilities.</p>

Partnerships	
Strategic Priority	Action required
We will work in partnership to achieve our housing objectives, and channel internal and external resources to deliver this Strategy.	<p>We will</p> <p>Work in partnership with neighbouring authorities under the Duty to Co-operate to strategically plan to meet our housing needs across the wider South Essex area and deliver a Joint Strategic Plan for South Essex in pursuit of the 2050 vision.</p> <p>Promote the Essex Homelessness Memorandum of Understanding and use this to embed the Duty to Refer across the district.</p> <p>Ensure that the Homelessness Forum continues to meet at least annually.</p> <p>Develop relationships with our housing association partners in order to ensure our housing needs are met, delivering the right affordable homes in the right place at the right time.</p> <p>Continue to promote joint working and strong links with the private rented sector and explore any opportunities to develop a local private rental offer.</p>