

Priority 1 - Do you have any other suggestions for improving access to and increasing the supply of housing that are not currently included in the draft Housing Strategy?

<p>Stop giving planning permission to developers who are only interested in building high end properties. Start building social housing for local residents.</p>	<p>The housing strategy provides for the council to have a greater influence over the size and type of home developed.</p> <p>TDC also has its own new build programme, phase 1 is completed and phase 2 & 3 are on site. This programme will result in 51 units of social housing, within this strategy the council has committed to delivering an additional 40 homes.</p>
<p>Taking private properties that are run down and privately rented into council control.</p>	<p>TDC are currently running a Housing Intervention Project, which purchases long term empty & problem properties, refurbishes them and lets them as social housing .</p>
<p>More affordable rent less shared ownership. No more private properties built.</p>	<p>All developments require 30% affordable housing to be built on site, and of this 70% are affordable rent and 30% are shared ownership. This mix may change and is considered on a site by site basis.</p>
<p>Put as many empty properties above shops etc back into use and breathe life into our towns again.</p>	<p>The council is committed to reducing the number of empty homes across the district. All reports of empty homes are investigated, including those above shops and commercial premises. We aim to bring homes back into use by offering help and advice, and whenever possible, financial assistance through the Kent No Use Empty campaign. Where the informal approach fails, we will always consider taking formal enforcement action if it is possible and appropriate to do so. While the council's Empty Homes Team is proactively working on many such cases, it will always welcome any report of empty accommodation above shops and commercial premises.</p> <p>TDC has also received funding from MHCLG to invest in Margate High street.</p> <p>https://www.thanet.gov.uk/margate-one-of-100-places-set-to-benefit-from-new-towns-fund/</p>
<p>Stop the sale of social housing</p>	<p>This is government legislation and we cannot change this.</p>
<p>Actively pursue the buy back of RTB property of which there are around 10 currently on the market, some of whom will be distressed</p>	<p>TDC have an ongoing acquisition programme, and within that programme we purchased a number of ex RTB properties back. The purchases are subject to an up to date valuation</p>

<p>vendors given the bills they are receiving as a result,of tdc penny pinching and the failure of EKH</p>	<p>.</p>
<p>Council housing is needed as affordable is outside many residents financial remit.</p>	<p>Our rents are calculated following government legislation and details are on the link below. https://democracy.thanet.gov.uk/ieListDocuments.aspx?Cid=151&Mid=5252&Ver=4 This also lays out the proposed rent increases for 20/21.</p>
<p>The need of more housing is obvious. All residents if they are given housing must meet the requirement of looking after the property, and housing removed for them if they participate in criminal activity and anti social behaviour. Checks completed to ensure they are meeting this.</p>	<p>All tenants are issued an introductory tenancy for a year and following that will be given a five year flexible tenancy. Checks and reviews of conduct of the tenancy are undertaken before another five year tenancy is issued. All details are on the link below. https://www.thanet.gov.uk/info-pages/tenancy-strategy/ The strategy aims to integrate new affordable and social rented housing with new market housing across the district.</p>
<p>Encourage private Landlords</p>	<p>The council is committed to encouraging good landlords and continues to support the Thanet Landlords' Focus Group, which has been meeting regularly for more than 10 years. Some 15 local landlords and agents are currently members of the group. The council also arranges a Landlord Event every year, which is well attended by landlords and agents.</p>
<p>Quicker turnaround of empty stock.</p>	<p>The council is committed to reducing the number of empty homes across the district. All reports of empty homes are investigated, including those above shops and commercial premises. We aim to bring homes back into use by offering help and advice, and whenever possible, financial assistance through the Kent No Use Empty campaign. Where the informal approach fails, we will always consider taking formal enforcement action if it is possible and appropriate to do so. While the council's Empty Homes Team is proactively working on many such cases, it will always welcome any report of empty accommodation above shops and commercial premises. TDC offer owner occupier loans (up to (£20,000) which are available for applicants who wish to purchase long term empty properties and live in them.</p>

<p>The Housing targets are set too high and this is why Thanet is the 3rd worst deliverer of housing according to the 2019 Governments HDT test. Its not simple down to perception on why this is happening. The council is unclear on how employment is tackled and it seems be reliant on other districts for providing new work opportunities.</p>	<p>This comment is more relevant for the council's draft local plan, which has now been thoroughly considered at the examination in public.</p> <p>The formula to set the housing target is the Housing Delivery Test which is set by Government.</p>
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Priority 2 - Do you have any other suggestions regarding our proposed approach to improving housing standards and safety across all tenures?

<p>Regular inspection</p>	<p>The council has a statutory duty to respond to complaints about unsafe conditions in the private sector. All such complaints are investigated in accordance with the council's adopted enforcement policy for private sector housing. However, the council has also been engaged in much proactive work over the last decade. Unannounced door-to-door investigations have been commonplace, often in collaboration with the Multi-agency Task Force. A Government funded Rogue Landlord Team has been in place since August 2017 to further enhance our proactive initiatives. The team has been making unannounced visits to houses in multiple occupation, accommodation above commercial premises, and homes in deprived areas. Furthermore, since 2011, the council has operated a selective licensing scheme that affects parts of Margate. This proactive initiative provides for more regulatory powers to deal with poor management standards in the private rented sector. The scheme remains the only such scheme in Kent</p>
<p>Link Housing Benefit payments into the same payment area as Canterbury. It will then be more generous to those just managing.</p>	<p>The Valuation Office Agency Rent Officers determines Local Housing Allowance(LHA) rates used to calculate housing benefit for tenants renting from private landlords. LHA rates are based on private market rents being paid by tenants in the broad rental market area</p>
<p>All very well but use the same language to describe TDC/EKH failure as used against private landlords found to be failing</p>	<p>The Council has committed to ensuring our council homes and environments are of high standard and are well managed and maintained</p>

<p>Hold the SMT to account when they are made aware of serious breaches to health and safety within social housing and the SLA in Thanet, conduct audits due to completion of safety checks and matters of financial probity.</p>	<p>The council is already accountable for its actions as a landlord, and the service is subject to a regular programme of audit.</p>
<p>Tower blocks that could result in another tragedy like grenfell should be looked at. However, residents given housing should be required to keep their own properties within the set safety standard.</p>	<p>The draft strategy already sets out the council's commitment to invest in the future of its tower blocks.</p> <p>Tenant's obligations are set out in all tenancy agreements.</p>
<p>More Regular and stringent visits. Proactive rather than reactive.</p>	<p>The council has a statutory duty to respond to complaints about unsafe conditions in the private sector. All such complaints are investigated in accordance with the council's adopted enforcement policy for private sector housing. However, the council has also been engaged in much proactive work over the last decade. Unannounced door-to-door investigations have been commonplace, often in collaboration with the Multi-agency Task Force. A Government funded Rogue Landlord Team has been in place since August 2017 to further enhance our proactive initiatives. The team has been making unannounced visits to houses in multiple occupation, accommodation above commercial premises, and homes in deprived areas. Furthermore, since 2011, the council has operated a selective licensing scheme that affects parts of Margate. This proactive initiative provides for more regulatory powers to deal with poor management standards in the private rented sector. The scheme remains the only such scheme in Kent.</p>
<p>Affordable housing isn't affordable for larger families . Under the current system a person under the age of 35 is able to claim up to £260 per month for help towards rent - you can't rent a garage let alone a flat. If they claim basic UC three couldn't pay top up for AR rent, I feel you need to focus on building more on social/council housing I.e real affordable housing. Local wages are mostly minimum wage on zero hour contracts. Developers across</p>	<p>Government sets legislation regarding how much rent can be paid - link below</p> <p>https://www.gov.uk/housing-and-universal-credit/renting-from-private-landlord</p> <p>TDC has a new build programme, phase 1 is completed and phase 2 & 3 are on site. This programme will result in 51 units of social housing.</p> <p>All developments require 30% affordable housing to be built on site, and of this 70% are affordable rent and 30% are shared ownership. This mix may change and is considered on a site by site basis.</p>

the UK have not kept to agreements In regards to the % they're meant to allocate to AR.	The Council has to not increase Affordable Rents in 2020/21.
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Priority 3 - Do you have any other suggestions regarding our proposed approach to supporting the health and well being of our residents and communities ?

Every new housing project over a certain number, maybe 300 properties should include access to a GP. The shortage in Thanet is way too far below the national average	The provision of a medical centre, schools or other contributions are detailed within a Section 106 agreement. https://www.gov.uk/guidance/planning-obligations
There are long waits in the NHS ie at a & e, lack of doctors appointments, hearing tests, and a huge lack of NHS dentist in thanet. These do not contribute to the health and well being of the population.	The provision of a medical centre, schools or other contributions are detailed within a Section 106 agreement. https://www.gov.uk/guidance/planning-obligations
TDC is primarily to provide and maintain property to a good standard, doing so should be its sole input regarding health, health is the responsibility of the nhs	The draft strategy clearly recognises the close link between housing quality and health and wellbeing outcomes for residents.
If people are given housing, the checks mentioned previously should be carried out. New residents cause vast amount of anti social behaviour, dramatically reducing the health and welfare of normal law abiding citizens.	Below is the link to our tenancy strategy which gives detail on how we manage properties and deal with these behaviours. https://www.thanet.gov.uk/wp-content/uploads/2019/07/Final-Tenancy-Strategy-2018.pdf
Give a chance to all that are on the bidding list and stop giving properties away that I have been put on the bidding list	The council's allocations policy is set out separately and can be found by using the following link: https://thanet2.luvdigital.co.uk/wp-content/uploads/2019/07/Housing-allocation-policy-FINAL-NOV-18.pdf
It is fact that stressful living conditions lead to ill health and stress and mental health issues. Unless you start being more proactive in your tenancy management you won't achieve this priority. Some of the families living in your	Tenant's obligations are set out in all tenancy agreements.

<p>homes have deeply engrained social/economic issues - the problem families in your communities need to be dealt with using a proactive multi agency approach. ASB is an area EKH has failed to address (along with everything else!) The way you let some people keep their homes is appalling - If you made them adhere to the tenancy conditions it would have a positive impact on a number of communities across Thanet.</p>	
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Priority 4 - Do you have any other suggestions to our proposed approach to preventing homelessness and tackling rough sleeping?

<p>How do you define rough sleeping. There are several genuine rough sleepers in our town but there are also way too many professional beggars and visitors are unable to differentiate</p>	<p>Thanet Rise Project offer advice and support on this subject. https://www.thanet.gov.uk/info-pages/rough-sleeping/</p>
<p>When funds allow, and seek the assistance of Thanet businesses, support the development of a hostel for homeless people to have their own rooms, but to share kitchens and other facilities.</p>	<p>Working with local businesses is supported. As a general principle the council would prefer to see the development of self-contained accommodation.</p>
<p>Pointless saying this but having a needs based system that leaves single older people at the bottom of the list of priorities, they need purpose built council hmo's, the homeless are shunned by council and social providers as they can be expensive to house and manage, hence the rise of supported housing which is incredibly expensive.</p>	<p>Thanet Rise Project offer advice and support on this subject https://www.thanet.gov.uk/info-pages/rough-sleeping/ However, there are Housing Associations within the area who have specifically older person accommodation. We have also committed within the strategy to undertake a review of the need for older persons accommodation, which will inform our discussions with developers.</p>
<p>Genuine homeless is of course an issue, however, many people have the ability to have a home and instead chose alcohol and drugs instead. Housing should not be given unless</p>	<p>Thanet Rise Project offer advice and support on this subject. https://www.thanet.gov.uk/info-pages/rough-sleeping/</p>

<p>proper support is in place and their addictions are being treated. Drug tests should be conducted if they wish to continue to receive housing.</p>	
<p>If you want to tackle homelessness & rough sleeping, you obviously need more housing. I also believe everyone without a roof over their heads is a priority. Not just single women with children & can I also say there are people (including where I live) who don't deserve to be in social housing with their antisocial behaviour, drug taking, excess alcohol consumption. So if you treated these people the way you treat people who fall behind with their rent then they wouldn't have anywhere to live .so you can try , you will never eliminate homelessness completely.</p>	<p>Below is the link to our tenancy strategy which gives detail on how we manage properties and deal with these behaviours.</p> <p>https://www.thanet.gov.uk/wp-content/uploads/2019/07/Final-Tenancy-Strategy-2018.pdf</p> <p>Thanet Rise Project offer advice and support on this subject.</p> <p>https://www.thanet.gov.uk/info-pages/rough-sleeping/</p>
<p>I believe a conversation with other social agencies about the need for a permanent shelter to tackle the problem of homelessness.</p>	<p>Thanet Rise Project are aware of this and offer advice and support.</p> <p>https://www.thanet.gov.uk/info-pages/rough-sleeping/</p>
<p>Fact is, although not as dangerous because of cold weather, there are more rough sleepers during the summer months.</p>	<p>Thanet Rise Project are aware of this and offer advice and support.</p> <p>https://www.thanet.gov.uk/info-pages/rough-sleeping/</p>
<p>Besides the cold winter weather, there are other risks and concerns for rough sleepers ALL YEAR round.</p>	<p>Thanet Rise Project are aware of this and offer advice and support on this subject.</p> <p>https://www.thanet.gov.uk/info-pages/rough-sleeping/</p>
<p>A permanent shelter with some supported living for rough sleepers in one of the larger disused buildings within the region should be being put to better use.</p>	<p>The council is working with the MHCLG and with local organisations to provide suitable housing solutions for homeless people.</p>

<p>A sustainable strategy needs to be in place with TDC working more effectively with others in the sector and evaluating existing services with greater rigour so that reported successes are evidenced on the ground. It is essential that RISE continues to work in partnership with Kent Homeless Connect and other support services in the district to ensure the best outcomes for individuals and prevent the duplication of services</p>	<p>The RISE service has co-designed the homeless/rough sleeping interventions to ensure that services work in partnership and share information in order to avoid duplication. The weekly multi-agency rough sleeping meeting is well attended and is open to other organisations that are working with single homeless households. Over the last 12 months there has been an emphasis from the MHCLG to ensure data is captured in all forms wherever possible which means that this doesn't become an isolated outcome or success from one particular partner but as a collected project.</p>
<p>Homeless people with pets is a big barrier for some. Could you work in partnership with the RSPCA to look for an innovative way to address this? These people are often devoted to their pets and choose to sleep on the street's. With so many people willing to give to their pets you'd think a solution could be found.</p>	<p>This is no longer a barrier. We have providers who will accommodate people who are street homeless who own dogs.</p>

Any other comments?

<p>Prevent developers making £billions at the expense of local residents</p>	<p>The council works closely with developers operating the area to overcome viability challenges and agree outcomes form developments that benefit local people.</p>
<p>Lobby national government for more funds</p>	<p>TDC respond to government consultations on a regular basis to inform policies and procedures.</p>
<p>Better roads and infrastructure needed, encouragement of businesses for jobs.</p>	<p>This comment is more relevant for the council's draft local plan, which has now been thoroughly considered at the examination in public.</p> <p>TDC have recently successfully bid for funding from the Government's Housing Infrastructure fund to improve the road networks in Thanet, and unlock potential development sites.</p>
<p>Good coverage on the needs of Older People and specialist housing.</p>	<p>KCC have recently completed a review of the accommodation strategy which identifies the needs of older people in Thanet. This document informs our planning discussions with developers.</p>

<p>Focus should be on clearing the council waiting list for housing so people who are forced into homelessness do not end up in temporary accommodation. Those living in poverty are usually forced there due to high private rents, having to rent these properties should not go against families waiting for council housing.</p>	<p>Homes are let in accordance with our Allocations Policy https://thanet2.luvdigital.co.uk/wp-content/uploads/2019/07/Housing-allocation-policy-FINAL-NOV-18.pdf</p> <p>The draft strategy addresses the need for additional affordable and social rented homes.</p>
<p>Address the housing needs for pensioners</p>	<p>KCC have recently completed a review of the accommodation strategy which identifies the needs of older people in Thanet. This document informs our planning discussions with developers.</p> <p>We have also committed within the strategy to undertake a review of the need for older persons accommodation.</p>
<p>The strategy sounds very good and well thought out but at the end of the day it will only work if there are enough staff and resources to implement and monitor long term.</p>	<p>Agreed. It is also important to work closely with partner organisations that are able to invest in the area.</p>
<p>There is much made of encouraging good landlords but no follow up, an easy example was the restriction of discounts within the selective licence scheme for accredited landlords, the council sending letters to accredited landlords inviting them to become so, KLAS puts out no information other than inviting you to award events or courses you pay for. Membership of the RLA provides far more to landlords</p>	<p>The council is committed to encouraging good landlords and continues to support the Thanet Landlords' Focus Group, which has been meeting regularly for more than 10 years. Some 15 local landlords and agents are currently members of the group. The council also arranges a Landlord Event every year, which is well attended by landlords and agents.</p> <p>Selective licence fee discounts are available for members of the Kent Landlord Accreditation Scheme, which is now part of ATLAS (Accreditation and Training for Landlords & Agents Service). This scheme is supported by the council and requires members to undergo training. However, we also recognise other schemes, and discounts are currently available for landlords who are accredited by the National Landlords Association Accreditation Scheme (NLA Accreditation) or the Residential Landlords Association Accreditation Scheme (RLAAS). Membership of either the NLA or RLA accreditation schemes requires landlords to undergo some form of training. While basic membership of these associations provides access to much helpful support and information, no training is required to be undertaken. The discounts are offered by the council to acknowledge those landlords who have chosen to proactively undertake the</p>

	<p>training offered by the associations.</p> <p>Training courses offered through ATLAS incur costs associated with administration and providing a suitable trainer. The fees payable are to cover those costs.</p>
<p>A thorough investigation is required into the failings at TDC and the housing department due to what they have known about the serious breaches at East Kent Housing and the SLA and a lessons learned outcome to ensure residents lives are not put at risk by the local authority again.</p>	<p>The council has completed a thorough investigation and published the outcome.</p>
<p>Do something about all the empty property in thanet</p>	<p>https://www.thanet.gov.uk/info-pages/report-an-empty-property/</p> <p>TDC offer owner occupier loans (up to (£20,000) which are available for applicants who wish to purchase long term empty properties and live in them.</p>
<p>Working with landlords to help homeless within the Thanet area. Empty properties could also be looked at.</p>	<p>Housing Options work regularly with landlords.</p> <p>https://www.thanet.gov.uk/services/housing-help-and-advice/</p>
<p>Make it fair for all people to bid on properties and not keep properties back and give out because it is not fair</p>	<p>There are occasions when it is necessary to undertake direct lets to properties, ie in case of emergency moves or situations.</p>
<p>It looks good on paper... Get on and put something into action. Too much talking not enough walking !! It is very ambitious and I have doubts that TDC has the wherewithal to deliver</p>	<p>It is important to have a strategy in place to help ensure resources are properly targeted, even if the council is not able to resolve all of the housing challenges facing the district alone.</p> <p>It is important to also work closely with partner organisations that are able to invest in the area.</p>
<p>Seeing the impact of our already swelling population in little old Thanet I just hope someone invents a workable jet pack in the near future - with 17k +. more homes no-one will be able to drive anywhere. You only have to try and</p>	<p>This comment relates more to the council's local plan, which has now been thoroughly considered at the examination in public.</p>

<p>get out of Birchington on a Monday morning to see how much Thanet population has exploded - particularly over the last 5-10 yrs.</p>	
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