

HOUSING STRATEGY BEST VALUE REVIEW

ACTION PLAN (REVISED JANUARY 2003)

	Action Required	Action to be Taken	*	Target for Completion	Lead Officer	Output	Resources	Comment/ Progress
1	<b>STRATEGIC WORKING</b>							
	1(1) Ensure that Rochford Community Strategy takes account of housing issues	<ul style="list-style-type: none"> <li>Input into Community Strategy drafting process</li> </ul>	H	July 2002	HHHCC	Housing Strategy to reflect Community Strategy.	Officer time – cannot be quantified at present.	Community Plan being drafted.
	1(2) Ensure that the Corporate Plan continues to incorporate housing issues.	<ul style="list-style-type: none"> <li>Review housing objectives in current Corporate Plan. Revise as necessary for incorporation in updated Corporate Plan.</li> </ul>	H	April 2002	HHHCC	Housing Strategy and Corporate Plan to be consistent.	Officer time – 5 days.	New Corporate Plan/Best Value Plan incorporates housing issues. 2003/4 Plan should incorporate housing issues.

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2	<p><b>HOUSING &amp; SUPPORT NEEDS</b></p> <p>LEARNING DISABILITIES</p> <p>2(1) In partnership with local Social Services team identify the need for learning disabilities accommodation on an annual basis.</p>	<ul style="list-style-type: none"> <li>Consult with learning disabilities team.</li> </ul>		August 2002 and annually in August	HC&SO	Numbers and type of housing/support clearly identified for planning/ supporting people purposes and any possible bids.	Officer time. Part time Supporting People post - £19,200 funded by specific grant from central Govt. – 15 days.	Work with Local Action Group and other Essex housing authorities to develop a Learning Disability housing strategy has identified overall need but further work is needed on future year's housing needs in this District - by July 2003.

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2(2) Work with ECC and other Essex authorities to meet identified demand for learning disabilities schemes.	<ul style="list-style-type: none"> <li>Participate in Essex-wide study</li> <li>Agree actions needed with ECC and other Districts</li> <li>Formulate proposals to meet identified need in conjunction with ECC and RSL's.</li> </ul>	M	April 2002  May 2002  June 2002	HC&SO } } } HC&SO } }	Study complete and report received.  Numbers and type of housing clearly identified. Reach agreement on projects to proceed and identify funding.	Officer time - 2 days.  Officer time. SHG may be required but cannot be identified until research completed.	Bid submitted to Housing Corporation (HC) by RSL for 2003/04 for a supported housing scheme. Funding decision expected February 2003.
MENTAL HEALTH  2(3) In partnership with local Social Services, identify the need for appropriate accommodation for people who have mental health problems, including the need for additional floating support units.	<ul style="list-style-type: none"> <li>Meet with South Essex Mental Health &amp; Community Care Trust and Community Mental Health team to analyse need for housing and support.</li> </ul>	M	August 2002 annually thereafter.	HC&SO	Number and type of housing/support clearly identified for planning/supporting people and bid purposes.	Officer time – 10 days. Possible SHG grant, but cannot be agreed until discussions completed. Part time Supporting People post - £19,200 funded by specific grant from central Govt.	Meeting conducted but Social Services and health agencies have been unable to quantify supported housing needs. Further discussions will take place by April 2003.

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DOMESTIC VIOLENCE  2(4) Continue to provide financial support to the Essex-wide Women's Refuge Association.	<ul style="list-style-type: none"> <li>• Discuss funding requirements through joint work with EHOg.</li> <li>• Include provision within draft 2003/4 estimates.</li> </ul>	M	Sept. 2002	HHHCC  HHHCC	Research study completed and report received.  Future years' provision dependent on County-wide study	Officer time – 2 days.  £9,200 + annual inflation provision.	Financial support for 2003/04 agreed through budget process - £9,500  Services will be subject to review through Supporting People framework.
2(5) Research need for supported housing in conjunction with EHOg	<ul style="list-style-type: none"> <li>• Participate in EHOg research project.</li> </ul>	M		HC&SO	Details of proposals submitted.	Officer time – 2 days.	Bid for funding submitted by RSL to HC for 2003/04 for more accommodation for victims of domestic violence. Funding decision expected February 2003.

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YOUNG MOTHERS  2(6) Continue to identify the need for supported accommodation.	<ul style="list-style-type: none"> <li>Analyse information from homelessness staff and teenage pregnancy group</li> <li>Include in Housing Corporation Regional Statement as required.</li> </ul>	M	} } } August 2002 } } August 2002	HC&SO  HC&SO	Schemes to be clearly identified.  Homelessness statistics available early July.	Officer time – 4 days. P/T Supporting People post £19,200 funded by specific grant from central Govt.	No need identified at this time for additional supported units. Review annually.
2(7) Identify the need for move-on accommodation in line with the findings of the Supported Housing Move-On Working Group	<ul style="list-style-type: none"> <li>Discuss findings with Working Group</li> <li>Formulate proposals to meet identified need.</li> </ul>	M	July 2002          August 2002	HC&SO          HS&SO	<u>No. and type of provision clearly identified</u> for planning/supporting people purposes and bids.          Proposals prepared.	} Officer time 4 days. } Possible SHG/land requirements depending on details of specific proposals. } Part time Supporting People post – £19,200 funded by specific grant from central Govt.	Essex-wide Move-on Working Group study completed showing Rochford needs move-on accommodation for people from a range of schemes, including the Mother and Baby Units.  Bid re-submitted by RSL for Housing Corporation funding for 2003/04 for two move-on flats. Funding decision expected February 2003.

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2(10) Give wider publicity to the availability of the Council's housing register to young people.	<ul style="list-style-type: none"> <li>To incorporate as part of Annual Review of Housing Register.</li> </ul>	M	April 2002	HRHM	Identify need in the District for young people's accommodation. Information on website, tenants newsletter, Information Station, libraries, CAB and other support agencies, schools, etc.	Officer time – 5 days. Minimal production costs to be met from existing budgets.	Review of register underway. Information packs now available specifically tailored for young people. Web page to be developed
2(11) consider the introduction of a lodging scheme for young people in the District.	<ul style="list-style-type: none"> <li>Evaluate Best Practice amongst other housing authorities.</li> </ul>	L	April 2004	HC&SO	Practical scheme identified and implemented if it can be met from existing budget. If not, report to Committee and include in 2005/6 budget.	Officer time – 50 days.. Budget dependent on specific proposals.	

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ELDERLY AND FRAIL ELDERLY  2(12) Finalise proposals for the conversion of Council accommodation containing bedsits, including possible transfer as an option, or disposal of site.	<ul style="list-style-type: none"> <li>Evaluate proposals from RSL's.</li> <li>Report to Council.</li> <li>Decide on redevelopment or disposal of site.</li> </ul>	H	June 2001  July 2001  December 2001	HHHCC  HFS  HHHCC	Member decision taken.	£150K. capital programme for 2002/3; £550K for 2003/4  Many involve transfer of land and buildings at Hardwick House, Rayleigh.	Council has agreed a 3 year upgrade programme for unimproved sheltered housing schemes. First scheme underway. Following a competitive bidding process, a major scheme to build a frail elderly housing unit and convert the existing sheltered scheme at Hardwick House, Rayleigh, is now the subject of a bid for Housing Corporation funding. Decision expected February 2003.

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2(13) Develop a plan to address the future growth in elderly households and related care needs.	<ul style="list-style-type: none"> <li>Evaluate the findings of the Frail Elderly Needs Survey.</li> </ul>	H	December 2001	HC&SO	Study completed and results published	Budget provision of £25K made available. Resource implications cannot be identified until survey results known.	First stage report completed Consultants will provide final report by February 2003 to be used in development of frail elderly housing strategy – to be completed March/April 2003.
	Agree joint investment plan for older people with partner agencies		December 2001	HHHCC	Investment plan includes housing.		Older people JIP no longer produced by PCT; but plans for use of sheltered housing for Intermediate Care and Home Care Teams being developed - see 2(43) - Joint Funding of Handy Person Service.

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	2(13) Continued	<ul style="list-style-type: none"> <li>• Provide funding for Private Sector Renewal/Disabled Facilities Grants and adaptation of Council accommodation.</li> <li>• Speed up processing of grant applications                             <ul style="list-style-type: none"> <li>- Review grant process</li> </ul> </li> </ul>		<p>February 2002 and subsequent years</p> <p>July 2002.</p>	<p>HHHCC</p> <p>RSUM</p>	<p>Funding included in current budget.</p> <p>Faster determination of grant applications. Detailed targets to be set.</p>	<p>Officer time. Unable to identify financial resources until survey completed. 2001/2 funding.</p> <p>Officer time – 25 days.</p>	<p>Funding in Capital Programme for 2003/4</p> <ul style="list-style-type: none"> <li>• Private Sector renewal grants £100k.</li> <li>• Disabled Facilities Grants £108k.</li> </ul> <p>Procedures and delegation revised following internal audit review. Benchmarking study of Disabled Facilities Grant processing being carried out with Social Services and other Essex Councils.</p>

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2(14) Formulate proposals for providing assistance to elderly residents to maintain their gardens.	<ul style="list-style-type: none"> <li>Research best practice in other areas.</li> <li>Report to Committee if necessary.</li> </ul>	M	April 2004  April 2004	HC&SO HRHM  HHHCC	Scheme proposals identified.  Proposals agreed.	Officer time – 25 days. Other resource implications dependent on specific proposals.  Resource implications depend on proposals.	Survey form in process of development for despatch early in March 2003.  .
PHYSICALLY DISABLED  2(15) Work with Social Services to improve the ratio of adapted properties to disabled people.	<ul style="list-style-type: none"> <li>Agree plan with Social Services/HIA to increase awareness of grants.</li> <li>Secure grant funding for HIA/ Handyperson scheme.</li> </ul>	M	July 2003  December 2001 and subsequent years	RSUM  HHHCC	Publicity proposals agreed.  Funding for HIA secured for 2003/4.	Officer time 5 days. Production costs for literature. Part time Supporting People post - £19,200 funded by specific grant from central Govt.  HIA £12,500 Handy-person Scheme£4k	Increased publicity may lead to increased numbers of applications – effect on grant bid and officer resource requirements.  Supporting People funding is secure until April 2004. Review of HIA/Handyman service to be undertaken as part of Supporting People scheme review process.

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RURAL NEEDS  2(17) Consider a rural exceptions policy for the provision of affordable housing in rural areas of District.	<ul style="list-style-type: none"> <li>Present proposals to Committee as part of Local Plan review.</li> </ul>	H	September 2002	HPS	New/revised local plan in place.	Officer time as part of local plan review.	Local plan considered by Members and revision made. Seeking approval for revised plan in April.
2(18) Meet with Parishes twice a year to discuss Housing Strategy issues and local housing needs.	<ul style="list-style-type: none"> <li>Organise meetings.</li> </ul>	M	November 2001 and May 2002 and then bi-annually.	HC&SO	Parish Council housing issues and potential partnership working clearly identified so that they can be considered during future strategy reviews.	Officer time – 4 days.	Low interest from Parish Councils. Further contract to be made by May 203.
LOW COST HOME OWNERSHIP  2(19) Continue to work with our partner RSL's delivering the Homebuy Scheme in the District.	<ul style="list-style-type: none"> <li>Support bid for Homebuy.</li> </ul>	H	September 2001 and annually in the autumn.	HC&SO	Support for 1 Homebuy purchase. Bid for 6 in 2002/3.	Officer time – within existing resources.	Funding for three purchases approved for 2002/03. One purchase has been completed. House price increases have made the scheme difficult to operate.

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	2(21) Consider the need to provide shared ownership and low cost market housing through the planning process to satisfy the need for newly forming households subject to the availability of resources.	<ul style="list-style-type: none"> <li>Include appropriate policies in review of Local Plan.</li> </ul>	H	September 2002	HPS.	New Local Plan reflects these issues.	Officer time.	See 2(17)
	PRIVATE SECTOR HOUSING  2(23) Hold a Landlord Forum twice a year and seek to extend this to a joint authority forum to address across boundary issues.	<ul style="list-style-type: none"> <li>Arrange forum meeting.</li> </ul>	M	November 2001 and May 2002 and then bi-annually.	HC&SO	Landlord and tenant views taken into account in formulating future strategy. Joint meetings with neighbouring authorities. Closer working with the introduction of HB verification framework.	Officer time – within existing resources -and printing. Minimal printing costs contained within this year's budget.	Joint Meeting held with Castle Point Borough Council but was poorly supported by private landlords.

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	2(24) Complete a housing stock condition and energy efficiency survey.	<ul style="list-style-type: none"> <li>• Tender for survey.</li> <li>• Appoint consultants</li> <li>• Complete survey</li> <li>• Evaluate results</li> <li>• Feed into strategy update</li> </ul>	H	Sept. 2001 Oct. 2001 January 2002 March 2002 July 2002	HC&SO HHCC HC&SO HC&SO HC&SO HRHM	Information about condition and } Energy efficiency } of all stock in } the District } available.	Officer time – 50 days. Budget £35,000.	Timetable for final report now scheduled for June 2003.
	2(25) Continue to target private sector grants to the elderly living in unfit homes.	<ul style="list-style-type: none"> <li>• Work with Home Improvement Agency to increase awareness of availability of grant to target audience.</li> <li>• Ensure information about grants is widely distributed – Parish Councils, CAB, etc.</li> </ul>	H	July 2003          July 2003	RSUM          RSUM	Publicity proposals agreed.       In formation available from Parish Councils, CAB and website.	} } } Officer time – } 10 days – and } production costs } for literature can be } met from existing } budget. } }	Council grant policy to be reviewed by July 2003 in light of Regulatory Reform Order and outcome of Private sector Stock Condition Survey.       Council grant policy to be reviewed by July 2003 in light of Regulatory Reform Order and outcome of Private sector Stock Condition Survey.

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2(26) Consider the appointment of an Empty Homes Officer.	<ul style="list-style-type: none"> <li>Research best practice</li> </ul>	H	October 2002	RSUM/ HRHM.	Proposals agreed and funding secured. Long term empty homes brought back into use.	Some renovation grant should be available. Staffing and associated costs – 30 days.	Government proposals re amendments to Council Tax which may release funding for reinvestment in housing services outlined in Queen's Speech. Awaiting Parliamentary time – likely to be late 2003.
2(27) Work with private sector landlords and letting agencies – reviewing the Council's rent and deposit guarantee scheme and the development of a good practice guide for potential renters of private accommodation.	<ul style="list-style-type: none"> <li>Discuss at landlord forum meeting.</li> </ul>	H	November 2001	HC&SO	Revised scheme agreed with local letting agents. Increased levels of private tenancy lettings to homeless people. 5 homes let.	Budget implications depend on type of scheme and numbers. Provisional sum to be included in 2002/3 draft estimates – 5 properties at £1,000 each + £3K for consultancy Officer time 20 days.	

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	2(27) Continued)	<ul style="list-style-type: none"> <li>Develop revised scheme.</li> </ul>	H	October 2002				<p>Discussions have been held with Castle Point BC who were also attempting to develop a scheme but have recently decided not to proceed. Further work now needs to be undertaken to determine if a viable scheme can be developed, or alternative proposals. New target December 2003.</p> <p>Changes in homelessness legislation may have an impact.</p>

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2(28) Continue to develop liaison arrangements with Parish Councils to advise RDC of the availability of private rented accommodation in their parishes.	<ul style="list-style-type: none"> <li>Discuss at meetings with parishes.</li> </ul>	M	November 2001 and May 2002 and then bi-annually.	HC&SO Parish Councils	Details of rented accommodation provided to Parish Councils.	Officer time – 10 days (included at 2(18)).	See 2(18)
<p><b>GENERAL NEEDS AND SUPPLY</b></p> <p>2(29) Consider the future management of RDC's housing stock including the possibility of contracting out management or working in partnership with other organisations.</p>	<ul style="list-style-type: none"> <li>Appoint consultants to investigate with tenants whether they wish RDC to consider different management or ownership arrangements.</li> </ul>	H	July 2002	HRHM	Consultant appointed. Liaison arrangements in place. Tenants' views expressed and understood and reported to Council.	Officer time 25 days. Consultant fees £8,000.	Ownership arrangements not yet progressed Discussions held with KPMG re: soft market options for contracted management. No financial advantage identified. New arrangement for management of Sheltered Housing in place.

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**HOUSING STRATEGY BEST VALUE REVIEW**

**ACTION PLAN (REVISED JANUARY 2003)**

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2(29) Continued	<ul style="list-style-type: none"> <li>Discuss with potential management organisations how joint working might be developed.</li> </ul>		October 2002	CD (F&ES)	Most appropriate method of managing stock determined. Procurement of service if not in-house.	Officer time 100 days. Setup costs. If determined in time included in 2003/4 budget.	Work commenced. Invitations sent to potential management consultants inviting proposals.
2(30) Continue to support incentive schemes to enable RDC and RSL tenants to move on from social housing and buy in the private sector.	<ul style="list-style-type: none"> <li>Ensure cash incentive scheme is included in capital programme.</li> <li>Support Homebuy</li> </ul>	H	January 2002  Sept. 2001 and annually (See 2(19))	HHHCC HFS  HC&SO	3 cash incentive scheme grants awarded and properties freed for reletting.	Officer time within existing resources. £57K from capital programme. Same draft estimate for 2002/3	2 grants approved for 2002/03 and 2 properties obtained £70k. included in Capital Programme for 2003/04.  See 2(19)
2(31) Consider the reintroduction of an incentive scheme to encourage RDC and RSL tenants who are under-occupying to move into smaller homes.	<ul style="list-style-type: none"> <li>Report to Committee</li> </ul>	H	January 2002	HRHM	Scheme re-introduced with Member approval. Target to maximise use of 10 properties made available by the scheme.	Officer time within existing resources. Budget provision £20,000 in 2002/3.	6 vacancies obtained plus 1 in pipeline £15k. spend so far.

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2(32) Continue to de-designate elderly designated stock for use as general needs accommodation.	<ul style="list-style-type: none"> <li>Further report to Committee</li> </ul>	H	November 2001	HRHM	Further designated elderly property released for the higher priority need of general purposes. Reduction in voids.	Officer time 5 days.	All flatted stock now re-designated.  Delete from plan.
HOMELESSNESS/ HOUSING ADVICE  2(33) Continue to work with RSL partners and other organisations including the voluntary sector to prevent homelessness; meet the needs of homeless people and provide additional general needs housing.	<ul style="list-style-type: none"> <li>Work with RSL partners to develop schemes for accommodation outside the District.</li> <li>Monitor acquisitions approved through Housing Corp. funding.</li> </ul>	H	December 2002  March 2002	HC&SO  HC&SO	RSL properties available outside the District for Rochford homeless persons.  5 properties for letting.	Officer time 10 days.  Officer time within existing resources	Discussions held with Estuary Housing Association but scheme not able to progress.  Five properties acquired and nomination rights received. Council has approved funding for a further three properties to be purchased by RSL. One purchase completed, others being pursued.

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2(33) Continued	<ul style="list-style-type: none"> <li>Support further bids for new build or purchase</li> </ul>		July 2002	HC&SO	4 Properties available for occupation.	Officer time 20 days. Possibly SHG for joint scheme. £375,000 capital available for provision of accommodation for the homeless to reduce use of B&B.	4 properties purchased by Springboard H/A. Further one being sought. Four further nominations to Springboard Housing Association properties received. Two further nominations to be given when vacancies arise.
2(34) Evaluate alternative options for the provision of temporary accommodation for homeless applicants including extended use of RDC's own housing stock.	<ul style="list-style-type: none"> <li>Agree numbers of RDC properties to be released for use as temporary accommodation.</li> <li>Consider use of capital programme – capital receipts to develop schemes.</li> </ul>	H	July 2002	HRHM HHHCC  HFS	Release of 2 further properties.  (See 2(33)).	Officer time included in 2(33).	26 units currently being made available for Temporary Accommodation. Agreement being sought on release of further units.  See 2(33)

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	<p><b>BLACK AND ETHNIC MINORITIES</b></p> <p>2(39) Continue to monitor the needs of people within ethnic groups.</p>	<ul style="list-style-type: none"> <li>Monitor housing register applications.</li> <li>Hold discussions with Essex Racial Equality Council (EREC)</li> </ul>	H	<p>Sept. 2001 and annually.</p> <p>January 2004</p>	<p>HRHM</p> <p>HC&amp;SO</p>	<p>Report to CRE by December 2001</p> <p>EREC recommendations included in RDC practices.</p>	<p>Officer time within existing resources.</p> <p>Officer time 5 days.</p>	<p>Monitoring continuing Reported annually</p>
	<p>2(40) Continue to support and be represented on the SE Racial Incident Panel</p>	<ul style="list-style-type: none"> <li>Attend meetings</li> </ul>	H	<p>Quarterly</p>	<p>CSO</p>	<p>Strategy to reduce racial incidents to be included in crime and disorder strategy.</p>	<p>Officer time within existing resources.</p>	<p>Meetings attended by CSO.</p>

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EX OFFENDERS	<ul style="list-style-type: none"> <li>Audit service provision as part of Supporting People mapping exercise.</li> <li>Consult with Probation Service</li> </ul>	M	February 2002	HC& SO	<ul style="list-style-type: none"> <li>} </li> <li>} </li> <li>} </li> <li>} Housing needs of ex-offenders clearly identified.</li> <li>} </li> <li>} </li> <li>} </li> <li>} </li> <li>} </li> </ul>	<p>Officer time. Part time Supporting People officer post - £19,200 funded by specific grant from central Govt.</p> <p>Officer time</p>	<p>Work still progressing on needs identification by the Probation Service.</p> <p>Essex Housing Officers' Group study into "less welcome groups" which includes ex-offenders recently received and implications for Rochford service planning being considered as part of housing strategy review - July 2003. No RSL bids for supported housing made in 2002 - will be considered for 2003 if considered appropriate having regard to the EHOG report.</p>
	<ul style="list-style-type: none"> <li>Consider supported housing scheme proposals and discuss potential funding bids with RSL's.</li> </ul>		February 2002	HC& SO	Scheme proposals identified and accepted in preparation for funding bid for inclusion in annual bidding process.	Officer time 15 days. Potential SHG and capital programme implications.	
			August 2002	HC& SO			

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	2(42) Continue to support the EHO in conducting its research on young ex-offenders and evaluate the findings for the District.	<ul style="list-style-type: none"> <li>Evaluate implications for the District when report received.</li> </ul>	M	July 2002	HC&SO	Housing needs of ex-offenders clearly identified.	£500 annual fee to EHO for research. Officer time 2 days.	Now included in County Strategy.
	PEOPLE LEAVING HOSPITAL  2(43) Continue to develop close liaison arrangements with agencies to co-ordinate the housing needs of older people leaving hospital.	<ul style="list-style-type: none"> <li>Contribute to formulation and review of Joint Investment Plan for Older People</li> </ul>	M	December 2001 and ongoing.	HHHCC	RDC services reflected in Joint Investment Plan where appropriate.	Officer time within existing resources.  Officer time 30 days.	Joint Investment Plan process has been superseded by other working arrangements. Delete from plan.

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2(43) Continued	<ul style="list-style-type: none"> <li>Complete the evaluation of proposals for Intermediate Care Scheme with Castle Point &amp; Rochford PCT and Essex Social Services</li> </ul>		December 2002	HRHM HHHCC	Identify needs of people leaving hospital and final assessment of provision.	Possibility of Health / Social Services funding.	Will form part of strategy development for frail elderly. Plans being evaluated by PCT for Intermediate Care Centre in the District. Proposals to use sheltered housing scheme staff accommodation for intermediate care and home care support staff being progressed - Target to have one scheme in operation by April 2003.
CARERS  2(44) Continue to develop services and support for carers through the locality planning process.	<ul style="list-style-type: none"> <li>To consult with Essex Social Services and Rochford PCG on the housing needs of carers.</li> </ul>	M	April 2002	HHHCC HRHM	Housing needs of carers included in development plans for supported housing.	Officer time. Part time Supporting People post - £19,200 funded by specific grant from central Govt.	Local Supporting People Position Statement reflects housing needs of carers.

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3(2) Continue to plan for the implementation of the Supporting People programme with key partners.	<ul style="list-style-type: none"> <li>Conduct mapping exercise of current provision</li> <li>Consult with service users and providers</li> <li>Research special needs and current service provision</li> <li>Prepare local information for Supporting People strategy</li> </ul>	H	<p>March 2002</p> <p>March 2002</p> <p>March 2002</p> <p>July 2002</p>	<p>HC&amp;SO</p> <p>HC&amp;SO</p> <p>HC&amp;SO</p> <p>HC&amp;SO</p>	<p>}</p> <p>}</p> <p>} Supported housing needs clearly identified and incorporated in strategy.</p> <p>}</p> <p>}</p> <p>}</p> <p>Information submitted for inclusion in ECC strategy in July 2002.</p>	<p>}</p> <p>}</p> <p>}</p> <p>}</p> <p>} Officer time 30 days.</p> <p>} Part time Supporting People post - £19,200 funded by specific grant from central Govt.</p> <p>}</p> <p>}</p> <p>}</p> <p>}</p>	<p>County Strategy submitted on time, which includes Rochford's priorities. Bids for Housing Corporation Funding made by Housing Associations for supported housing schemes for learning disabilities, young people at risk and women fleeing violence. Scheme review programme likely to commence during 2003.</p>

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3(3) Survey partner RSL's to ensure that their policies are compatible with those of the Council.	<ul style="list-style-type: none"> <li>Obtain key policy documents including rent policy, allocation policy, management policy from RSL's operating in the District</li> <li>Discuss with RSL's areas of incompatibility and how convergence can be achieved.</li> </ul>	M	September 2004  December 2004	HC&SO  HC&SO HRHM	Policies obtained from RSL's.  Documented protocol with RSL's reflecting policies, roles and responsibilities.	} } } } } Officer time 15 days. } } } }	
3(4) Consult with tenants about the future ownership and management of the Council's housing stock	<ul style="list-style-type: none"> <li>See 2(29)</li> </ul>	H	July 2002	HRHM	See 2(29)	Officer time (see 2(29)). Consultants' fee £8000.	See 2(29)
3(5) Involve tenants in making decisions on improvement priorities to their homes.	<ul style="list-style-type: none"> <li>Conduct survey of tenants' priorities for investment.</li> </ul>	H	July 2003	HRHM	Survey results received and analysed. Views taken into account in formulating capital programme.	Officer time 5 days.. Capital programme resources from Major Repairs Allowance of £75,000 in 2002/3.	Still being implemented. This is a long term project associated with the delivery of the Decent Homes initiative

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3(6) Continue to bid for increased resources and make best use of current resources.	<ul style="list-style-type: none"> <li>Submission of HIP papers</li> <li>Support appropriate bids to Housing Corporation by RSL's.</li> <li>Ensure housing projects are included in the Council's capital programme.</li> </ul>	H	<p>July 2001 and annually</p> <p>October 2001 and annually</p> <p>January 2002 and annually.</p>	<p>HHHCC HFS</p> <p>HHHCC</p> <p>HHHCC</p>	Bid submitted.	See 2(33)	<p>HIP submission made July 2002</p> <p>Housing Association bids supported. Funding decisions expected February 2003.</p> <p>Capital Programme for 2003/4 includes</p> <ul style="list-style-type: none"> <li>LA Social Housing Grant £300K.</li> <li>Private Sector Renewal Grant £100K.</li> <li>Disabled Facilities grant £108K.</li> <li>HRA works £1.47M.</li> </ul>
3(7) Assess all potential development sites in RDC ownership and determine suitability for social housing use.	<ul style="list-style-type: none"> <li>Report to Council on sites already identified.</li> <li>Review of further sites.</li> </ul>	H	December 2002	<p>HFS HHHCC</p> <p>HFS HHHCC</p>	Sites released to RSL's for housing development.	<p>}</p> <p>}</p> <p>} Officer time 15 days.</p> <p>}</p> <p>}</p>	Bids for housing submitted by RSL for 2003/04. Review of further sites continues.

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