

Appendix 3: Housing Changes Review Next Steps Action Plan

Report Ref	Policy Option	Action	Date for completion	Lead Officer
34,40	Maximise the use of existing Council land resources including HRA land combined with Affordable Housing Fund (AHF) resources, HRA capital receipts etc to stimulate supply.	<ul style="list-style-type: none"> • Model potential supply from current and future land and resources including sites identified in the Core Strategy and Area Action Plan and HRA land. • Consider options for Council house building including Special Purpose Vehicles (SPV's). 	Feb 2012	Alison Pegg/Elaine Slowe/Matt Paterson
34,40	Increase rents on new affordable housing	<ul style="list-style-type: none"> • Undertake further modelling work on the maximum rents that could be charged per bed size whilst maintaining local affordability to maximise the value of affordable housing in Harrow. 	Feb 2012	Elaine Slowe/Matt Paterson
34,40, 41	Continue to make best use of empty homes and enhance Help2Let scheme.	<ul style="list-style-type: none"> • Review current grant schemes and external funding opportunities – Empty Homes Grants, Better Home Grants. (NB. The maximum benefit of this will be achieved if the capital bid is confirmed) 	Feb 2012	Elaine Slowe/Jacky Souter
35, 41	Options for encouraging development of new private rented housing	<ul style="list-style-type: none"> • Review options being developed elsewhere to encourage institutional investment in the PRS and consider applicability for Harrow – linked to use of land resources. • Review Temporary to Permanent acquisition model • Model potential supply and outcomes 	Feb 2012	Alison Pegg
35,41	Consider options for enabling and/or enforcing improved standards in the	<ul style="list-style-type: none"> • Review impact of increased enforcement on supply of private rented 	Mar 2012	Jon Dalton/Comm

	private rented sector.	housing versus enabling measures		unity and Environment
36,42	Moves out of Harrow/London where economic solutions do not exist in Harrow	<ul style="list-style-type: none"> • Further develop options and model impact • Determine measures to be adopted in policy to eliminate/reduce any adverse equality impacts. 	Jan 2012	Jon Dalton
35,41	Discharge of homelessness duty into private rented sector	<ul style="list-style-type: none"> • Model impact as compared to the current policy of encouraging applicants to accept private rented sector housing • Determine measures to be adopted in policy to eliminate/reduce any adverse equality impacts. 	Jan 2012	Jon Dalton
36,37,42	Introduce fixed term tenancies	<ul style="list-style-type: none"> • Model impact and potential for increased voids against “churn” and impact on community sustainability • Determine measures to be adopted in policy to eliminate/reduce any adverse equality impacts. 	Jan 2012	Alison Pegg/Jane Fernley
36,42	Encourage underoccupation moves	<ul style="list-style-type: none"> • Review options taking into account issues re increased rents and flexible tenancies as a barrier to encouraging mobility. 	Feb 2012	Jon Dalton
36,42	Promote low cost home ownership schemes	<ul style="list-style-type: none"> • Review current options and especially what prevents take-up of current schemes by priority groups 	Feb 2012	Elaine Slowe
37,43	<p>Change allocation policies to reduce waiting time for those who will qualify for housing by:</p> <ul style="list-style-type: none"> • giving more priority to working households, • giving overcrowding priority only to those households with severe overcrowding and prioritise families 	<ul style="list-style-type: none"> • Model impact of winners and losers, the impact on homelessness and waiting times 	Jan 2012	Rosy Leigh

	<p>with school age children</p> <ul style="list-style-type: none"> • limiting medical priority, so only households whose housing circumstances are having major adverse effects to one or more members of the household will receive priority • giving priority to ex-service personnel and local people 			
37,43	Develop and promote employment, Basic Skills, and vocational schemes supporting social housing residents into sustainable employment.	<ul style="list-style-type: none"> • Review good practice schemes with Economic Development team eg Catalyst construction training scheme and consider how these might be adopted more widely including by Housing Services. 	Mar 2012	Alison Pegg/Mark Billington
37,43	Support / implement financial inclusion strategies for low income households	<ul style="list-style-type: none"> • Identify families most likely to be affected by the introduction of Universal Credit and changes to Council Tax benefit 	Feb 2012	Jon Dalton/Fern Silverio
38,45	Develop plans for supported housing for people with lower level support needs, as part of a longer term prevention approach	<p>Adults & Housing working group to:</p> <ul style="list-style-type: none"> • develop plans for best use of existing sheltered housing to ensure that it meets a graduated range of individual care and support needs (including being a suitable alternative to residential care) This will include use of hub and spoke model, modernisation of services/ schemes and decommissioning of inappropriate/ unsuitable schemes. It may also include services organised across client groups, where appropriate. • provide clear message to Registered providers & private developers on strategic commissioning priorities 	Mar 2012	Jane Fernley/Alison Pegg/Adult Services and Childrens Services

		<ul style="list-style-type: none"> • Investigate additional housing options for looked after children who are close to moving into independent housing • Investigate private sector housing options for supported accommodation 		
46	All	<ul style="list-style-type: none"> • Carry out both informal and formal consultation with tenants, leaseholders, residents, seldom heard groups, voluntary sector partners and Registered Providers on draft policies. 	Jan-April 2012	Alison Pegg/Jane Fernley
51	All	<ul style="list-style-type: none"> • Review Equality Impact Assessment to ensure that potential adverse impacts have been identified and that proposed policies include actions to mitigate them. 	Jan- April 2012	Alison Pegg/Jane Fernley