

GOVERNMENT HOUSING POLICY

Increase supply of Affordable and Intermediate Housing in specific areas, particularly the South East.

Tackle low demand in specific areas of the North and Midlands.

Eradication of use of B&B as temporary accommodation for families other than in cases of emergency.

Delivery of Decent Homes

- **Social Housing by 2010**
- **Reduction in nos. of vulnerable households living in non decent homes in the private sector.**



GOVERNMENT HOUSING POLICY

(Cont/d.)

- Ω Rent Convergence In Social Housing by 2010**
- Ω Development of Regional & Sub Regional Housing Strategies**
- Ω Provision of more choice in lettings**
- Ω Supporting and modernising the private Sector**
- Ω Achieve sustainable communities through housing investment and regeneration**



COMMUNITIES PLAN: SUSTAINABLE COMMUNITIES BUILDING FOR THE FUTURE

Key Points

- ∞ Sub-Regional Working/Delivery**
- ∞ Additional Financial Resources**
- ∞ Accelerating Supply: Growth Areas**
- ∞ Decent Homes**



KEY ISSUES FOR SOUTHWARK HOUSING 03/04

Continued drive for improved performance across the board.

Completion & implementation of Best Value Reviews

- **Housing Management**
- **Tenants involvement/Tenant Fund**
- **Community Housing Services**

Review of Private Housing Renewal Strategy by July 2003

Production of a homelessness strategy by July 2003



KEY ISSUES FOR SOUTHWARK HOUSING 03/04

(Cont/d.)

- ⌘ **Completion of Allocations Review**
- ⌘ **Stock Options Appraisal**
- ⌘ **Continue to improve customer focus and access including delivery of a repairs call centre**
- ⌘ **Develop new HRA BP**
- ⌘ **Community Safety**

PENDING LEGISLATION

Draft Housing Bill

- **Replacement of Fitness Standard with evidence based H&S rating system**
- **Improving controls on HMOs - including a mandatory licensing scheme to tackle poor standards**
- **Giving local authorities powers to licence landlords in areas of low demand**
- **Home Information Packs for anyone selling a home on the open market**
- **Modernising the RTB to tackle profiteering**

White Paper - Anti Social Behaviour

Proposals to legislate on use of B&B



SOME RECENT SUCCESSES

Chartermark Award

November 2002

“Housing Strategy” deemed as Fit for Purpose by G.O.L.

May 2003

Quality Award for Housing Advice Service

January 2003

Demonstration status for Egan PPM Partnership, Alfred Salter Neighbourhood

April 2003

Shadow Supporting People Strategy - given “Excellent” rating by ODPM

April 2003

BVPIs on target

02/03