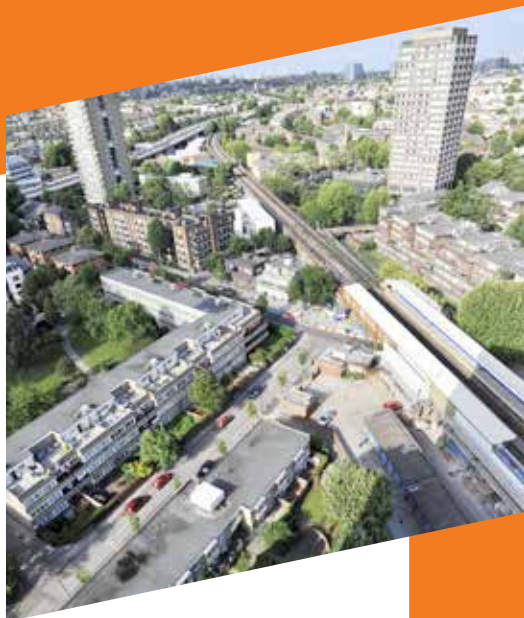


Royal Borough of Kensington and Chelsea

Housing Strategy



2013-2017

A summary



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Section 87 of the Local Government Act 2003 requires each local authority to have a housing strategy.

Following consultation with councillors, residents, staff, local housing providers, advice agencies and other stakeholders, the Royal Borough has published its housing strategy for 2013 to 2017. The strategy sets out how the Council intends to manage and deliver its strategic housing role, with an aim to improve the quality of accommodation and lives of people who live in the borough. It takes into account the many challenges we face, including the high local house prices and rents and the demand for affordable housing, which continues to outstrip supply.

The strategy covers a main framework for housing, with more detailed policies sitting beneath it. For example: our *Allocation Scheme* describes who is given priority for social housing and our *Tenancy Strategy* sets out the types of tenancies we expect housing providers to offer.

This leaflet summarises the main parts of the *Housing Strategy*. A copy of the full strategy can be found on our website www.rbkc.gov.uk/housing.

Managing our existing housing

- We will continue to work with the Kensington and Chelsea Tenant Management Organisation (KCTMO) to see how we can improve our housing. One of our aims is to move from regimented, programmed works to a more flexible process, for example rather than following cyclical works to blocks, identifying early what works need to be done and prioritising these.
- Predictions show that an extra £108 million is needed over the next five years to maintain our housing to a high standard and we are investigating how we deliver this funding.
- Given the variety and high value of some of our properties, we are looking at the potential benefits of selling a limited number of high value properties where they do not deliver the best quality of accommodation to our residents and are expensive to repair and maintain. This will allow investment in wider Council housing stock and achieve better results for more people.



Developing new homes

- We will continue to work with our registered housing providers to maximise the number of affordable housing units in the borough. We hope to set the right balance between building new homes for sale on the open market as well as affordable housing for shared ownership or rent. House prices are very high in the borough and selling homes can often subsidise the development of affordable housing. We have developed an Affordable Rent policy to inform planning and future housing development.
- There is a shortage of large, family homes for our tenants. We need to look creatively at how we can ensure we tackle the housing need of our families. This includes looking at development options out of the borough, developing our own housing without the assistance of Government grants and making the most efficient use of the stock we already have.
- We recently carried out a survey of our sheltered housing for older people. Using this information, we are identifying opportunities, within our own stock and our partners', to provide a better range of high quality sheltered housing to older people.

Regenerating the borough's housing

- We are currently developing Wornington Green and Silchester Estates, in the north of the borough, in partnership with housing providers. We are also looking to redevelop the area around Edenham Way and Trellick Tower and looking at how we take this forward. We will also look at regeneration schemes on a smaller scale.
- However, regeneration is not just about the physical environment, but also about the development of the community so we will continue to work with other Council departments to achieve this.

Housing options

- We are committed to preventing homelessness and improving people's life chances, but demand for social housing is far greater than supply. We will continue to maintain our homeless acceptance rate as one of the lowest in London.
- A new *Allocation Scheme*, to be published in 2013, will set out who is given priority for social housing in the borough. We will make best use of the social housing we do have available by helping tenants to move to suitable accommodation, for example, our mutual exchange scheme whereby tenants can exchange their property with another social housing tenant.
- Some people experiencing homelessness may only have short-term housing need which may be met by the offer of a good quality private sector home. We will help people to move into the private sector with initiatives such as our rent deposit scheme, as well as information and advice. This will help us to allocate social housing to those who need it in the longer term.
- To ensure that privately rented accommodation is of a good quality, we will work with private sector landlords, giving them advice about improving their homes and we will inspect homes, particularly houses in multiple occupation, to make sure they are safe. We will also encourage landlords to bring empty properties back into use.
- We will continue to offer advice to all our residents, not just homeless people, to ensure that people can maintain their homes and tenancies.

Supporting vulnerable residents

- We need to support the most vulnerable residents in our community. This can include older people, disabled people, people with mental health problems and those suffering from domestic violence. We need to target our reducing resources at those who can benefit from them and to those who can become more independent with the right levels of help.
- A new *Getting Ready to Move* initiative maximises the benefit of the money spent on housing-related support through motivating and helping young, single, homeless people to find their own housing solutions. Through mentoring and volunteering, it provides a launch pad into training, education and employment for people living in our supported housing.
- Supporting vulnerable people includes working closely with colleagues in social care, health and the police. We have set up a number of initiatives that we will continue with from 2013 onwards, including the domestic and sexual violence working group.



Encouraging people into work

- We recognise the impact of welfare reforms on our tenants and are working to improve employment opportunities. We recently set up a *Housing and Worklessness Project* to work with housing providers, many of which have signed up to our *Pathways to Work Charter*. This commits the Council and the landlords to work together to ensure tenants have access to information and advice about training and employment opportunities.
- Our *Into Work and Housing* scheme offers short-term accommodation with support to homeless people who are working to help them plan and save for longer term accommodation. We will continue to ensure employment initiatives are a key part of helping homeless people and employment is recognised and rewarded.

More information about the projects referred to in this leaflet can be found on our website, alongside the full *Housing Strategy* and other housing policies.



English

Information from this document can be made available in alternative formats and in different languages. If you require further assistance please use the contact details below.

Arabic

يمكن توفير المعلومات التي وردت في هذا المستند بصيغ بديلة ولغات أخرى. إذا كنت في حاجة إلى مزيد من المساعدة، الرجاء استخدام بيانات الاتصال الواردة أدناه.

Farsi

اطلاعات حاوی در این مدارک به صورتهای دیگر و به زبانهای مختلف در دسترس می باشد. در صورت نیاز به کمک بیشتر لطفا از جزئیات تماس ذکر شده در ذیل استفاده کنید.

French

Les informations présentées dans ce document peuvent vous être fournies dans d'autres formats et d'autres langues. Si vous avez besoin d'une aide complémentaire, veuillez utiliser les coordonnées ci-dessous.

Portuguese

A informação presente neste documento pode ser disponibilizada em formatos alternativos e em línguas diferentes. Se desejar mais assistência, use por favor os contactos fornecidos abaixo.

Somali

Macluumaadka dokumentigan waxaa lagu heli karaa qaabab kale iyo luuqado kala duwan. Haddii aad u baahan tahay caawinaad intaas dhaafsiisan fadlan isticmaal xiriirka faahfaahinta hoose.

Spanish

La información en este documento puede facilitarse en formatos alternativos y en diferentes idiomas. Si necesita más ayuda por favor utilice la siguiente información de contacto.

Housingline

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