

## PORTFOLIOHOLDER FOR HOUSING AND COMMUNITY INVOLVEMENT

### PRIORITIES FOR 2011/12

- To provide a supply of high quality, social rented housing within the city in light of new government policy.

We plan to develop a city-wide Strategy with all social landlords that takes into account the implementation of the governments new “affordable rent” tenancies and fixed term tenancies. This includes ensuring negotiation and lobbying to ensure the maximum number of “social rented” homes are provided and re-let through Devon Home Choice. We plan to re-structure the enabling and empty homes to meet these challenges.

There will be a 30 year business plan produced for housing that takes into account the implementation of a new self financing Housing Revenue Account in line with Government proposals.

- To provide at least 150 new units of affordable housing.

We currently expect this target to be exceeded by the end of March 2012. There are currently over 141 new homes on site across the city.

- Publish an annual report to tenants which includes the agreed targets within the local offer and our performance against these offers as per the Tenancy Services Authority (TSA) regulatory requirements.

Following the major consultation exercise in response to the new TSA Regulatory Framework requirements we are required to publish and monitor the range of service standards and priorities (Local Offer) agreed with tenants that the Council will aim to meet in future years.

Although the TSA is to be abolished the Regulatory Framework they have published remains.

- Review the Neighbourhood Management Policy

Following the re-structure of the Tenancy Services team it will now work towards a more tenure neutral pro-active approach in the management of neighbourhoods working with all appropriate agencies to deliver effective management of our neighbourhoods.

- To work with Devon County Council on how older persons housing support services are provided in Exeter to our tenants in the future.

Devon County Council is currently reviewing the funding arrangements for the provision of older persons support services across Devon which is going out to consultation in June 2011. We wish to ensure tenants are best served by any changes in the funding arrangements and continue to receive appropriate support.

- To encourage good quality privately rented accommodation whilst recognising the need for managing the impact of HMOs upon established communities.

We will seek to introduce a discretionary HMO licensing scheme in the wards around the University in order to help improve the safety and management of the estimated 2000 HMOs in the area.

- Work pro-actively with all agencies to prevent homelessness and work to support those that are.

We will update our strategy for helping rough sleepers during periods of extreme cold weather and look to ensure they are provided with hot food, warm clothes and medical assistance where it is needed.

We will pro-actively work to help people facing mortgage difficulties remain in their home.