

## Supported Housing Action Plan

<b>Contact:</b>	Layna Warden – Group Manager (Tenants and Leaseholders)
<b>Glossary of acronyms and any other abbreviations used:</b>	DBC – Dacorum Borough Council HOM – Housing Operations Meeting, Monthly meeting with representation from all Housing Team Leaders TL – Team Leader T&L - Tenants and Leaseholders, Housing SH – Supported Housing
<b>Involved Officers:</b>	Layna Warden (LW), Fiona Williamson (FW), David Barrett (DB) Mark Gaynor (MG), Oliver Jackson (OJ), Paula Hunt (PH), Kevin Mutio (KM) Jennie Butterfield (JB) Alan Mortimer (AM) Natasha Beresford (NB)

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Objective	Actions	Responsible Officer(s)	Involved Officers	Financial Resources	Timeframes	Progress
Review Formula rent for sheltered schemes	Carry out current valuation of schemes Work out the 1999 value and formula rent Amend and adjust Orchard and rent model	LW	AM to organise valuation of schemes LW and Lucy Tash to work out formula & adjust once figures are back	Valuation of all schemes approx. £	End of October 2019	Advice given by Housing Finance Associates regarding rent levels.
Review £100,000 savings limit	Consider appropriate level Consult with tenants and get formal approval of new amounts	SH	SH team NB and strategic housing representative SIE team	Internal resources only	End of September 2019	Identified as part of pre tenancy work stream
Review support charge levels	Benchmark against peers Consult with tenants Consider options like needs based scale	SH	LW SH team SIE team Lucy Tash	Internal resources only	End of January 2020	Benchmarking exercise carried out with stock holding authorities.  Meeting held with SIE team regarding different consultation opportunities.

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						<b>Tenants Forum discussion 24.9.19</b>
<b>Review allocation approach to supported housing</b>	<b>Consider help to get on register and assisted bidding</b>	<b>SH</b>	<b>SH team NB and Strategic housing</b>	<b>Possible additional resource</b>	<b>End of December 2019</b>	<b>Identified as part of pre tenancy work stream</b>
<b>Marketing and promoting schemes</b>	<b>Identify and implement methods for promoting schemes</b>	<b>SH</b>	<b>SH team</b>	<b>£5000 – currently available budget</b>	<b>End of November 2019</b>	<b>Meeting held with SIE team, action plan been developed to consider different marketing and promotional opportunities.</b>
<b>Consider affordable rents for a renovated or new scheme</b>	<b>Policy and cabinet approval Find out rent levels for new build at bovingdon Get clarification on options from finance/legal</b>	<b>LW</b>	<b>Lucy Tash, MG, FW</b>		<b>End of September 2019</b>	<b>Advice sought on rent restructuring restrictions. Currently awaiting further market evidence and delivery options.</b>
<b>Review ratings from FFT</b>	<b>Contact FFT to get spreadsheet (FW doing ) Create weighting based on DBC properties Conduct a meeting to go through all schemes and give new priority</b>	<b>AM</b>	<b>FW, Ricky Lang, OJ and SH team</b>		<b>End of September 2019</b>	<b>Data collated by FFT is being analysed at present, will include ‘local’ knowledge of schemes. Developed</b>

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	<b>Bring outcome and report to HSMT for approval</b>					<b>approach to understand demand of different schemes and areas.</b>
<b>Consider viability of new SH schemes</b>	<b>Identify areas where new schemes would have high demand St Margaret's/ Woodhall farm</b>	<b>LW</b>	<b>OJ and SH team, Dacorum strategic housing board</b>		<b>To be completed after above action</b>	<b>Regular meeting of Dacorum strategic housing board continues</b>
<b>Identify any additional funding streams</b>	<b>Look into Homes England</b>	<b>FW</b>			<b>End of September 2019</b>	<b>LGA funding identified</b>
<b>Complete recommendations from dispersed report</b>	<b>Identify methods to record on system homes to be transferred Panel report to be prepared for all high risk cases recommending medium priority and S&amp;W points Others to be re-designated at point of void</b>	<b>SH</b>	<b>Strategic Housing Officers</b>		<b>End of October 2019</b>	<b>Markers placed on housing management system.  Properties identified, discussion with tenants affected.</b>