

# 11. TANDRIDGE DISTRICT COUNCIL



There are 34,264 dwellings in the district, which covers an area of approximately 24,819 hectares. 88% of these homes are in private ownership. The district is largely rural in character, with the mostly urban areas of Caterham, Warlingham, Whyteleafe and Oxted all situated in the north of the district. 94% of Tandridge is designated Green Belt, which although constrains the location of development, also prevents unsustainable expansion of the urban areas.

Tandridge has good rail connections to London and strong road links via the M25, M23 and A22. Tandridge is one of the least deprived districts in England, being ranked at 323 out of 354. However, there are some small pockets of relative deprivation. People in Tandridge are generally in good health and the district has the fourth lowest crime rate in Surrey. These factors contribute to an average house price in October to December 2008 of £334,817. This is 26% higher than the South East average.

## Priority One: Creating Housing Opportunities

The numbers of homelessness applications and acceptances has fallen dramatically over the last 10 years. From 1998-2003, an average of 150 households formally applied as homeless to the Council each year, with, on average, a duty to provide accommodation being accepted to 89 households per year. By 2008, the numbers of applications and acceptances had fallen to 47 and 17 respectively.

The main reason for this change is believed to be the focus on homelessness prevention activities and advice prior to applicants becoming statutorily homeless, which is one of the main aims of our Homelessness Strategy. Procedures have been put in place with partner agencies to ensure that appropriate early intervention measures are available to allow households to remain in their existing homes where possible and be made aware of all available housing options.

The Council has increasingly had to access the private rented sector in order to prevent homelessness and reduce the use of temporary accommodation. The Council's Private Sector Access Scheme has proved to be a success for both tenants and landlords. A dedicated Private Sector Access Officer has been appointed to be primarily responsible for increased marketing of the scheme, streamlining housing benefit processes and routine liaison with landlords.

The affordable housing requirements contained within the Tandridge Core Strategy that was adopted in October 2008 include that up to 34% of dwellings on eligible sites will be affordable. The Council is eager to see the development of additional two and three bedroom properties, as there is a surplus of high density one bedroom properties, which although meeting current market need, may not be sustainable in the longer term. The majority of new housing developments are located in the more urban areas to the north of the district, particularly such as Caterham and Whyteleafe. However, due to the largely rural character of the district, the Council is committed to working with Parish Councils and the Surrey Rural Housing Enabler to identify small scale social housing development opportunities in rural villages.

SEERA's Partial Review of the Regional Spatial Strategy for the South-East: Provision for Gypsies & Travellers & Travelling Showpeople identified a need for 7 additional pitches to provide suitable accommodation for gypsy and traveller households and 1 for Travelling Showpeople, therefore the Council is examining the ways that this can best be met.

### To deliver this priority we will:

- Reduce the number of people in temporary accommodation to 30 by 31<sup>st</sup> March 2010
- Reduce homelessness applications
- Keep use of bed & breakfast accommodation to an absolute minimum
- Maximise the provision of newly-built affordable homes that meet local housing needs in order to meet the Surrey LAA target of 3,493 new homes in E Surrey from 2008-11 (323 in Tandridge)
- Increase the number of new and existing homes that meet the requirements of disabled residents
- Continue working with the Surrey Rural Housing Enabler and local communities to develop affordable housing on small scale sites on land adjoining or closely related to defined rural settlements through the rural exception scheme
- Work with planning colleagues to identify the means by which the Council can meet its additional quota of pitches for Gypsies and Travellers.

## Priority Two: Improving Housing Standards

Tandridge District Council is the only one of the East Surrey authorities that still owns and manages its housing stock. Therefore, the local delivery of the East Surrey Housing Strategy is closely linked to the Housing Revenue Account (HRA) Business Plan, Asset Management Plan and Capital Strategy.

The Council has a £2.5 million annual investment programme to maintain and improve its housing stock. Priorities for investment include:

- essential works to ensure that homes that currently fail the Government's Decent Homes Standards are completed and an ongoing programme of maintenance to prevent homes from failing in future.
- other essential maintenance, such as footpaths, garages and drainage,, together with work required to meet health and safety and legislative requirements (e.g. asbestos removal, digital television aerials);
- other improvement works including converting harder-to-let bedsits into self-contained units; kitchen and bathroom modernisation; adapting homes to meet the need of disabled residents; community safety and energy efficiency.

The Council provides an in-house Home Improvement Agency and Handyperson service to assist older or disabled owner-occupiers maintain and improve their properties. It also supports the Housing Options for Older People service. This service provides help and advice to older people that are currently living in unsuitable accommodation to move home. Both owner occupiers and social housing tenants can access this service and referrals are made through the Care and Repair Team.

The Private Sector Housing Team enforces standards in private rented homes and can advise owners on home improvement and energy grants.

### To deliver this priority we will:

- Reduce under occupation through moving incentives and support.
- Reduce the proportion of non-decent homes Council homes to 1% by 31<sup>st</sup> March 2010
- Improve health and safety in the home through appropriate advice and use of legislation.
- Improve domestic energy efficiency through the promotion of grants for insulation and other methods and the promotion of sustainable energy



## Priority Three: Improving Housing & Support for Vulnerable People

Housing for vulnerable people is a key priority for Tandridge District Council. The Council provides in-house sheltered housing and Care & Repair services. In 2009, the Council are embarking on a strategic review of the sheltered housing service. The results of this review will shape the future of the service for the next to 10 to 15 years, including the type, location and scale of the service. The Council also provides an in-house Community Alarm service which also offers a range of Telecare peripherals aimed at maintaining independence in the home.

The Council is also working with Surrey County Council and others to improve accommodation and independent living services for a wide variety of client groups. An example is the new development of eight flats for people with learning and physical disabilities which is under construction at Robinsfield in Caterham. This scheme is being developed in partnership with Hyde Housing Group and Surrey County Council.

It is also particularly keen to work with Social Care colleagues to develop extra care accommodation in the District.

### To deliver this priority we will:

- Undertake a strategic review of the Council's sheltered housing service by December 2009
- Develop new supported housing services to meet emerging needs such as Extra Care housing primarily for older persons and improved provision for 16/17 year olds
- Maintain and encourage independent living through accessible and targeted housing support services (1,170 people in receipt of Supporting People funded services on 1st April 2008)
- Promote the Care & Repair Scheme to ensure that it delivers its contracted targets and continues to provide good value for money.

# Tandridge District Council Action Plan 2009-13

[To be read in conjunction with the East Surrey Action Plan]

## CREATING HOUSING OPPORTUNITIES

No	Action	Performance Measure	Completion Date	Lead Person/ Agency	Partners	Resources	Strategic Fit
1	Maximise the provision of newly-built affordable homes that meet local housing needs in order to meet the Surrey LAA target of 3,493 new homes in E Surrey from 2008-11	Completion of 323 new affordable homes in Tandridge from 2008-2011.  Deliver on future targets.	March 2011 (& ongoing)	Enabling Officer	RSLs, HCA, Planning dept, SCC	NAHP	Surrey LAA, SE Plan,  LDF
2	Increase the number of new and existing homes that meet the requirements of disabled residents	10% of affordable homes to wheelchair standard. 25 adaptations (DFGs) per year completed through Care & Repair Agency	Ongoing	Enabling Officer  Care & Repair Officer  Private Sector Housing Manager	RSLs, HCA	NAHP	Surrey LAA,  NAHP,  Surrey SP Strategy
3	Continue working with the Surrey Rural Housing Enabler and local communities to develop affordable housing on small scale sites on land adjoining or closely related to defined rural settlements through the rural exception scheme	Commission at least one local housing needs survey per year. At least one Planning permission sought per year.  In –year bids submitted to HCA where appropriate.	Ongoing	Enabling Officer  Senior Housing Strategy Officer	RSLs, HCA, Parish Councils,  Rural Housing Enabler	NAHP  £4,000 per year funding for RHE	NAHP, Taylor Review
4	Identify the means by which the Council can meet its quota of pitches for Gypsies and Travellers.	Explore the potential to develop new sites on private land in order to meet the identified pitch requirement in the South East Plan. Review management arrangements for current sites.	Ongoing	Deputy Director Community Services (Housing)	Planning Department Surrey County Council	Not known	Tandridge District Core Strategy

## IMPROVING HOUSING STANDARDS

	Action	Performance Measure	Completion Date	Lead Person/ Agency	Partners	Resources	Strategic Fit
5	Reduce under occupation through moving incentives and support.	Three household moves facilitated through the TDC assisted purchase scheme per year.  Eight households referred to the HOOPS scheme per year	Ongoing	Strategy & Enabling Manager	Care and Repair Project Officer  Housing Estates Manager  Anchor	SP	SP Strategy
6	Reduce the proportion of non-decent homes Council homes to 1% by 31 <sup>st</sup> March 2010.	Achieve and maintain 1% non decent homes target	March 2010	Housing Technical Manager		Housing Revenue Account	HRA Business Plan
7	Improve health and safety in the home through appropriate advice and use of legislation.	Reduce hazards in 10 homes through private sector housing team intervention	Ongoing	Private Sector Housing Manager	Landlords		
8	Improve domestic energy efficiency through the promotion of grants for insulation and other methods and the promotion of sustainable energy	8 grants per year	Ongoing	Private Sector Housing Manager	Energy Companies, WarmFront		

## IMPROVING HOUSING & SUPPORT FOR VULNERABLE PEOPLE

	Action	Performance Measure	Completion Date	Lead Person/ Agency	Partners	Resources	Strategic Fit
9	Undertake a strategic review of the Council's sheltered housing service	Completed strategic review involving consultation with all current and future tenants, other providers and stakeholders. Planned actions for updating the service over 10-15 year period.	by December 2009	Older Persons' Services Manager	Senior Housing Strategy officer,  Supporting People, Social Care	Existing Budgets	SP Strategy, Lifetime Homes
10	Promote the Care & Repair and Community Alarm Schemes to ensure that they deliver contracted targets and continue to provide good value for money.	Continue to monitor performance against targets including 700 handyperson per year, a net increase of 50 additional alarm clients per year and completing at latest two check visits per alarm client per year	Ongoing	Strategy & Enabling Manager	Supporting People	Supporting People	SP Strategy