

Responses to Private Sector Housing Strategy

Strategy/Item	Respondent	Response Type	Summary	Representation	Consideration
All ¹	Walmer Parish Council	1. Objection	(a) No need for these strategy documents when such issues have already been addressed in the Local Development Framework.	Members would like to make the following representations in relation to the Private Sector Housing Strategy 2010-2015; the Older Persons Housing Strategy 2010-2015 and the Affordable Housing Delivery Plan 2010-2015: (i) Members would like to query the following issues:- (a) the necessity for production of these strategy documents when such issues have already been addressed in the Local Development Framework.	The Local Government Act 2003 requires local authorities to prepare a Housing Strategy and these are key underpinning strategies which provide a more detailed analysis of issues and set out specific actions to address them.
Private Sector Housing Strategy	Strategic Housing Advisor Kent County Council	2.Observation	Needs to make specific reference to 'Retrofit', and identify potential methods of funding.	The (Private Sector Housing) Strategy has a number of references to energy use and fuel poverty, but does not make any explicit references to 'Retrofit'. I would suggest that specific reference to 'Retrofit' and some thought to potential methods of funding would be relevant to this Strategy.	Retrofitting is the current terminology being used in relation to private sector stock improvements which seek to make homes more energy efficient. Reference to retrofitting has been included at paragraph 3.55 of the Strategy. Accepted and Strategy

¹ Private Sector Housing Strategy 2010-2015; the Older Persons Housing Strategy 2010-2015 and the Affordable Housing Delivery Plan 2010-2015

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					amended
Private Sector Housing Strategy.	Sustainability and Climate Change Manager Kent County Council	3.Observation	Needs to make specific reference to 'Retrofit', and identify potential methods of funding.	Could I just reiterate Brian's point. Retrofit is a key issue for Kent, and Dover are doing some good work.	As above
Private Sector Housing Strategy.	CAB Deal	4.Observation	CAB national body to provide information to the Government about the condition of housing in England.		
		5 Observation	CAB local office to provide information to DDC about the condition of housing in the district	- see Summary (left) - Evidence of our clients needs to feed into the system on a regular basis not all tenants will inform the council or the landlord but they do tell CAB.	
		6 Observation	Several comments about the poor condition of housing in the district	- CAB Clients living in substandard accommodation - People living with water pouring into the property is common still. - Damp conditions still a major problem	The strategy acknowledges a need to develop a fast track approach to enforcement and to target resources at the worst housing. Part of this process is to develop an Enforcement Policy and is included as an action within the Strategy action plan. In view of CABs comments we will
		7 Observation	Strong emphasis on Enforcement - several comments relate to ensuring that landlords comply with the rules, etc	- How do you enforce the rules and ensure that landlords comply. - Focussing your efforts on category 1 hazards, etc is great but you need a carrot and a big stick approach. - What sanctions can you put in place?	

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		8 Observation	Strong emphasis on the amount of work still to be done with the limited resources available	<ul style="list-style-type: none"> - Landlords who ignore the council and other bodies are not really targeted in any major way, they get away with sub standard housing because they are fully aware that no can really do much about them. - Great if you can deliver the best possible standards in the private housing sector but who will police this. - Code of conduct with penalties is essential again something we could feed into and assist with. - Enforcement exists but is not followed up efficiently always. - Landlords keeping deposits because they blame the tenants for the state of the property is common. - our clients are scared of landlords - Landlords are not following procedure 	<p>look to involve them in the development of this policy and work with them to target our resources at the worst landlords. No amendment required</p> <p>Enforcement has increased in recent years with some recent prosecutions.</p> <p>The resource implications of delivering the Strategy are considered in the document and resources identified in relation to the specific actions in the action plan. No amendment required</p>
		9 Support	New PSHS welcomed	<ul style="list-style-type: none"> - still a high mountain to climb with limited resources - Is there actually enough staff and money to deliver the strategy as written? - What level will the financial help be for landlords? 	<p>- The Key objectives are paramount but delivering them is difficult.</p> <p>- we would be very happy to participate further in this with you</p> <p>We will be happy to work with the CAB and other bodies in delivering the actions within the</p>

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		10 Support	In addition to Statutory bodies, DDC to work with CAB, Shelter and SHACK		Strategy.
		11 Support	DDC has worked hard to achieve success		
		12 Observation	An accreditation scheme (is) essential.		A scheme is already operational but will be developed further. This is referred to in the Strategy. No amendment required
		13 Support	Education for landlords as part of this is essential and CAB would be happy to help with this.		
		14 Observation	Ensuring landlords can see they will gain in the long run is essential		This will be dealt with as part of the promotion of the scheme. No amendment required
		15 Observation	Who assesses the homes as decent?		The Council's responsibility for decent homes assessment is set out in the Strategy. No amendment required
		16 Observation	(CAB) clients see living on the streets as the only alternative (to sub standard accommodation and landlords they are		We have no evidence to support this observation. The aim of the Strategy is to improve housing conditions in the private

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			afraid of).		sector. No amendment required
Private Sector Housing Strategy.	Langdon Parish Council	17 Support	Strategies address issues of housing stock (and future needs in the town area).	Most of the strategies address issues of housing stock and future needs in the town area.	Our Housing Assistance policy already provides higher assistance in rural areas for homes off the gas supply to provide insulation and efficient heating.
		18 Observation	(More) people living longer and on their own will put pressure on need for a wider range of housing in both to buy and rented sectors	The changing patterns of people living longer and on their own (divorce or choosing not to have long relationships) will put pressure on the need for a wider range of housing in both to buy and rented sectors	We acknowledge in the Strategy that some of the most energy efficient homes are in our rural areas. Services are equally available in both the rural and urban areas. No amendment required
		19 Observation	Some housing stock in rural locations is sub-standard and should be targeted for upgrades or improvements... Often the older villagers live in these houses and so may suffer from complaints related to the poor housing stock	Some housing stock in rural locations is sub-standard and should be targeted for upgrades or improvements. Since the quantity of new builds in rural areas tends to be less than in towns, the existing housing stock tends to be old and so reflects building practices which now fall short of current energy-efficient standards. Poor insulation, lack of cavity walls, inefficient method of heating and lack of mains gas services are not uncommon. Often the older villagers live in these houses and so may suffer from complaints related to the poor housing stock	As above

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	DDC Forward Planning		Strategy needs to accurately reflect & cross reference with adopted Core Strategy	<p>Amend Core Strategy housing figure to 10,100 (page 4, para 6)</p> <p>Amend Core Strategy date to 2006 (not 2009) and delete text in brackets (page 13, para 2.26)</p> <p>Page 15, para 3.6 delete wording "predominantly in the Whitfield area".</p>	<p>Plan amended</p> <p>Plan amended</p> <p>Plan amended</p>