

# PRIVATE SECTOR RENEWAL STRATEGY ACTION PLAN 2009 - 2014

<b>Strategic Objective One:</b>						
<b>We will aim to decrease the number of vulnerable people living in non-decent homes</b>						
<b>AIM</b>	<b>ACTION</b>	<b>Date</b>	<b>DBC Lead</b>	<b>Partner Agencies</b>	<b>Outcome</b>	<b>Resources</b>
<b>Improve the condition of private rented homes in the borough in line with the borough average for all occupied dwellings</b>	Support tenants in correcting defects through informal and formal enforcement action.  Provide publicity to landlords by Direct Marketing of Warm front Assistance through the Energy Saving Trust Advice centre	Ongoing	Private Sector Renewal Manager	HIA ESTAC Private Insulation Contracting Agents	Improvement in housing conditions for private sector tenants	Within existing resources
<b>Maintain and improve the overall condition of owner-occupied dwellings in the borough, with particular focus on the worst performing areas and dwelling types</b>	Target Town and Princes wards to promote the availability of assistance packages (e.g. through the Talking Trailer and Dartford Life) to encourage greater take up.	Mar 2010	Adaptations & Renewals Officer	HIA ESTAC Private Insulation Contracting Agents	10 households take up assistance and 50 given advice	Within existing resources
<b>Encourage and support improved access to home appreciation loans and equity release products to fund repairs and maintenance</b>	Develop a new assistance policy that makes greater use of mixed loan/grant packages in partnership with other Kent authorities.	Mar 2010	Adaptations & Renewals Officer	RHB Consortium	Greater access to home appreciation loans and equity release products to fund repairs and maintenance	Within existing resources
	Produce an implementation plan to set out the future use of Regional Housing Board funding.	Oct 2009	Adaptations & Renewals Officer	N/A	To better plan and target resources	Within existing resources

<b>Eradicate barriers to households carrying out their own remedial work</b>	Provide a list of approved builders and contractors to households on the Council website.	Mar 2010	Private Sector Renewal Manager/ Adaptations & Renewals Officer	N/A	Improvement in house conditions	Within existing resources
	Review, update and further publicise the DIY Handbook to assist residents in carrying out repairs to their properties. DIY handbook to be redistributed and available on website	Mar 2010	Private Sector Renewal Manager/ Adaptations & Renewals Officer	N/A	Prevents disrepair	Within existing resources

**Strategic Objective Two:  
We will aim to decrease the numbers of households who are in fuel poverty and improve the overall energy efficiency of the private sector stock in Dartford**

<b>AIM</b>	<b>ACTION</b>	<b>Date</b>	<b>DBC Lead</b>	<b>Partner Agencies</b>	<b>Outcome</b>	<b>Resources</b>
<b>Maintain and increase the average energy efficiency of homes in the borough, and target the worst performing areas</b>	Target households with a SAP rating of below 35 to better inform them of the assistance available to increase their SAP ratings.	Dec 2010	Environmental Promotions Officer	ESTAC Contractors	No households with a SAP rating below 35 by 2014	Within existing resources
	Carry out heat imagery surveys on wards previously systematically surveyed.	Dec 2009/ Mar 2010	Environmental Promotions Officer	Energy Saving Partnership Contractors	Increase in cavity wall and loft insulation	Within existing resources
	Target households and provide advice to those households with the highest level of heat loss.	March 2010	Environmental Promotions Officer	Private Insulation Contracting Agents	Increase in energy efficiency measures	Within existing resources
	Maintain the ongoing programme of ward based surveys to enable and promote energy efficiency	Ongoing	Environmental Promotions Officer	Private Insulation Contracting Agents	Ability to target resources efficiently	Within existing resources
	Promote availability of energy efficiency measures to residents aged 70 and over	Ongoing	Environmental Promotions Officer	Utility Companies, Warm Front	Improved energy efficiency	Within existing resources
	Enable the installation of up to 110 products to increase	Mar 2011	Adaptations & Renewals Officer	Creative Environmental	Increased energy	Regional Housing Board funding

	energy efficiency i.e. solar hot water systems			Networks	efficiency	
<b>Reduce the number of households in fuel poverty, particularly in the worst performing areas and amongst the most vulnerable households</b>	Implement the Fuel Poverty Strategy Action Plan.	Mar 2010	Environmental Promotions Officer	Utility companies	A reduction in fuel poverty	Within existing resources
	Continue to measure progress in tackling fuel poverty through NI 187 – Tackling Fuel Poverty.	Ongoing	Environmental Promotions Officer	Creative Environmental Network	A reduction in fuel poverty	Within existing resources
<b>Increase public awareness of the range of energy efficiency services available to encourage and support owner occupiers</b>	Promote the availability of Warm Front grants (e.g. through direct mail outs)	Annually from July 2010 - 2014	Environmental Promotions Officer	Warm Front	Greater public awareness of key services, especially in target areas and households	Within existing resources

**Strategic Objective Three:**

**We will aim to ensure that residents live in safe and healthy homes and improve the overall environment**

<b>AIM</b>	<b>ACTION</b>	<b>Date</b>	<b>DBC Lead</b>	<b>Partner Agencies</b>	<b>Outcome</b>	<b>Resources</b>
<b>Make the best use of enforcement powers to improve housing conditions in the private rented sector.</b>	Introduce an Additional Licensing Scheme subject to CLG approval.	2010/11	Senior HMO Officer	N/A	To bring an additional 20 HMO properties up to decent standard per annum	Within existing resources
<b>Increase the number of private sector properties that are accredited.</b>	Accredit 15 new properties per annum and to investigate linking accreditation to the Council's private sector leasing scheme (subject to provision of additional resources)	Jun 2010	Senior HMO Officer	Private sector landlords	An improvement in accommodation for tenants	Within existing resources but linkage to PSL and DPLS will require additional resources
<b>Reduce the incidences of older people having falls in their homes.</b>	Provide financial support to the Home Improvement Agency	Ongoing	Private Sector Renewal Manager	HIA PCT	10 falls prevented per annum	Subject to ongoing budgetary support

<b>Enable residents to stay in their own homes as comfortably as possible and for as long as possible.</b>	Publicise energy efficiency measures and assistance outlined in the Private Sector Renewal Strategy	Apr 2010	Private Sector Renewal Manager	HIA ESTAC CAB KCC	Improved access to assistance	Within existing resources
<b>Ensure that those who need adaptations to help them remain in or return to their accommodation receive the appropriate level of advice, support and assistance.</b>	Aim to reduce waiting times for adaptations between receipt of OT recommendations and grant approval for a range of adaptations	Ongoing	Adaptations & Renewals Officer	KCC HIA Private agents	Reduced waiting times for adaptation	Within existing resources
	Continue to monitor the impact child cases have on the DFG budget.	Ongoing	Adaptations & Renewals Officer	KCC The Children and Learning Disability Team	Better use of existing resources	Within existing resources
	Monitor waiting times from referral to KCC OTB to receipt of final recommendation to ensure waiting times are kept to a minimum.	Ongoing	Adaptations & Renewals Officer	N/A	Reduced waiting times	Within existing resources
	Work in partnership with the HIA to investigate the possibility of implementing a hospital discharge type scheme to enable patients to return home to a suitably adapted property	2011/12	Private Sector Renewal Manager	HIA/West Kent PCT/KCC	Improved quality of life for those leaving hospital	Within existing resources
	Develop opportunities for promoting renovation grants/DFGs	Ongoing	Adaptations & Renewals Officer	Home Improvement Agency	Greater public awareness of available grant	Within existing resources
	Work with the sub-group of the KHG to develop a joint partnership working approach with RSLs to maximise DFG funding	April 2010	Private Sector Renewal Manager	All Kent Authorities HIAs RSL's	Adoption of a Kent recommended approach	Within existing resources

	To investigate developing a combined computer system with OT so progress of a DFG application can be checked and mapped online	2011/12	Adaptations & Renewals Officer	KCC	Report on feasibility	Within existing resources
Assist in bringing empty properties back in to use through the 'No Use Empty Initiative'	Bring back 10 empty properties into use	Mar 2011	Private Sector Renewal Manager/Empty Property Officer	KCC/DBC	Reduction in empty properties	KCC funding
<b>Strategic Objective Four:</b>						
<b>Improve joint working between agencies to improve housing and the environment for all groups</b>						
<b>Action</b>	<b>Task</b>	<b>Date</b>	<b>DBC Lead</b>	<b>Partner Agencies</b>	<b>Outcome</b>	<b>Resources</b>
<b>Work effectively with relevant agencies to improve lines of communication and knowledge of services</b>	Engage with the Primary Care Trust to promote awareness of assistance available and maximise funding for initiatives.	2010/11	Private Sector Renewal Manager	PCT	Improved access to funding opportunities	Within existing resources
	Establish a private sector housing strategy steering/implementation group to oversee and monitor implementation of the Private Sector Renewal Strategy.	Apr 2010	Private Sector Renewal Manager	All relevant stakeholders	Improvement in private sector housing standards	Within existing resources
<b>Improve partnership working with private sector landlords</b>	Continue to jointly facilitate the Dartford and Gravesham Private Sector Landlords Forum.	Ongoing	Private Sector Renewal Manager/ Empty Property Officer	Private sector landlords	Improvement in the management and maintenance of the private rented housing stock	Within existing resources
	Attend the RSL Management Forum	Ongoing	Private Sector Renewal Manager	RSLs	Improvement in the management and maintenance RSL stock	Within existing resources
	Implement the Empty	2009 - 2014	Empty Property	Private Sector	475	Within existing

	Property Strategy Action Plan.		Officer	Owners Empty Homes Agency	properties brought back into use between 2009 - 2014	Resources
	Investigate ways to reduce the under-occupation of private sector housing.	2011-12	Adaptations & Renewal Manager	N/A	Better use of existing stock	Within existing resources
Review Home Assistance working with the Home Improvement Agency to establish opportunities for levering in private funding.	Raise funding opportunities at Home Improvement Agency Steering Group and report on progress in increasing this.	2009-14	Private Sector Renewal Manager	HIA	Increased levels of private funding	Within existing resources
Maintain a high level of customer satisfaction with the Grants/Assistance processing service.	Seek feedback from customers on a monthly basis on the grants process	Ongoing monthly	Private Sector Renewal Manager	HIA Private Agents	Improved customer satisfaction	Within existing resources
Hold discussions with Gypsy and Traveller site owners to identify potential for delivery of additional pitches and improvements required.	Carry out site visits to identified sites	Oct/Nov 2009	Private Sector Renewal Manager	Site Owners Planning Officers	Contributes to overall action planning for gypsy and traveller sites	Within existing resources
Provide advice to planning services on meeting the licensing requirements for future pitch provision for Gypsies and Travellers.	Meet with planning colleagues	Dec 2009	Private Sector Renewal Manager	Planning Officers	Contributes to overall action planning for gypsy and traveller sites	Within existing resources