

Summary of the Southwark Housing Strategy 2009 to 2016

Providing more and better homes

October 2009

www.southwark.gov.uk



Introduction

This is a summary of Southwark's Housing Strategy 2009 to 2016, Providing more and better homes. The full version is available at www.southwark.gov.uk/housingstrategy

The housing strategy explains how the council and its key partners aim to respond to the housing issues facing us over the next seven years. The strategy sets out our plans for promoting new housing, improving the quality and management of existing housing, addressing the housing needs of the borough, preventing homelessness and eliminating rough sleeping.

The housing strategy was produced by the new Southwark Housing Strategic Partnership, a multi-agency group which includes representatives from housing associations, private landlords, the Council, tenants and homeowners. The partnership is a sub-group of the local strategic partnership, Southwark Alliance.

The housing strategy was developed through a rigorous and inclusive consultation process and is based on a thorough evidence base. A consultation feedback document and a collection of housing statistics can be found at the housing strategy website address above. We would like to thank everybody who has contributed to the development of the housing strategy.

The housing strategy links to a number of other council strategies and partnerships including: The Sustainable Communities Strategy, Southwark 2016; The Local Development Framework, particularly the Southwark Core Strategy; Thematic Partnerships from Southwark Alliance¹; Supporting People Strategy

¹ Southwark Alliance is Southwark's local strategic partnership made up of agencies and individuals, who are responsible for improving the borough.

The overarching vision and strategic objectives of the strategy are:

“To improve residents’ lives by providing high quality homes and housing services that promote successful and inclusive communities.”

- 1 Improve the quality of existing housing and use it more efficiently**
- 2 Increase the supply of good quality housing**
- 3 Enable choice while meeting housing needs**
- 4 Prevent homelessness and reduce the use of temporary accommodation**



Objective one - Improve the quality of existing housing and use it more efficiently

Priorities

(Key priorities in bold)

- **Bring council homes up to the Southwark Decent Homes Standard**
- **Use existing assets to better meet changing needs**
- **Bring empty homes back into use**
- **Improve the energy efficiency of homes in all tenures**
- Improve and maintain the quality of private housing
- **Improve housing management**

Key successes in 2008/09

- 1,977 council homes were made decent
- 307 private homes were made decent
- 313 major adaptations completed to council homes
- 198 minor adaptations to council homes were carried out
- 96 private sector properties were adapted through disabled facilities grants against a target of 65
- The repairs control centre won the UK Housing Award
- 142 empty private sector homes were brought back into use
- 170 private properties improved through enforcement actions (the landlord complying with conditions imposed by HMO licences), or the owner responding to an informal approach to improve their property

Why this objective?

The quality of housing and the local neighbourhood can have a big effect on the quality of life for residents, health, feelings of security, education, and employment opportunities. Housing also has a major environmental impact. Improving the quality of existing housing will improve the lives and opportunities for residents today and for years to come.

Challenges

- **Meeting the Decent Homes Standard**
Southwark Council retained its housing stock in 2006 following an options appraisal. The 2008 review recognised a significant investment gap but re-affirmed the commitment not to undertake wholesale change in management or ownership of the council stock. This review also recognised that the Government standard neither met the investment needs of the stock nor addressed resident aspirations for their homes and wider environment. A higher Southwark Decent Homes standard was therefore agreed; it was however acknowledged that this standard would cost more and take longer to deliver. As at March 31 2009, 47.2% of council stock was non-decent in accordance with the Government definition. An estimated 35% of housing association homes are also non-decent.
- **The possible implications of the recent tragic fire at the Lakanal block**
- **Changing communities leading to changing needs**
- **High levels of run-down private sector housing many of which contain vulnerable households**

- **Meeting our environmental commitments, our energy targets and reducing fuel poverty**
- **Relatively high levels of vacant stock**
- **Larger increase in the private rented sector.** This includes many new inexperienced landlords, a big rise in properties being let to multiple households and/or to a high number of occupants increasing overcrowding.

Our plans

To bring council homes up to the Southwark Decent Homes Standard we will:

- Prioritise tackling estates with the greatest need, in terms of both Decent Homes and our landlord requirements, such as lifts, district heating, tanks and health and safety issues
- Look at local solutions for specific estates
- Make best use of council assets including:
 - Selling some empty (void) properties to provide a capital receipt (currently agreed up to a maximum of 100 properties per year for three years). Money raised from this will also be used to increase the supply of properties through the 'Hidden Homes' scheme
 - Identifying available land and under-utilised non-housing assets
 - Maximising the cost efficiency of spending
- Deliver major regeneration schemes such as the Heygate (part of the Elephant and Castle regeneration area), and the Aylesbury estate programmes. More new, high quality, mix tenure homes will be built
- Lobby for more Government support
- Bid for any available funding appropriate for stock investment.

To use existing assets better to meet changing needs we will:

- Develop an asset management approach including the 'Hidden Homes' programme to identify potential under-utilised assets, such as garages, rent offices and old laundry rooms, in order to turn them into new homes
- Extend homes and de-convert smaller flats to provide larger units for families
- Convert some estate-based sheltered accommodation where this is unsuitable for the needs of older people and may be better converted to house families
- Adapt properties to prevent households from needing to move
- Convert shared supported accommodation to self-contained accommodation where appropriate
- Encourage under-occupiers to move to smaller properties more suitable to their needs such as through the 'Small is Beautiful' initiative (see objective three).



To bring empty homes back to use we will:

- Help private landlords bring their properties back into use through advice, grants and loans. As a last resort we will compulsorily purchase properties
- Continue to limit council tax discounts on second homes and limit exemptions for empty and unfurnished homes to the statutory requirement

- Have a council home re-letting target of 30 days for 2009/10
- Encourage housing associations to minimise their re-let times
- Use vacant stock in regeneration schemes as temporary accommodation

To improve the energy efficiency in all tenures we will:

- Retro-fit insulation to 14,000 council rented properties over three years
- Upgrade individual and communal heating systems
- Offer grants and other assistance for energy efficiency works, prioritising households containing older people and vulnerable people
- Improve the energy efficiency of new housing as detailed in objective two.

To improve and maintain the quality of private housing we will:

- Advise owner occupiers about the need to carry out preventative maintenance
- Prioritise providing financial assistance (grants and loans) to vulnerable² homeowners and private tenants in homes that are non-decent
- Engage with landlords and provide training and advice
- Assist landlords to implement HHSRS standards effectively and enforce standards where necessary
- Encourage landlords to become accredited
- Provide housing benefit advice and problem resolution to accredited landlords through a dedicated officer

To improve housing management we will:

Council stock

- Ensure the Council's housing management service is configured to be

able to better deliver key priorities, including local service delivery and higher staff visibility on estates

- Implement the housing management service improvement plan including a free, flexible one-call repairs line replacing three separate systems
- Continue to focus on our landlord obligations, including health and safety
- Tackle anti-social behaviour through effective case management and measures such as introductory tenancies, acceptable behaviour contracts, possession notices and crack house protocols
- Reduce the level of unauthorised occupancy in council stock
- Deliver a Joint Security Initiatives (JSI) programme to enable residents and partners to work together locally to combat crime and antisocial behaviour
- Ensure tenants are aware of options for council and housing association tenants to take control of a range of services, operations or budgets

Privately-owned properties

- Seek to encourage larger institutional landlords, lenders and housing associations to invest in private rented sector properties in Southwark.

Housing association properties

- Implement a common tenants' satisfaction survey for housing association tenants across the south east London sub-region
- Work together to deal effectively with complaints of anti social behaviour
- Share expertise in tackling unauthorised occupation with housing associations, and explore the potential for sub-regional working

² A vulnerable household is defined as being in receipt of at least one principal means tested or disability benefit.

Objective two – Increase the supply of good quality housing

Priorities

(Key priorities in bold)

- Increase the opportunities for housing development
- **Increase the supply of housing, particularly family sized homes**
- Ensure new housing is of the right type and quality
- Ensure a supply of new affordable housing to meet a range of needs

Successes to date

- Over the five years to April 2008, 8,808 new homes (net) were completed³
- In 2008/09, even in a difficult economic climate, 479 new affordable homes were achieved. 232 of these were social rented. The intermediate housing was mainly for shared ownership
- Over the past three years (2006/07 to 2008/09) 2,116 new affordable homes were completed. Of these, 1,074 were social rented and 1,042 were intermediate housing.

*In the event of any discrepancies between the Southwark Core Strategy and the housing supply targets in this strategy, the core strategy is the definitive version as it is part of the Local Development Framework.

³ Figures for completions across all tenures take time to finalise as they depend on a completions survey. The council knows figures for affordable housing earlier as the housing associations let us know when schemes complete. This is why there are different years for these two outcomes.

Why this objective?

Southwark, like London as a whole, is an area of high and rising housing demand with significant projected increases in population. New housing helps meet the demand for new housing and can engender other improvements such as improving the streetscape and infrastructure. Partnership working with housing associations and developers is crucial to ensure we continue to get a good supply of high quality well maintained housing in the future.

The two main categories of affordable housing are social rented and intermediate

- Social rented housing is homes available to rent either from the council, a housing association (also known as Registered Social Landlords) or other affordable housing providers. The allocation of social housing is based on housing need
- Intermediate affordable housing refers to homes at prices and rents above those of social rented but below private prices or rents. It can include part buy/part rent, key worker housing and intermediate rent housing.



Challenges

- **Meeting national and regional targets and policy** (as set out in “Our plans” section)
- **High levels of housing need.** In Southwark there is a high need for affordable housing, and in particular for larger social rented housing and larger intermediate housing. 15% of council rented homes and 12% of private rented homes are overcrowded.⁴ 15% of households on Southwark’s housing list require three bedroom homes and 6% need homes with four or more bedrooms.
- **Meeting the need from our regeneration projects.** While plans for the Elephant and Castle area, Canada Water, Bermondsey Spa and the Aylesbury Estate, will be positive for Southwark, there are costs of buying back the homes of leaseholders, a reduced rental income and a temporary reduction in the supply of lettings.
- **There is limited space for development.** Most development of new housing involves demolishing or redesigning existing buildings to ensure we protect our open spaces.
- **The economy.** In many new developments sales of private and shared ownership products cross-subsidise the provision of affordable housing. The market is therefore impacting on the amount of social housing that can be developed without additional funding through social housing grant.

⁴ Southwark Housing Requirements Study 2008

Our plans

To increase the supply of housing we will:

- Extend our Local Area Agreement target of 1,630 net new homes per year 2008/09 to 2010/11. We will extend this target to provide 24,450 net new homes (all tenures) between 2011 and 2026.⁵
- Have an affordable housing target of 2,453 homes from 2008/09 to 2010/11.⁶
- Have an overall target of 8,558 affordable houses between 2011 and 2026 as set in the Southwark Core Strategy
- Focus large developments in the defined growth areas including the Central activities zone, Elephant and Castle, Borough, Bankside, London Bridge, Peckham, Nunhead, Canada Water, Aylesbury, West Camberwell and Old Kent Road. We will prepare more specific plans for some areas of the borough including housing targets
- Increase overall supply through regeneration schemes. On some large scale redevelopments there may not be 100% re-provision of social rented housing in order to achieve greater tenure mix and sustainability, and to help make the schemes financially viable. However we are increasing the supply of affordable housing in the borough overall
- Explore opportunities with residents for additional housing on existing housing developments and over shops and other appropriate areas

⁵ This target may change when the new London Plan is adopted, or through Southwark’s Core Strategy once this is adopted in 2011. The consultation draft replacement London Plan 2009 target of 2,005 net units per year was released on 12 October 2009. We will work with GLA to reach a common view on the most appropriate target.

⁶ This is the gross target, including open market homebuy and empty homes returned to use.

To ensure a supply of new affordable housing to meet a range of needs we will:

- Endeavour to meet the revised gross affordable housing target of 2,453 over the period 2008/09 to 2010/11
- Set an overall target of 8,558 affordable houses between 2011 and 2026.
- Require as much affordable housing on developments of 10 or more units as is financially viable in line with the following map
- The policy on affordable housing mix has been saved from the Southwark Plan. This will be reviewed and may change in the housing development plan document following consultation in 2011. The saved policy requires a tenure mix of 70:30 social rented: intermediate housing ratio. The exceptions are in Elephant and castle Opportunity Area, Old Kent Road Action Area, West Camberwell Action Area and Camberwell Neighbourhood Area where a 50:50 split applies. In Peckham Action Area the split is 30:70
- Secure affordable supply through agreeing changes to section 106⁷ agreements, or support the use of grant from the Homes and Communities Agency (HCA), where an economic appraisal has demonstrated that developers cannot meet their affordable housing obligations
- Work in partnership to develop a range of intermediate housing products
- Bid for private finance initiative (PFI) funding for redeveloping the Aylesbury Estate which would enable us to build council rented properties as well as intermediate and private housing
- Bid for HCA Challenge Fund investment to build new council housing

⁷ The council can enter into a Section 106 agreement, otherwise known as a 'planning obligation', with a developer where it is necessary to provide contributions to offset negative impacts caused by construction and development.

- Require affordable housing (or a payment in lieu) on new student housing

To increase the supply of family sized homes we will:

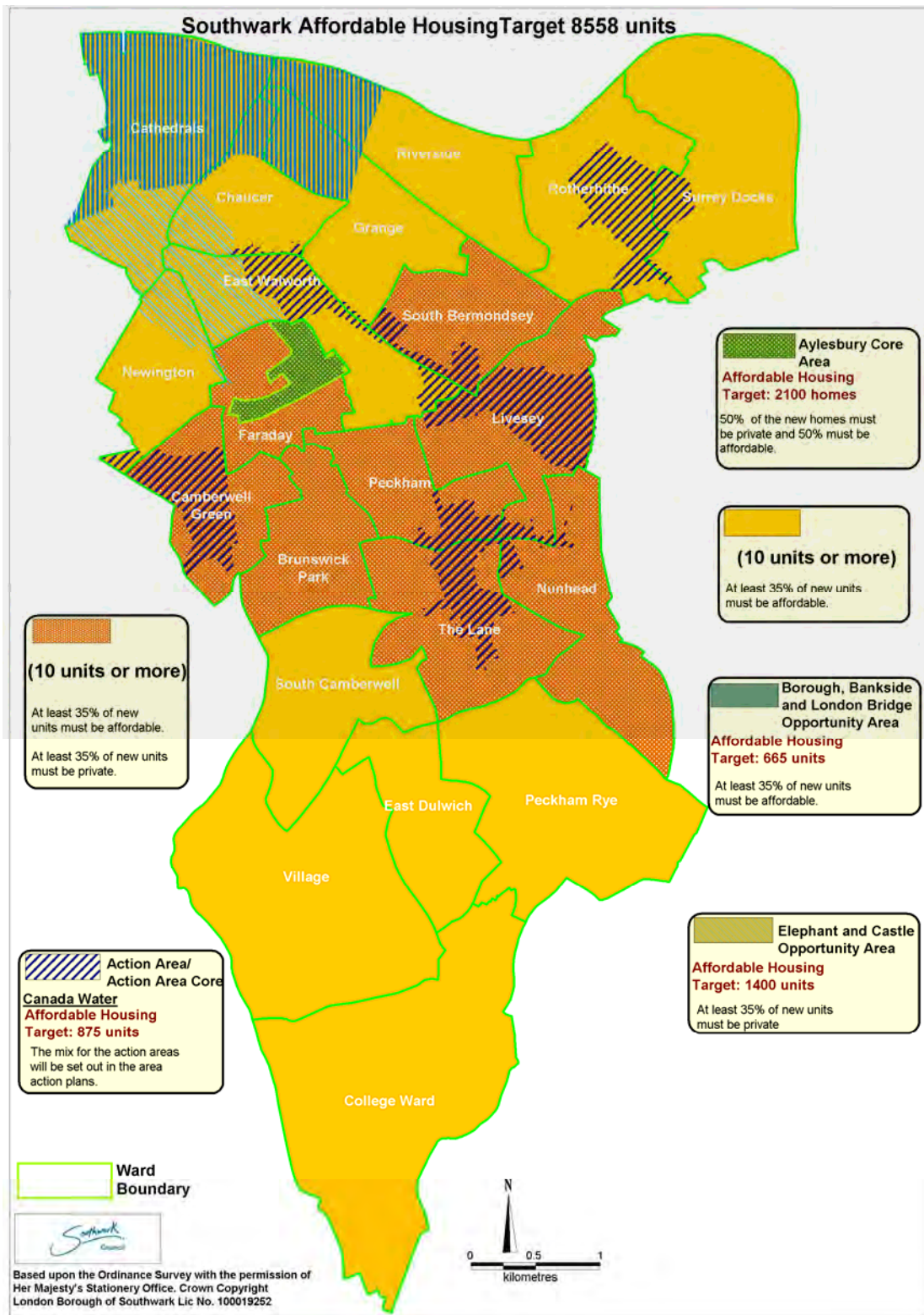
- Ensure developments of 10 or more units must have:
 - At least 60% two or more bedrooms
 - A proportion of three, four or five bedrooms. This requires:
 - At least 10% 3,4 or 5 bedrooms in Potters Field, London Bridge, Elephant and Castle opportunity area, and the north of Blackfriars road.
 - At least 20% 3, 4 or 5 bedrooms in the urban zone and the central activities zone except where set out above.
 - At least 30% 3, 4 or 5 bedrooms in the suburban zone.
 - (This may be split between private, social and intermediate housing)
 - A maximum of 5% as studios and only for private housing
- Continue the Council's programme of de-converting and extending council owned properties to create larger family homes
- Prioritise provision of larger homes in the 'Hidden Homes' initiative.

To ensure high standards of new properties we will:

- Set size floor size requirements for all new developments
- Seek to ensure all new homes are built to Lifetime Homes standards⁸
- Ensure at least 10% of all major new developments over ten units are suitable for wheelchair users
- Require high energy efficiency standards for new housing development including linking to existing district heating schemes where possible

⁸ The lifetime homes standards incorporate 16 design standards to make homes more flexible, convenient, safe and accessible so that they are more easily adapted to people's changing needs

Affordable Housing approach



For a more detailed overview of plans by area, please see the full housing strategy or core strategy

Objective three – Enable choice while meeting housing needs

Priorities

(Key priorities in bold)

- **Enable options for renting in a high quality private rented sector**
- **Provide options to sustain home ownership**
- Provide options to access home ownership
- **Enhance social rented housing options**
- **Ensure the right type of housing for an ageing population, supporting independent living**
- Provide support for young people to live independently
- Provide for special housing needs, supporting independent living
- **Improve life chances by contributing to preventing and tackling worklessness**
- Improve life chances by contributing to improving the education and skills of residents
- Improve life chances by contributing to tackling poverty
- Improve life chances by contributing to improving the health of residents

Successes to date

- One of only 12 authorities nationally to be appointed as a CLG enhanced housing options trailblazer
- Introduction of Southwark Homesearch
- 163 under-occupying social housing tenants rehoused in 2008/09
- 828 overcrowded households rehoused in 2008/09
- Assisted 15 overcrowded households in to the private rented sector in 2008/09.

Why this objective?

Residents' housing needs and aspirations change over time and their ability to meet their needs is constrained by income and the availability of the right housing product and/or housing services. 38,412 households are estimated to be living in unsuitable housing in Southwark. In 2008/09 there were 15,586 households on the housing register. Of the people rehoused in 2008/09, on average a band two household⁹ who needed a four bed property had been waiting 15 months. In band three, people had waited 24 months for a two bed and 33 months for a three bed property. We will continue to prioritise the most serious types of housing need under our lettings policy. There will never be sufficient social housing in the borough to assist everyone with a housing need.

We will develop and promote a range of housing options for those with a range of needs and for those on a range of incomes. We must look to the private rented sector to address the gap. To do so, we want to work effectively with private landlords to provide good quality, settled homes which people want to live in. We will also provide a range of advice and support to enable people to remain in their homes where they are at risk of losing them.

⁹ Band one represents the greatest level of need, with bands two and three having lower levels of priority, and Band four having a wish to move, but no need to move.

Challenges

- **The regeneration of our estates.** In the short-term this creates a high level of demand for rehousing for tenants who have to be relocated while the improvement works take place
- **Meeting our statutory and priority housing obligations.** This includes Government targets to halve numbers in temporary accommodation, and to tackle overcrowding
- **High levels of overcrowding.** An estimated 15% of council tenants, 12% of private renters and 9% of housing association renters were overcrowded in 2008.
- **Providing support for vulnerable people.** Changing patterns in delivery of health and social care mean that demand for the traditional models of housing for older people will continue to decline. There are also gaps in housing provision for older people with mental health problems, alcohol problems, etc. The housing strategy reflects the need for vulnerable people to access suitable housing and services, and sustain independent living.
- **Southwark has one of the lowest proportions of home ownership in the country.** The current economic climate is making it harder to obtain mortgages, and to afford mortgage payments. Some households are at risk of losing their homes. Many households are struggling to pay major works bills.



Housing options approach. A new £1m Homesearch housing options centre opened in December 2007. This gives individually tailored advice including: advice on retaining the client's existing home; assistance with renting a private sector property; advice on intermediate housing; and relative priority and average waiting times for social housing. We are developing this approach which encompasses employment, education and training advice via the Southwark Works programme. It also features outreach housing options and debt advice services. Southwark is one of 12 local authorities appointed as housing options trailblazers by the Government.

Choice-based lettings. A choice-based lettings scheme and new lettings policy based on a simple banding system was introduced in 2005. This allows people to bid for properties advertised in a magazine and on the website. It has proved popular with housing applicants for its transparency and ease of use. The bidding telephone hotline and the website provide information in 14 languages. We have a small team within the Housing Options Service who support vulnerable/disabled applicants with the bidding process
www.southwarkhomesearch.org.uk

Our plans

To enable choice while meeting housing needs we will:

- Maximise the use of the private rented sector through effective regulation, incentives for good landlords, and assistance to prospective tenants
- Fast-track housing benefit to attract private rented sector landlords to work with us
- Work to increase the number of accredited landlords in the borough, to improve standards in the sector and to provide reassurance to prospective tenants
- Continue to give high priority, practical and financial assistance, to under-occupiers to move to a more suitable home
- Use our CLG Overcrowding Pathfinder funding to help overcrowded social housing tenants move to the private rented sector if they wish to
- Provide assistance with accessing employment, education and training opportunities through our enhanced housing options trailblazer scheme
- Expand our choice-based lettings scheme to include disability and adapted homes
- Explore proposals for a common housing register with housing associations by 2011
- Provide floating support, disabled facilities grants and adaptations, and other measures such as 'Handy Persons' schemes to enable vulnerable tenants to remain in their homes
- Develop a co-ordinated approach to older people's housing
- Review Southwark's sheltered housing provision to ensure it meets the needs of those with higher support needs (mental health/alcohol misuse etc.) and expand provision of extra care sheltered housing
- Reshape the in-house sheltered housing service to provide a 'hub' based approach to meeting the housing and support needs of older people
- Invest up to £250,000 in telecare and other assistive technology to enable more people to remain in their own homes
- Endeavour to ensure that all new homes are built to lifetime homes standard, and 10% to wheelchair standard.
- Support people to maintain home ownership
- Enable more people to take up home ownership options where they can afford it
- Continuing the social Homebuy scheme which enables council tenants to own a percentage of their council rented property
- Target the best shared equity or shared ownership products at social housing tenants who have expressed an interest in home ownership
- Provide a range of options for leaseholders in financial difficulty over payment of major works bills, including a low interest loan
- Provide a mortgage repossession advice and advocacy service at the County Court, through the Southwark Advice Agencies Forum.



Objective four – Prevent homelessness and reduce the use of temporary accommodation

Priorities

(Key priorities in bold)

- **Maximise opportunities for homeless prevention**
- **Reduce the use of temporary accommodation**

Successes to date

- A move from crisis intervention service to homelessness prevention resulted in homelessness acceptances falling to 522 for 2008/09 down from 1,703 in 2000/01
- Numbers of households in temporary accommodation fell to 909 in 2008/09 from 1,300 households in 2006/07
- Southwark were regional champions for London for tackling youth homelessness in 2008/09
- The 2010 target of nil use of bed and breakfast for homeless 16/17 year olds other than in an emergency was achieved in 2007 and has been sustained, down from a high level
- 689 homeless and potentially homeless households assisted with accessing accommodation in the private rented sector via our Housing Options service in 2008/09
- Homelessness due to domestic violence reduced to 41 by the end of 2008/09 down from 156 households in 2004/05
- The council was awarded £95,835 for 2009/10 from the Migration Impacts Fund to tackle rough sleeping and anti-social behaviour amongst A10 migrants.¹⁰

¹⁰ The A10 states are Poland, Lithuania, Latvia, Slovenia, Slovakia, the Czech Republic, Estonia and Hungary, Romania and Bulgaria.

Why this objective?

Homelessness is damaging to individuals, to families, and to society as a whole. Homelessness is often preventable if given the opportunity to intervene early. Our aim is to implement a long-term, sustainable approach to tackling homelessness which is integrated with our housing options approach. We are trying to change the perception that a homelessness application is a fast-track to a social housing tenancy.

We give a high priority to preventing homelessness wherever possible. This will reduce the requirement for the temporary accommodation which is used to house homeless people awaiting an assessment, and those for whom we have a statutory responsibility to find settled accommodation. In the longer term, we want to ensure that homeless people, and those at risk of homelessness, have access to education, training and employment services which will reduce their risk of homelessness in the future, as well as improving their prospects and those of their families.

Challenges

- **Meeting our temporary accommodation targets to have no more than 458 households in temporary accommodation by December 2010.** Numbers in temporary accommodation increased to 1,367 at the end of December 2007 but reduced to 909 households as at the end of March 2009, against a year end target of 990.

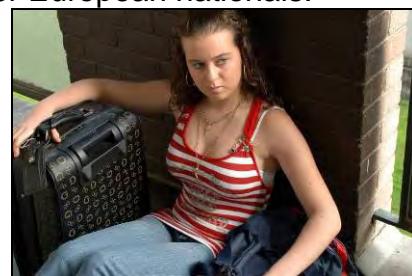
- **Maintaining our nil use of bed and breakfast for 16/17 year olds other than in an emergency**
- **An uncertain future for CLG homelessness grant.**
- **Challenging target to reduce rough sleeping to as close to zero as possible by 2012.**
- **The end of Supporting People funding-ring-fencing and cuts in the Supporting People budgets.** ¹¹ This could reduce the supply of supported accommodation for vulnerable homeless people who have lower needs than those required for social care, but who may still be owed a statutory homeless duty.
- **Changes to the temporary accommodation subsidy regime.** These will impact on the Council's private sector leasing and bed and breakfast schemes.
- Prevent homelessness due to rent or mortgage arrears through providing a range of advice and support
- Provide tenancy sustainment services for those at risk of losing their homes
- Provide integrated prevention, assessment and support services for young homeless people, and those at risk of homelessness
- Develop schemes to convert temporary accommodation into settled accommodation
- Become part of the south east London settled homes initiative to produce more long-term homes for homeless families
- Ensure that homeless and potentially homeless households have access to education and support services as part of our housing options trailblazer work, and the planned development of an Employment Academy by partner agency Thames Reach
- Continue our successful qualifying offers initiative which provides settled private sector homes managed by housing associations for homeless households
- Work in partnership with Children's Services to prevent youth homelessness
- Work pro-actively to minimise any impact of changes in the Supporting People regime for vulnerable homeless people
- Tackle rough sleeping through working in partnership with a range of providers, prioritising early intervention and prevention. This includes work with people rough sleeping from A10¹² and other European nationals.

Our plans

To prevent homelessness and reduce the use of temporary accommodation we will:

- Provide a range of housing options and homeless prevention initiatives, including financial assistance for clients to access the private rented sector
- Engage with housing associations in strategic working to prevent homelessness
- Working with the south east London housing associations preventing homelessness group
- Prioritise overcrowded households under the Council's lettings policy as overcrowding can cause homelessness
- Provide a range of support and housing options services for victims of domestic violence, including a sanctuary scheme for those who wish to stay in their home safely

¹¹ Ring fencing is where the use of resources is restricted for a specific purpose



¹² The A10 states are Poland, Lithuania, Latvia, Slovenia, Slovakia, the Czech Republic, Estonia and Hungary, Romania and Bulgaria.

Delivering the strategy

We will measure our progress against the key strategic objectives and priorities through the key measures of success in the table below. These will be monitored via the Southwark Housing Strategic Partnership and through the Annual Monitoring Return. These will be reviewed and updated as necessary on an annual basis.

Sustainable Communities Strategy - Southwark 2016 objectives: Improving individual life chances, making the borough a better place for people, and delivering quality public services.	
Southwark Housing Strategy - Vision: To improve residents' lives by providing high quality homes and housing services that promote successful and inclusive communities.	
Key strategic priorities	Our success criteria
Making the borough a better place for people (Sustainable Communities Strategy)	<ul style="list-style-type: none"> • Increase customer satisfaction with the Council's landlord services to 65% by 2010, and increase satisfaction levels beyond this
Provide high quality homes in attractive environments, particularly in our growth areas (Southwark Core Strategy)	<ul style="list-style-type: none"> • Conduct a strategic housing land availability assessment (SHLAA) - 2009/10 • Provide homes that are affordable on a wide range of incomes and monitor through the Annual Monitoring Return • Provide a choice of homes in different areas
Providing high quality homes and housing services that promote successful and inclusive communities (Southwark Housing Strategy vision)	<ul style="list-style-type: none"> • Provide different amounts of new affordable and private homes in different areas to increase tenure mix, including: <ul style="list-style-type: none"> ○ 35% minimum affordable housing on all major developments outside the opportunity and action area/action areas cores ○ A minimum of 35% private housing units in the Elephant and Castle opportunity area and South Bermondsey, Faraday, Livesey, Peckham, The Lane, Brunswick Park and Camberwell Green wards • Develop an effective site appraisal tool 2009/10
Objective 1: Improve the quality of existing housing and use it more efficiently	
Bring council homes up to the Southwark Decent Homes Standard	<ul style="list-style-type: none"> • Carry out works to bring 2000 council homes a year up to the Southwark Decent Homes standard, over the next 5 years
Use existing assets better to meet changing needs	<ul style="list-style-type: none"> • Develop a robust programme for under-utilised HRA assets, linked to the SHLAA, including delivery of at least 12 'Hidden Homes' in 2009/10 and 30 in 2010/11 • Minimum of 160 under-occupying tenants assisted to move to a smaller home per annum • Identification of HRA sites for development
Bring empty homes back into use	<ul style="list-style-type: none"> • The number of non-local authority (LA)-owned vacant dwellings returned to occupation- 130 per annum • Reduce void turnaround in council homes to 30 days (2009/10), and below this in subsequent years

Improve the energy efficiency of homes in all tenures	<ul style="list-style-type: none"> • (See also Southwark Decent Homes target) • Provide loft and cavity wall insulation to 14, 000 council homes over the period 2009/10 to 2011/12 • The number of private sector dwellings within which a category 1 excess cold hazard is removed per annum of 150 in 2009/10, 160 in 2010/11 and 170 in 2011/12 (subject to review at the end of year 1).
Improve and maintain the quality of private housing	<ul style="list-style-type: none"> • Establish private sector housing steering group and develop private sector housing strategy • Hold an annual private landlord forum
Objective 2: Increase the supply of good quality housing	
Increase the housing supply, particularly of family sized homes	<ul style="list-style-type: none"> • 1,630 new homes (all tenures) per annum- (LAA target NI 154) • 2,215 affordable homes (2008/09-2010/11) (LAA target NI 155) • 2,453 gross supply of social housing 2008/09-2010/11 (GLA new target) • Ensure developments of 10 or more units must have: <ul style="list-style-type: none"> ○ At least 60% two or more bedrooms ○ A proportion of three, four or five bedrooms as follows: ○ At least 10% 3,4 or 5 bedrooms in Potters Field, London Bridge, Elephant and Castle opportunity area, and the north of Blackfriars road. ○ At least 20% 3, 4 or 5 bedrooms in the urban zone and the central activities zone except where set out above. ○ At least 30% 3, 4 or 5 bedrooms in the suburban zone. (This may be split between private, social and intermediate housing) ○ A maximum of 5% as studios and only for private housing • 10% of new homes developed to full wheelchair standard
Objective 3: Enable choice while meeting housing needs	
Enable options for renting in a high quality private rented sector	<ul style="list-style-type: none"> • Participation in the London Landlords Accreditation scheme, and provision of incentives and support to accredited landlords • Provision of support to enable high priority housing applicants to access or retain private rented sector tenancies • Enforcement action against bad landlords where other measures have failed
Provide options to sustain home ownership	<ul style="list-style-type: none"> • Provide financial appraisals for applicants for shared ownership, social home buy and right to buy schemes • Provide housing advice and a range of options for home owners at risk of repossession • Develop a range of affordable intermediate housing products
Improve life chances by	<ul style="list-style-type: none"> • Provide advice on employment and training as part of

<p>contributing and tackling worklessness</p>	<p>enhanced housing options approach</p> <ul style="list-style-type: none"> • Provide employment, education and training advice to homeless young people as part of the integrated youth homelessness team • Enable local labour and training schemes through partnering contracts • Support partner agency Thames Reach in their development of a local employment academy
<p>Enhance social housing options</p>	<ul style="list-style-type: none"> • Develop proposals for a common housing register - 2009/10
<p>Ensure the right types of housing for an ageing population, supporting independent living</p>	<ul style="list-style-type: none"> • Develop an older people’s housing strategy 2010/11
<p>Objective 4: Prevent homelessness and reduce the use of temporary accommodation</p>	
<p>Maximise opportunities for homeless prevention</p>	<ul style="list-style-type: none"> • Provide a range of options and advice to prevent homelessness • Nil use of bed and breakfast for homeless 16/17 year olds other than in an emergency • Reduce rough sleeping to as close to zero as possible by 2012
<p>Reduce the use of temporary accommodation</p>	<ul style="list-style-type: none"> • Halve the number of households in temporary accommodation by December 2010 • Work in partnership with housing associations to implement the G15 homelessness offer



This leaflet contains information about Southwark Council services. If you require information in your language, please call 020 7525 5000

Spanish

Este folleto contiene información sobre los servicios prestados por el ayuntamiento de Southwark. Si necesitara alguna información en su propio idioma, por favor llame al 020 7525 5000

French

Ce dépliant contient des renseignements sur les services de Southwark Council (municipalité de Southwark). Si vous avez besoin d'obtenir ces renseignements dans votre langue, veuillez appeler le : 020 7525 5000

Turkish

Bu broşür Southwark Belediyesi'nin servisleri ile ilgili bilgi içerir. Eğer kendi dilinizde bilgi edinmek isterseniz, lütfen 020 7525 5000 numaralı telefonu arayınız

Vietnamese

Tờ rơi này cung cấp thông tin về các dịch vụ của hội đồng quận Southwark. Nếu quý vị muốn có bản dịch sang ngôn ngữ mình nói, xin vui lòng gọi số: 020 7525 5000

Somali

Warqaddaan yar waxaa ku qoran macluumaad ku saabsan adeegyada Guddiga Dowladda Hoose ee Southwark. Haddii aad u baahan tahay macluumaad ku qoran luqaddaada, fadlan wac lambarka 020 7525 5000

Arabic

يحتوي هذا المنشور على معلومات عن الخدمات التي تقدمها بلدية سوترك (Southwark). إذا كنت ترغب في الحصول على معلومات بلغتك الأصلية الرجاء الإتصال بالرقم المبين هنا: 020 7525 5000

Bengali

এই লিফলেটটিতে সাউথার্ক কাউন্সিলের পরিষেবাসমূহের তথ্য দেওয়া আছে। আপনার যদি নিজের ভাষায় তথ্যের প্রয়োজন হয়, তাহলে যে টেলিফোন নম্বর দেওয়া আছে তাত টেলিফোন করুন।”

টেলিফোন নম্বর : 020 7525 5000

Email: housingstrategy2@southwark.gov.uk

Phone: 020 7525 1230/1217

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Regeneration and Neighbourhoods

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