

Housing Strategy 2007-10



Foreword

“Together we will build communities and transform lives...”

The Barking and Dagenham Housing Strategy sets the future strategic direction for the borough's housing over the next three years. This strategy will affect the future of our borough over a much longer period, and the provision of high quality housing for all is a vital part of achieving the Council's vision for the Borough in 2020.

Good quality affordable housing is the core component of sustainable communities, and is part of much wider relationships with the community including employment, education, health, leisure and transport, all these must be considered if we are to achieve our aims.

Barking and Dagenham is undergoing a transformation, with ambitious regeneration programmes that provide a valuable opportunity for real change. The borough is at the heart of the Government's plans for the Thames Gateway, and the regeneration of Barking Town Centre is ongoing. The 2012 Olympic Games in London will provide a further catalyst for the borough's development.

There are considerable challenges ahead in delivering the housing that the borough needs. We see our challenges as opportunities to promote positive change, and to enable us to truly build an exemplar thriving and sustainable community of the future.

Councillor Charles Fairbrass,
Leader of the Council

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Strategic Corporate Priorities for Action 2005-10

The Council has developed Strategic Corporate Priorities for Action to deliver the local Community Priorities and achieve the borough's Vision. The priorities reflect the Council's approach to balanced service planning, where successful performance is based on five main components including community benefits, customer satisfaction, value for money, high quality service performance and investment in its staff.

- Work In Partnership to Deliver the Community Priorities
- Put the Customer at the Heart of our Services
- Deliver Value For Money Services
- Deliver High Quality Services
- Value and Invest in our Employees

Three Council Priorities have been established to ensure a cross-cutting approach in delivering the Community Priorities from 2005-10. These are:

- Delivering outstanding customer service – putting local people at the heart of everything we do
- Improving performance across the board – so local people receive the best possible services which are responsive to their needs and represent value for money
- Regenerating the borough – creating a thriving and sustainable local economy where skilled and informed local people can live and work with pride

Strategic Integration and Community Impacts

The strategy development process has ensured that we meet strategic integration with the needs of our community, by meeting the Community Priorities. The following table provides examples of how our housing strategy meets these priorities. Further details are provided in section three.

Community Priority	How the Housing Strategy Meets The Priority
Raising general pride in the Borough	High quality sustainable housing to meet present needs of community Resident involvement in consultation including design – awards have been won for developments
Promoting equal opportunities and celebrating diversity	Balanced and sustainable communities with mixed tenure will provide greater community cohesion More housing for Supporting People client groups, for example Foyer scheme for young people Equalities and Diversity Impact Assessment of Housing Strategy
Developing rights and responsibilities with the local community	Excellent housing will improve quality of life and provide more opportunities Promotion of choice and independence through housing policies, including intermediate housing Work towards tackling volume crime, Anti-Social Behaviour and domestic violence

	New housing built to design out crime including Secured by Design standard
Improving health, housing and social care	Well designed communities and improved housing to promote healthier lifestyles New properties built to Lifetime Homes standard, with 10% wheelchair accessible housing More housing for Supporting People client groups, for example Foyer scheme for young people Floating support for vulnerable people
Making Barking and Dagenham cleaner, greener and safer	Provision of open space in well thought out mixed developments Increased sustainability through improved housing design, including Secured by Design initiative Work towards tackling crime including Anti-Social Behaviour and domestic violence
Better education and learning for all	Increased internal space standards and more larger family homes will promote learning through availability of private space Foyer scheme for young people Education of community regarding housing options
Regenerating the local economy	Replacement of outmoded housing through estate renewal schemes Strategic Development Sites including Thames Gateway Regeneration of Barking Town Centre and other neighbourhoods Mixed use housing development Wider range of housing including aspirational homes and more intermediate housing

Sub-Regional Priorities

The borough's economic development and services are affected strongly by the wider sub-region whilst housing markets operate across and beyond borough boundaries. A sub-regional approach to housing is outlined by the Government in Sustainable communities: building for the future. The borough is a member of the **East London Housing Partnership (ELHP)**, which includes eight East London boroughs. The ELHP has produced an **East London Sub-Region Housing Strategy 2005-10** which identifies the following priorities:

- New Housing Supply and Meeting Housing Needs
- Private Sector Renewal
- Supported Housing
- Choice and Mobility
- Tackling Homelessness
- Tackling Racial Harassment
- Procurement

The borough is also a member of the Thames Gateway London Partnership (TGLP), which aims to ensure resources are available for successful delivery of the Thames Gateway.

Regional Priorities

Barking and Dagenham is one of thirty three London boroughs. The borough's location offers great opportunities for employment and has excellent transport links. In 2005 the **Capital Homes London Housing Strategy 2005-16** was published and identified a number of regional priorities.

The **Mayor of London** develops policies through the **Greater London Authority (GLA)**, which is a strategic government for London with responsibilities including planning, transport and economic development. In July 2006 an announcement was made by Government that the Mayor's powers were to be increased in a number of areas, including housing. A **Housing Strategy for London** will now be produced by the Mayor, and there will be some change of emphasis from the Capital Homes strategy. The new strategy will focus on seven key policy areas. These areas are set out below and must be taken into account by London boroughs in developing housing strategies. Specific housing implications are covered in greater detail in section three.

- Putting people first
- Building more homes
- Building the right homes in the right places
- Designing places where people want to live
- Reviewing intermediate housing
- Promoting choice and mobility
- Tackling climate change

National Priorities

The Government's Department for Communities and Local Government (DCLG) sets priorities for housing which local authorities must deliver. In 2003 **Sustainable Communities: building for the future** was published, marking a step change in the approach to housing delivery and focusing on the wider aspect of sustainable communities. The main priorities arising from this document are summarised below.

- Ensure that all social tenants have a decent home by 2010 and to improve conditions for vulnerable people in private accommodation
- A step change in housing supply to tackle the housing shortage, especially in London and the South East
- Development of new Growth Areas
- Delivery through reform of planning system, a new regional approach to housing policy, and sub-regional approach to housing issues

Barking & Dagenham is situated in the Thames Gateway, which is one of four national Growth Areas identified in Sustainable Communities. The other proposed Growth Areas are Milton Keynes/South Midlands, Ashford and London-Stansed-Cambridge.

In 2004 *Creating Sustainable Communities in London* was published. This five year plan establishes how sustainable communities will be delivered in London. The Government's commitment to sustainable communities was developed further with the publication of **Sustainable Communities: Homes For All** and **Sustainable Communities: People, Places and Prosperity** in 2005. The former sets out how decent homes and greater housing opportunities can be delivered at an affordable level for everyone, whilst the latter focuses on creating neighbourhoods where people wish to live and work.

From Decent Homes to Sustainable Communities was issued in June 2006. This discussion paper sought views on certain policy areas including resourcing through public sector investment and assets and the delivery of affordable housing. In October 2006 the **Strong and Prosperous Communities** White Paper was released. This intends to enable local government to develop sustainable communities through greater freedoms and powers.

Council Departments

The Housing Strategy division works closely over all five Council departments in order to deliver the Community Priorities.

Adult and Community Services

Strong links with the Adult and Community Services department have been forged. The department promotes the independence and well-being of adults and older people. It also co-ordinates work on community safety, community cohesion, neighbourhood management, as well as heritage and libraries. The Adult Trust will adopt seven strategic outcomes that reflect the agenda set out in the Government's Department of Health (DoH) 'Our Health, Our Care, Our Say' White Paper. The division liaises closely with the department and the Primary Care Trust (PCT) in meeting the specific needs of vulnerable people. We also work with the Police and The Probation Service in meeting specialised needs, and our work in these areas is developing further. A draft Older People Housing Strategy has been developed and its priorities are reflected in this strategy. This also feeds into the Older People's Strategy for Barking and Dagenham 2006.

Children's Services

The department is responsible for strategic planning and co-ordination of services for children and young people aged 0-19. The division has close links with Children's Services to ensure that Young People are able to access high quality housing. Housing Strategy has helped to inform the development of the Children and Young People's Plan 2006 to 2009 to deliver the Government's Every Child Matters vision. A Housing Strategy Action Plan for Children and Young People has also been produced and is reflected in this strategy. Young people are supported in their transitional phase, including those who are particularly vulnerable through leaving custody or who are at risk of offending. Housing also works closely with the department to ensure that housing growth is accounted for in the planning of future educational needs, and that high quality housing has a positive impact on future attainment.

Customer Services

Customer Services brings together all the main front-line teams and is committed to ensuring excellent accessible and responsive local services for the community. The department has developed a draft strategy for delivering outstanding customer service with **Done In One – A Customer Service Strategy for Barking and Dagenham**.

The department includes Housing Services which is responsible for the management and investment of the Council's housing stock and finances through the Housing Revenue Account (HRA), and the Housing Futures Project which was established in response to the Government's Decent Homes Standard. Community Safety is of great importance to the borough and funding has secured improvements through concierge schemes and lighting. A street warden service has also been supported. The division includes Homelessness and Housing Advice. The successful introduction of the More Choice In Lettings (MCIL) choice-based lettings system in 2005 provided residents with greater choice and fairness in accessing housing socially rented housing. There are six Community Housing Partnerships (CHPs). Through a partnership of tenants, leaseholders, freeholders and Councillors, CHP boards have the power to make decisions for improving various aspects of the service.

The department also co-ordinates improvements to the borough's Private Sector Housing, covering a wide range of services including financial assistance, advice and enforcement. A full Private Sector Housing Strategy is to be developed later this year.

Regeneration

The Regeneration department works in partnership with stakeholders including Council departments, external organisations and local communities, and is developing a comprehensive Regeneration Strategy for securing the social, physical, environmental and economic regeneration of the borough.



Barking Town Centre Proposed Redevelopment

The Housing Strategy division is based in the Regeneration department, and works closely with other departments to ensure that policies are co-ordinated in delivering the borough Vision. There is close working with the Spatial Regeneration division to maximise the quality and design of new housing, and to ensure that new developments are sustainable and suitably located. We are helping to inform the development of the borough's emerging Local Development Framework (LDF), which will eventually replace the current adopted Unitary Development Plan (UDP). The borough is now in the process of consulting on its preferred options. Our division has the following teams which reflect its main responsibilities. Sub-regional working is an integral part of the division's work, with contributions to key projects.

Housing Development and Partnerships - The team enables new affordable housing opportunities through partnership with Registered Social Landlords (RSLs). The team seeks to maximise funding sources and opportunities to deliver the affordable housing programme for meet the community's needs and aspirations.

Consultation is vital for deciding how we should establish our policies against our needs and resources. We have therefore consulted extensively with all our stakeholders including our partners in setting our priorities.

A wide cross-selection of external and internal stakeholders has been involved in the consultation process. Initial consultation commenced with a Housing Strategy Conference in 2005. Attendees included a broad selection of housing and regeneration related stakeholders, internal officers and resident representatives. A Housing Strategy Working Group reviewed the strategic context and emerging priorities. This involved a wide range of stakeholders including GOL, resident representation and internal officers. A Housing Strategy Stakeholder Event in October 2006 provided further discussion and an update of developments and changes in policy since previous consultation. An article was also placed in the borough's Citizen Magazine which gave all residents a chance to comment on the proposals. The consultation process has played an important role in influencing the development of the strategy, and a number of recurring themes were identified which were particularly influential. A summary of how the strategy has changed through consultation is provided in the following table.

Consultation event	Key issues raised	How they have influenced the strategy
Housing Strategy Conference	<ul style="list-style-type: none"> Delivery of the right type of housing in the Thames Gateway and the need to ensure sustainable communities Improving the quality and range of housing for Supporting People client groups Recognition of the impact of housing on health The need to tackle homelessness Reducing crime through development design by involving the community Need to ensure a neighbourhood approach to delivering decent homes Creating sustainable communities 	These issues were incorporated as areas to develop further in the strategy; Sustainable Communities and Community Cohesion identified as a Housing Strategy Priority
Housing Strategy Working Group	<ul style="list-style-type: none"> Meeting Supporting People client groups needs Cross-tenure working in reducing non-decent homes Consider capacity for construction of future homes Ensure our plans meet educational requirements Deliver Thames Gateway and address concerns over density levels New homes to be fully accessible and suitably sized Ensure affordable housing issues are addressed and provision includes people on middle incomes Review method of consultation with "hard to reach" groups 	<ul style="list-style-type: none"> New housing provision for Supporting People client groups Integration with surrounding areas will be considered Issue of capacity addressed in setting future housing targets New homes are being designed with greater sustainability with more private space Development of appropriate density policy in LDF to reflect London Plan levels and provide efficient use of land We will review provision of space and accessibility; we will also provide more family sized homes Analysis of affordable housing provision issues; we will seek to provide accommodation for a range of income groups We will review how we consult with "hard to reach" groups
Housing Strategy Stakeholder Event	<ul style="list-style-type: none"> Need to strengthen community safety links, residents would like community safety as a strategy objective 	Strengthening of community safety targets and incorporation of Safer Communities as a Housing Strategy Priority

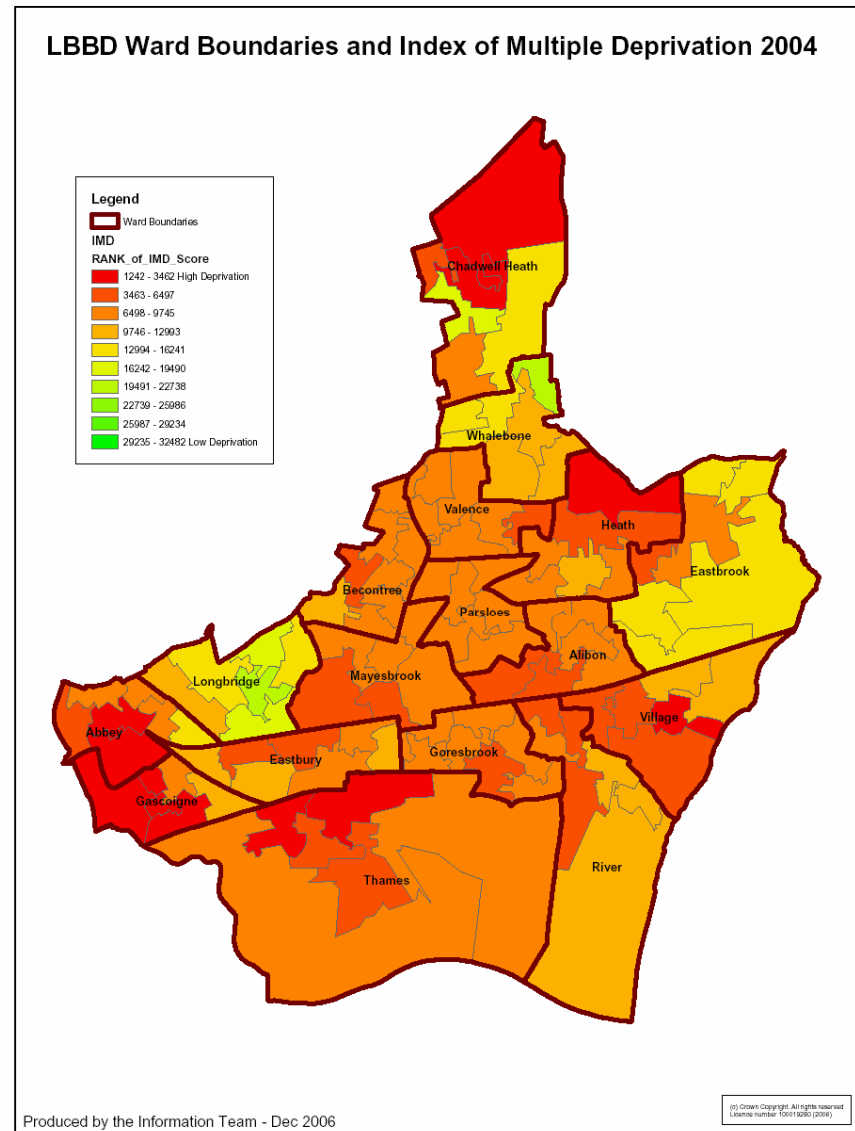
The **Index of Multiple Deprivation (IMD)** 2004 places the borough as the 42nd most deprived district in England, and the eleventh most deprived in London. The map shows the Rank of IMD score within the borough.

Further maps show the distribution of the Council HRA properties, and the estate renewal schemes identified by the Housing Futures Project. It is apparent how the areas of high deprivation relate to areas with high concentrations of social housing.

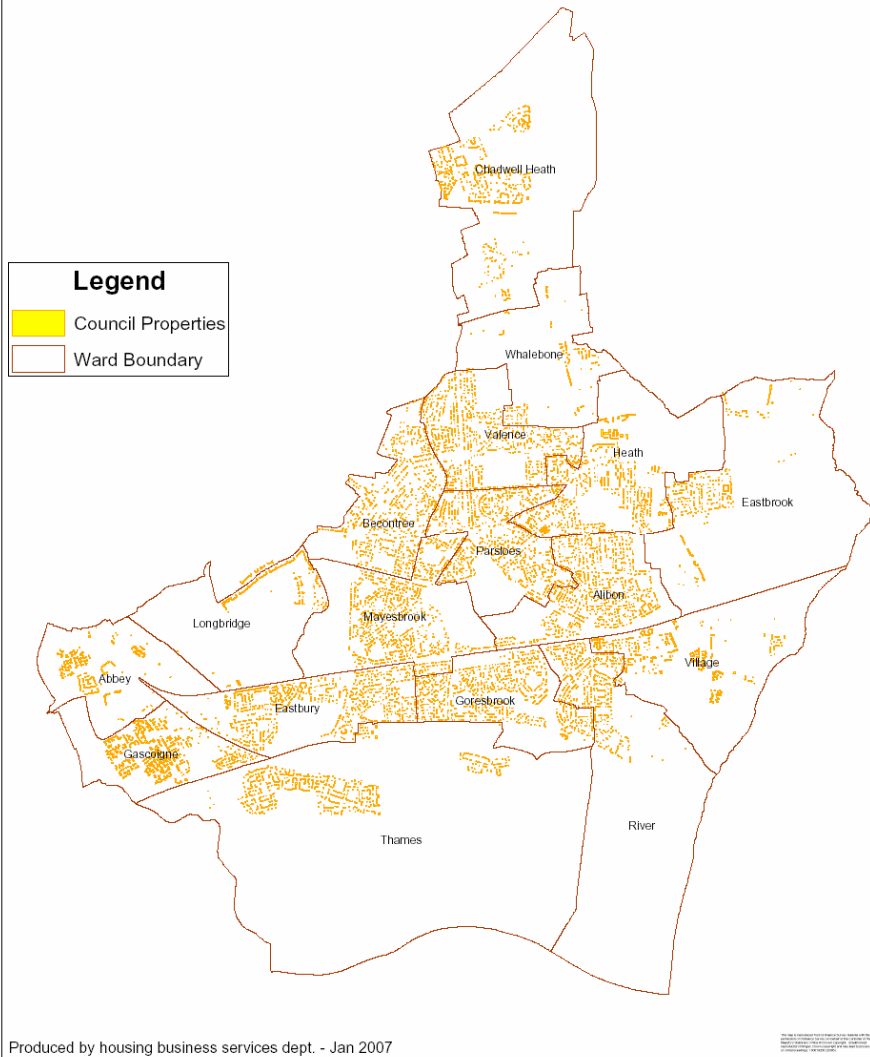
The Housing Needs Survey 2005 identified 7.0% of borough households as overcrowded. The RSL and private rented sectors show the highest levels of overcrowding.

17.2% of all households were also found to have special needs from the survey, which is above the national average of 11-13%. The predominant group was physically disabled households followed by frail elderly. There is a disproportionate level of people with physical disability, representing 24% of the population of the borough. In 2004 there were 324 people with HIV in Barking & Dagenham, 77% of whom were Black African. This figure accounted for 8% of the total number of adults living with HIV in North East London (North East London, Annual Public Health Report, 2004).

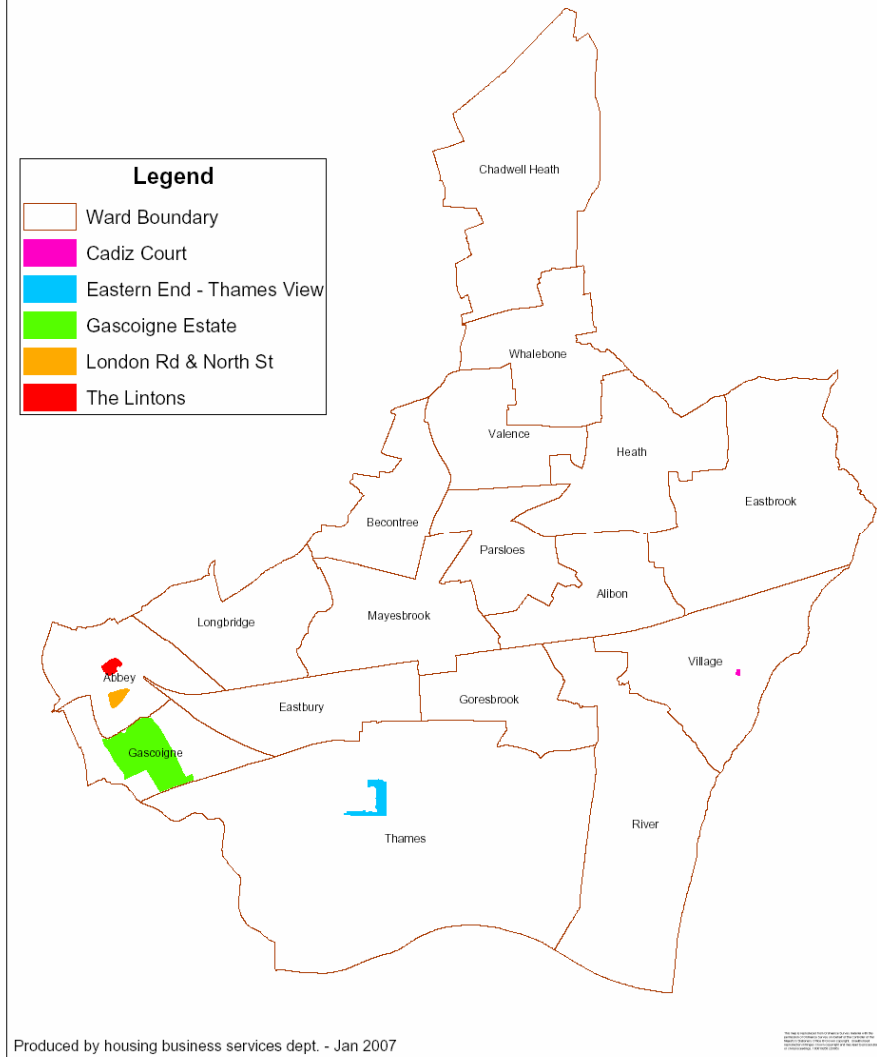
There are 907 asylum seekers and refugees in Barking and Dagenham as at September 2006, of which 217 are unaccompanied asylum seeking children. The trend indicates a slight increase in the population of asylum seekers families and there are emerging needs for these young people around suitable in-borough placements for fostering, housing and support for care leavers.



Council HRA Properties



Estate Renewal Schemes



Homelessness

Significant improvement has been made in the Council's performance on tackling homelessness, and this is reflected by the performance against statutory Best Value Performance Indicators (BVPIs). There is also a move towards homelessness prevention and reduction in temporary accommodation. Bed and Breakfast (B&B) accommodation is now only used in emergencies. There has been a marked reduction in the length of stay in both B&B and hostels for households who are unintentionally homeless and in priority need as measured by BVPI (BV183).

Homelessness BVPI	2004-5	2005-6
BV183 Length of Stay in Temporary Accommodation (a) Bed and Breakfast (weeks)	3.73	0.63
(b) Hostel (weeks)	5.49	0.95
BV202 Number of people sleeping rough on a single night within the authority	Less than 5	1
BV203 Percentage change in the average number of families placed in temporary accommodation	Qualified	-3.12%
BV213 number of households who considered themselves as homeless, who approached the local authority's housing advice service(s), and for whom housing advice resolved their situation (per 1000 households)	New Performance Indicator	5.56
BV214 Proportion of households accepted as statutorily homeless who were accepted as statutorily homeless by the same Authority within the last two years	New Performance Indicator	0%

Our record shows a decline in statutory homelessness, however there has been an overall rise in application for housing from non-priority groups and vulnerable young people in the last year. There has been an increase in the number of homeless household and single vulnerable people living in temporary accommodation in Barking and Dagenham, with young people representing 25% of people living in temporary accommodation. Extra funding has been obtained from invest to save through the capital programme for £150,000, and £80,000 DCLG funding has been contributed for the rent deposit scheme.

Housing Conditions

A Stock Condition Survey was carried out for the local authority stock in 2004. The proportion of the Council's stock that is non-decent has fallen to 46.7% in 2005-6. Private sector housing continues to raise the proportion of the percentage of vulnerable households living in decent homes.

SAP (Standard Assessment Procedure) is the Government's recommended system for energy rating of dwellings. The average SAP rating of the Council's housing is measured by a BVPI (BV63) and was recorded as 66 in 2005-6. The average SAP rating of the Private Sector housing is 55.

The RSL Forum is requesting that RSLs provide information on their progress towards decent homes. Many RSL properties have higher standards of housing conditions as they were built more recently.

External sources of funding are becoming more important and bids have been made through sub-regional partnership. New developments have in a number of instances used Council land values to subsidise the provision of new affordable housing. The Council is currently exploring with English Partnerships, the Housing Corporation and others, the establishment of a **Local Housing Company (LHC)** as a means of delivering new affordable housing and capturing uplift in land values for the community; this is discussed further in chapter 3.3.

Our historic and planned funding is provided in the table below.

Table: Historic and Projected Finances

Capital (£m)	2002-3	2003-4	2004-5	2005-6	2006-7	2007-8	2008-9	2009-10
Total Capital Programme:								
Capital Investment	31,687,000	46,785,000	27,872,000	32,086,028	30,974,000	33,231,000	29,611,000	30,811,000
Direct expenditure	1,800,000	1,500,000	1,351,950	758,879	1,289,000	1,400,000	To be confirmed	To be confirmed
NAHP	2,800,000*	*(2002-4 as 2 year allocation)	20,408,000**	** (2004-6 as 2 year allocation)	17,400,000	14,444,438 (part 2006-8 allocation)		To be determined
LASHG	20,600,000	-	-	-	-	-	-	-
Neighbourhood Renewal	20,634	-	-	-	-	-	-	-
Total Capital	56,907,634	48,285,000	49,631,950	32,844,907	49,663,000	49,075,438	29,611,000	30,811,000
Revenue (£m)								
Repairs/maintenance	17,624,000	18,261,000	18,551,000	21,155,996	21,286,000	21,877,000	21,986,385	22,041,350.96
Management:								
General	12,460,000	12,924,000	14,511,000	17,483,268	16,422,000	16,996,000	17,080,980	17,123,682.45
Special	5,985,000	6,161,000	6,534,000	6,693,019	7,464,000	7,777,000	7,815,885	7,835,424.71
Direct revenue spending	4,068,000	3,177,000	1,000,000	1,007,699				
Rent rebates	36,205,000	36,447,000	-	-	-	-	-	-
Other	13,731,000	18,462,000	27,170,000	25,803,450	26,943,000	30,314,000	34,254,820	38,707,947
Total Revenue expenditure	90,073,000	95,432,000	67,766,000	72,143,432	72,615,000	76,964,000	81,138,070	85,708,405
Total Income	(92,694,000)	(93,839,000)	(68,956,000)	(71,275,480)	(72,904,000)	(76,655,000)	(80,487,750)	(84,512,138)
Deficit/Surplus for the year	(2,621,000)	1,593,000	(1,190,000)		(289,000)	309,000	650,320	1,196,267

Housing Subsidy – Rent Rebates Expenditure and Income removed from the HRA in 2004-05

2002-03 – 2005-06 – Figures based on Statement of accounts

867,952

2006-07 – figures based on Budget

2007-08 – figures based on Budget

2007-08 – 2009-10 – direct expenditure assumes net increases of 0.5% and 0.25% respectively. Other expenditure (DCLG payment) assumes 13% increases as per 2007-08. Income assumes 5% increase.

2008-09 – 2009-10 – Revenue figures based on 2007-08 budget with assumptions for future years

- We are regenerating and improving much of our existing housing stock. Additionally some existing communities will have the opportunity to move into new housing.
- We are also improving the Council's housing stock through our Decent Homes programme. The programme is bringing and will continue to bring many benefits to the existing community.

Analysis

It is recognised nationally that house-building has failed to keep pace with the level of demand, leading to imbalances in the housing market and rising property prices. This is particularly acute in the South East and especially in London. The Government has since accepted the recommendations of the Barker Review, which highlighted the need for a step change in housing supply to improve the housing market. National house-building targets have since been revised and are used with data from the 2004 London Housing Capacity Study (LHCS) to inform borough house-building targets in the London Plan. Our borough's overall house-building target has now risen to 1190 new homes per year and we are committed to delivering our London Plan and LHCS targets.

There is a target for 26,000 new homes of all tenures to be built by 2020 across the borough. Over 1,400 of these have already been delivered since 2003-4. In excess of 11,000 homes will be affordable and 6,000 of these will be social rented. There is also a strong need for more family housing of all tenures across London, and this is particularly acute in the social rented sector

	No. of Units Planned
Key Housing Regeneration Sites	
Barking Riverside	10,800
Barking Town Centre (inc. Council estates renewal)	7,500 (5,300 net)
South Dagenham	2,500
Other Key Housing Developments	
Other Council estates renewal and other Council owned sites	4,500
University of East London campus	850
Lymington Fields (English Partnerships owned)	650

The Thames Gateway development in the borough is comprised of distinct areas. Over 10,000 new dwellings are planned for a community at Barking Riverside, whilst at least 2,500 new dwellings are proposed for land at South Dagenham. This development will encourage greater inward investment to the borough, and will secure improved community facilities as a result. Development at South Dagenham will link into and regenerate the wider Dagenham area. The Council is working with the **London Thames Gateway Unitary Development Corporation (UDC)**, which has special powers in assisting the delivery and co-ordination of this ambitious project.

A Framework for Housing in the London Thames Gateway was a report produced by Professor Anne Power and colleagues from London School of Economics and Political Science (LSE). This highlighted the great potential for the Thames Gateway to be a stunning example of a successful and well integrated community. In order to achieve this, housing and regeneration in the Thames Gateway must build upon the assets and infrastructure of existing communities. This approach is exemplified by the Council's proposals for the regeneration of our town centres and our estate renewal schemes.

Existing estate regeneration programmes have taken place in Tanner Street and St. Ann's. The Tanner Street redevelopment was an excellent exercise in obtaining value for money and was a Housing Design Awards Winner in 2005.

Barking Town Centre is already undergoing an ambitious regeneration programme: 5,300 additional new homes are planned for the town centre. A Barking Town Centre Partnership has been established and a Barking Town Centre Housing Strategy is now in implementation.



Former estate on Tanner Street undergoing demolition



New Tanner Street Gateway on site of former estate

New housing will be provided at an appropriate density throughout the borough which will ensure that housing needs are met through a more productive use of scarce land resources, without compromising services or quality of life. Higher density housing will be restricted to strategic regeneration sites and sites with good public transport accessibility. Public open space will be included in future development as this is a crucial factor in creating sustainable communities.

The GLA sets out planning requirements for London boroughs in the **London Plan**, which identifies a target of 50% affordable housing for London boroughs. We will seek to apply this where financially viable, although this may not always be achievable due to three exceptional circumstances. There may be existing high levels of affordable housing, prohibitively low land values, and significant regeneration benefits. These factors all require greater flexibility. It has been shown that there is a correlation between areas with an overly high concentration of social housing and deprivation. All sites that are capable of providing 10 units or more must provide at least 35% affordable housing. This approach will help to promote balanced and sustainable communities.

We aim to move from single tenure Council estates to provide more choice in mixed tenure communities as seen in Barking Town Centre. Affordable housing will be 'pepper potted' within schemes and not concentrated in one part of the development to ensure mixed income communities. The borough is working towards developing an agreed policy on 'pepper potting', as recent research into mixed income communities has shown them to be successful in terms of resident satisfaction levels.

Community Cohesion

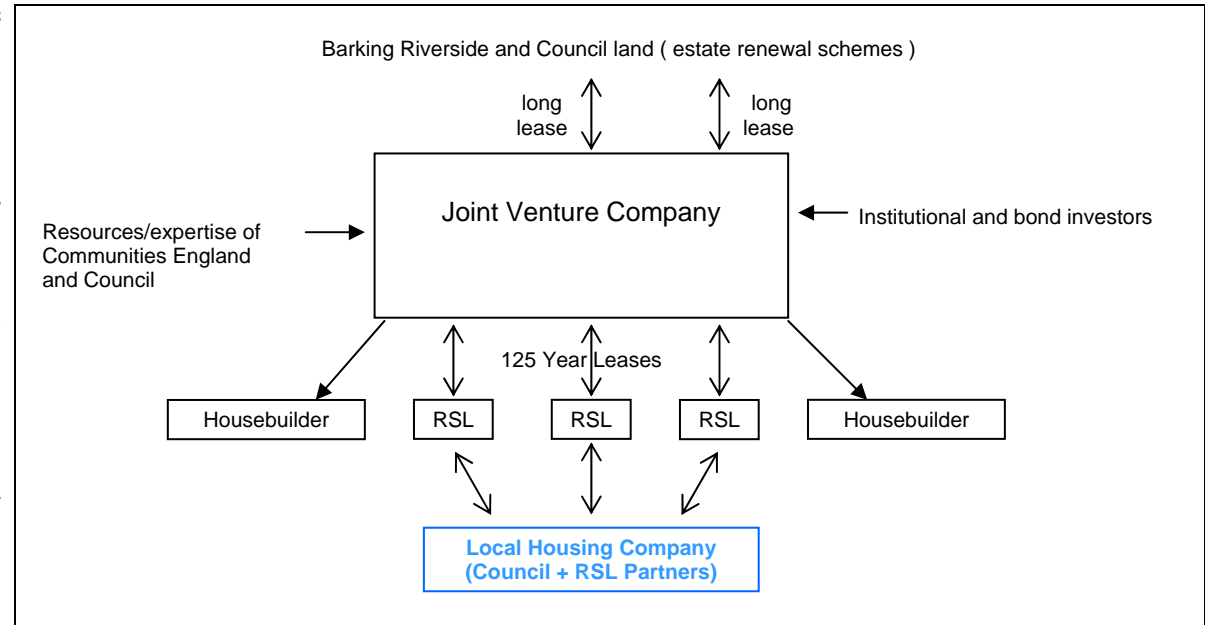
The wider impact of housing on other services and the wider community is a paramount consideration in developing new housing. Housing works closely with planning to ensure that environmental and community interests are safeguarded, through developing the LDF and on determination of planning applications. The LDF consultation to date has identified that residential schemes should be encouraged on brownfield sites within or close to town centres and public transport links, and where surrounding land uses are compatible. Resident engagement and involvement will continue to be developed and promoted. Mixed use developments will be sought at key locations when feasible. Mixed use options on the former Lintons and London Road/North Street are now being evaluated, and will work to enhance the viability of town centres in Barking and at Dagenham Heathway.

We will review "transience" and related factors such as the impact of "Buy To Let" properties on the local community (for example, in the case of Buy To Let we will investigate the possible use of development agreement restrictions with regard to bulk sales where Buy To Let has proven a negative impact upon community cohesion). We are also focussed on improving the skills and job-readiness of local residents, so that they are better placed to capitalise on the significant employment opportunities arising from local and regional regeneration.

The Council is committed to providing the infrastructure required to ensure community cohesion for the existing community as well as the new and increased population arising from our new housing developments. In June 2006 we commissioned EDAW & Brittan to undertake a "Social Infrastructure Needs Survey" for the significant development and growth proposals across the borough between 2006 and 2027. The report analyses and provides details concerning the future social infrastructure requirements. We have integrated the report conclusions into our future planning and regeneration proposals and are committed to providing a comprehensive social infrastructure including:

- Acute, primary, intermediate and mental healthcare services
- Community facilities (including libraries and youth services)
- Education (including early years, primary, secondary, higher and further education)
- Leisure, recreation and open space/green spaces
- Emergency and essential services (including police, fire and ambulance services)

The adjacent diagram shows how future delivery of estate renewal schemes and the LHC could take place through partnership working. The Housing Corporation is set to be merged with English Partnerships, to create a new organisation, Communities England. The Council will partner English Partnerships to deliver the borough's estate renewal schemes, though Cadiz Court is being developed separately. English Partnerships will also be involved with the LHC in delivering the affordable housing element of Barking Riverside. This option requires further analysis and development and is currently under review. A full options appraisal will be completed for inclusion into the Housing Strategy Update 2008.



Proposed mechanism for delivery of estate renewal schemes and LHC

Community Safety

Introduction

Whilst physical improvements can increase liveability a safe environment is essential for ensuring communities where residents will choose to live.

Why it is a Priority

This Housing Strategy is actively responding to requirements of the Crime and Disorder Act (1998) which will help to deliver community priorities and ensure safer and more sustainable communities. Additionally the importance of creating communities where people feel safe was emphasised strongly as a priority from the Housing Strategy consultation process.

Analysis

Housing Services will be signing up to the Government's Respect Standard for Housing Management to deal with ASB. The implementation of the Council's Domestic Violence Strategy is a vital part of ensuring safer communities, and Housing has a strong role in delivery. We will support victims of domestic violence by enabling them to remain in their homes through sanctuary schemes, and by developing additional refuge spaces. Detailed policies and procedures are being established for staff in terms of referral routes and customer care, and all new housing staff are to receive a half day domestic violence awareness training.

Supporting People

The Supporting People Grant is important for achieving our Homelessness Strategy and other initiatives aimed at supporting vulnerable people. It provides the revenue funding for the development of housing related support services, that offer choice and the opportunity for vulnerable households to develop the basic life skills needed for a sustainable lifestyle. The Supporting People Strategy addresses priorities for all client groups including older people, women escaping domestic violence, homeless people, disabled people, young people and BME groups. The strategic priorities for the borough's Supporting People programme cover the following:

- To build on the re-provision and restructuring of sheltered housing
- Extra care sheltered housing for frail elderly and those with dementia
- Evaluation of the home from hospital programme
- Reconfiguration of the homeless provision, to increase services for those with complex mental health needs, drug and alcohol problems and offenders
- To explore how to meet the needs of people with HIV/AIDS through cross borough working
- To develop supported housing for young people to provide better access to jobs and training

Homelessness

There are rising levels of complex needs often involving substance misuse, mental health and history of offending. This emphasised the requirement to build links with Connexions, Drug Action Teams, The Probation Service, Youth Offending Team and Mental Health. As the population grows, the projected increase in the need for mental health services for adults is 10% over the next decade. The emphasis on community services is an indication of the need for more support to be provided for people within their homes.

