

'ENABLING COMMUNITIES TO THRIVE IN THEIR OWN HOMES'

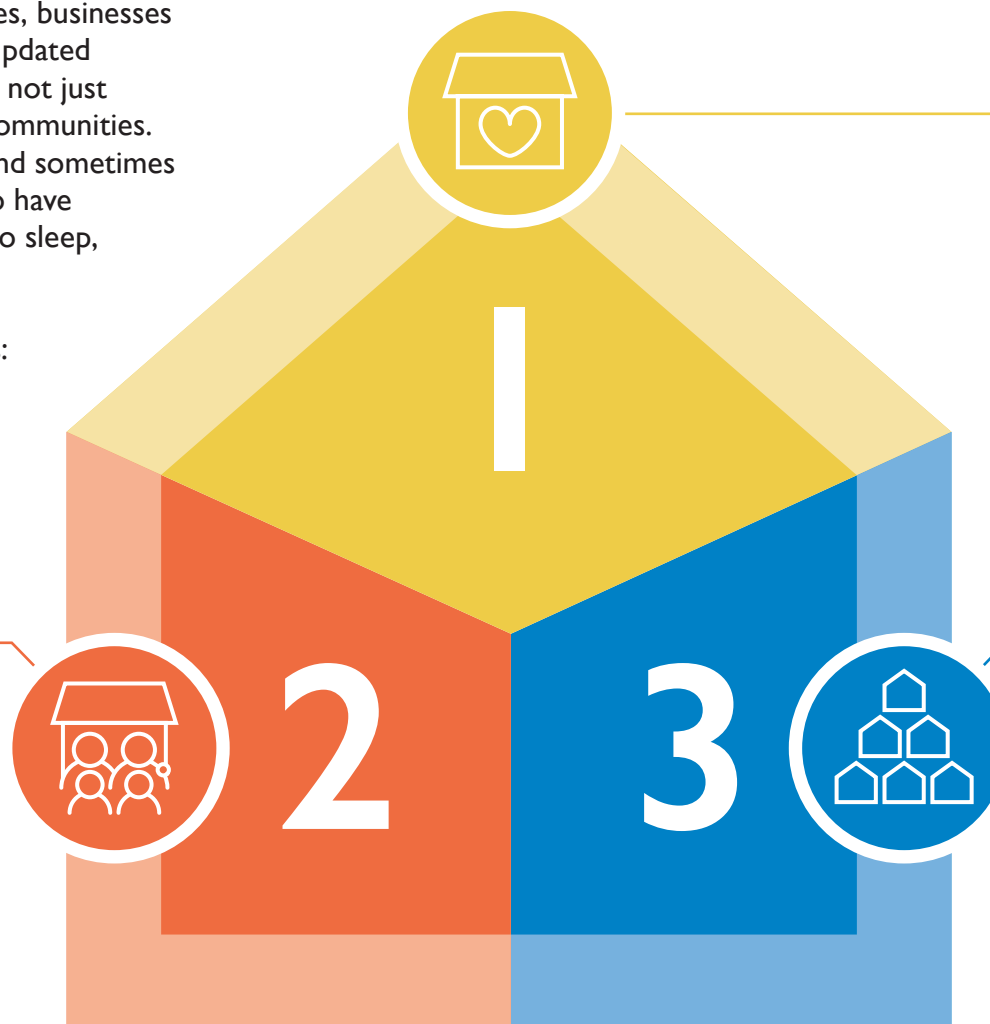
The Councils of Adur and Worthing want to build platforms from which people, communities, businesses and ideas can develop and flourish. This updated Housing Strategy for Adur & Worthing is not just about buildings but is about people and communities. It sets out how we can support, enable and sometimes enforce the right conditions for people to have a secure and safe home, not just a place to sleep, and to thrive in their community.

The Strategy sets out three key priorities:

PRIORITY 2: **BETTER HOMES;** **STRONGER COMMUNITIES**

We will continue to drive up standards in the private rented sector by making landlords carry out improvements where necessary and by licensing Houses in Multiple Occupation. We will help those with mobility problems or poor health to remain in their own homes as long as possible by providing grants for adaptations and equipment such as community alarms.

We will continue to manage our own housing stock in Adur District, developing better tenant engagement and helping to tackle anti-social behaviour. We will support wider communities to thrive by designing the built environment of places so that it encourages connections, engagement and supportive behaviour.



PRIORITY 1: **HOUSING RELATED** **WELLBEING AND SUPPORT**

We aim to identify those who are at risk of homelessness so we can help them to maintain their tenancies or find alternative accommodation. This will include working with partners to support adults with complex needs and to help those sleeping on the streets to get the support they need to find and maintain accommodation and to improve their health outcomes.

PRIORITY 3: **IMPROVING THE** **LEVELS OF AFFORDABLE** **HOUSING SUPPLY**

We will increase access to housing for people of all ages by working in partnership with developers to ensure housing schemes are sustainable by design, provide for community interaction and include a significant number of homes that are affordable. This will include our own developments, purchasing land to develop affordable homes for sale and rent.

We will also continue to provide access to private rented accommodation for people in receipt of benefits through the 'Opening Doors' lettings scheme.

OUR ACTION PLAN:

PRIORITY 1: HOUSING RELATED WELLBEING AND SUPPORT



We will work with partners to:

- identify those at risk of homelessness earlier.
- agree pathways into our services to prevent homelessness and help people into sustainable accommodation.
- help residents in all types of housing to sustain and manage their accommodation.
- reduce the need for people to sleep rough.
- develop 'Housing First', a proven model to tackle entrenched and complex need rough sleeping.
- further develop joint contract management and supported housing panels.
- develop the single person's pathway.
- support those in need of targeted interventions to live well, retain their tenancies and remain independent.

PRIORITY 2: BETTER HOMES; STRONGER COMMUNITIES



We will:

- identify homes in multiple occupation and ensure they are licensed.
- sustain enforcement and regulatory activity so that the better homes standards are maintained.
- work closely with West Sussex County Council to enable effective use of the Mandatory Grant system for adaptations.
- use Discretionary Grants to support people to remain healthy and comfortable in their homes for as long as possible.
- publish our Resident Engagement Strategy, promoting involvement and feedback to Adur District Council as landlord (Adur Homes).
- develop a joint prevention and enforcement approach to Anti-Social Behaviour (ASB).
- deliver a fully revised and prioritised capital programme and a full asset management programme.
- work closely with colleagues delivering the West Sussex 'Smart Hubs' programme of work to increase energy efficiency of our stock.
- ensure the Health and Safety of our residents by sustaining 100% compliance on Fire Risk Assessments.

PRIORITY 3: IMPROVING THE LEVELS OF AFFORDABLE HOUSING SUPPLY



We will:

- publish our Development Strategy and deliver the affordable new homes agenda which it sets out.
- update our Temporary Accommodation Strategy.
- explore new and innovative partnerships to increase the supply of affordable homes.
- extend the Opening Doors social landlord scheme.

