

Community Theme Action Plan

Timescale	Action	Action to Mitigate or Opportunity	Accountable organisation	Lead Name	Target Start	Target End	Resource/Capacity required	Priority Essential Important Desirable
	Continue to provide emergency housing for rough sleepers	Mitigate	Housing Team	Jane Lang/Chris White	26.3.20	31.3.21	Funding of £253.54 per week per person; £8873.90 per week based on current numbers. MHCLG bid below includes request for funding	Essential
	Continue to provide a support package for rough sleepers, to address mental and physical health problems plus drug and alcohol issues	Opportunity	Housing Team/Porchlight/NHS	Jane Lang/Chris White	26.3.20	31.3.21	Outreach work funded through existing Rough Sleeper Initiative budget	Essential
	Submit bid to MHCLG for housing rough sleepers. Bid will include: Funding to renovate empty TWBC owned homes to create 6 bedspaces for rough sleepers; funding for 3 bedspaces for ex offenders in supported housing in Maidstone; funding for emergency housing and rent deposits; tenancy sustainment support	Opportunity	Housing Team	Jane Lang/Chris White	1.8.20	20.8.20	Officer time - 2 full time members of Housing team, Property and Estates Team	Essential
	Contact landlords of tenants who have been given Notice to try to prevent tenancies ending	Mitigate	Housing Team	Wendy Hogg/Sophie Valentine	1.9.20	31.10.20	Officer time - to run reports to identify affected tenants and to contact the landlords	Important

Short Term
within 6 mths

Target Discretionary Housing Payments to people who are adversely affected financially by Covid 19 and are facing homelessness	Mitigate	Housing Team/Benefits Team	Wendy Hogg/Sophie Valentine	1.9.20	28.2.21	Officer time - to identify people who would benefit from a DHP and to help them complete the application	Important
Progress TWBC acting as a Rent Guarantor	Opportunity	Housing Team	Jane Lang/Shawn Gilbert	1.9.20	31.1.21	Officer time - to write report to obtain internal/political sign off for TWBC to act as a Guarantor and to get the scheme in place	Important
Explore option of voluntary sector supporting tenants facing eviction at Court; potentially representing them at Hearings	Mitigate	Housing Team	Liz DeVilliers	30.9.20	31.12.20	CAB's officer time to explore this and make arrangements for Court representation	Important
Explore referrals route for debt advice and family mediation to give priority to residents facing homelessness	Mitigate	Citizens Advice Bureau	Liz DeVilliers	30.9.2020	31.12.20	CAB's officer time to explore this and to share referral routes	Important
Planning for a local lockdown; provision of emergency housing	Mitigate	Housing Team	Jane Lang	1.9.20	31.10.20	Officer time to spe	Essential

Medium Term 6 - 12 mths	TWBC to decide if an Affordable Housing Company should be set up, in order to develop more affordable housing for residents who cannot afford private rent or home ownership	Opportunity	Housing Team	Jane Lang	1.10.20	31.3.21	Officer time to organise and develop this project; Member time to consider proposals. Costs of carrying out a detailed options appraisal	Important
	TWBC to progress long term private rentals funded through investment company; TWBC has nomination rights and covers void costs, then becomes owner of property after 25 years	Opportunity	Housing Team	Jane Lang	1.10.20	31.3.21	Officer time to research and present proposals to Members; Members' time to consider information and decide if TWBC should go ahead	Important
	Making contact with private landlords via the Benefits system	Opportunity	Benefits & Housing teams	Nick Saunders/Jane Lang	1.10.20	30.4.21	Officer time in both Benefits and Housing teams	Important

