

Housing Strategy 2018-2023 Action Delivery Plan

Theme 1: Maximise delivery of affordable housing through a range of options to meet local housing needs			
Our priorities	Actions – what we will do	Resource/Partners	Target for completion
1. Contribute to diversifying the housing stock and meeting housing needs by achieving the right tenure, size and mix of affordable housing on new developments	Develop robust and deliverable affordable housing policies through the District and National Park Authority Local Plan 2016-2036	Housing Development & Strategy/Planning Policy/Developers/Registered Providers	Ongoing
	Develop a viability assessment process through the Local Plan review which enables delivery of affordable housing policies	Housing Development & Strategy/Planning Policy	April 2018
	Work with Registered Providers to ensure homes are affordable by monitoring affordable rents	Housing Development & Strategy/Registered Providers	Ongoing
	Work with Housing Options team on income data to ensure future homes are affordable	Housing Development & Strategy/Housing Options	Aug 2018
	Carry out a Homesearch and resident survey on what tenure options they would like to see	Housing Development & Strategy/Housing Options	Sept 2018
	Develop information and options for those unable to access Homesearch properties	Housing Development & Strategy/Housing Options	Sept 2018 and ongoing
2. Maximise the provision of new affordable homes within the district	Through the Local Plan secure affordable housing provision on housing sites of more than ten dwellings outside of the National Park	Housing Development & Strategy/Planning Policy/Developers/Registered Providers	2036
	Support the National Park planning policies in achieving affordable housing requirements on housing sites within the National Park	Housing Development & Strategy/Planning Policy/Developers/Registered Providers	2036

	Work in partnership with developers, land owners and Registered Providers to deliver quality affordable homes and cohesive vibrant communities	Housing Development & Strategy/Planning Policy/Developers/Registered Providers	2023
	Work in partnership with Homes & Communities Agency and Dept. for Communities & Local Govt. to secure grants and funding	Housing Development & Strategy/Registered Providers/HCA	2023
3. Build and acquire new council housing and maximise opportunities on council owned land	Complete housing development schemes on Council owned land at Compton & Sarum and Stocklands	Housing Development & Strategy/Estates & Valuations	March 2023
	Carry out feasibility on Council owned sites to secure a programme of new build schemes		
	Acquire council housing stock through 'buy-back' when properties become available on the open market to meet specific needs in the order of 15 per year		
4. Investigate and support provision of alternative tenure options such as starter homes, self-build and community led housing	Allocate 50% of Community Housing Funds for community led housing initiative feasibility work	Housing Development & Strategy/planning policy	April 2023
	Facilitate delivery of 3 community led housing projects	Housing Development & Strategy	April 2023
	Develop information, resources and training for community led housing options	Housing Development & Strategy	April 2018
	Develop a self-build delivery planning policy	Housing Development & Strategy/planning policy	Sept 2018
	Work in partnership with providers and lenders to develop starter homes provision	Housing Development & Strategy/planning policy	Ongoing
5. Provide a range of good quality affordable housing options for older people and ageing population	Work in partnership with specialist providers to secure affordable housing provision	Housing Development & Strategy	Ongoing

Theme 2: Address the housing needs of vulnerable and homeless people			
Our priorities	Actions – what we will do	Resource/Partners	Target for completion
1. Make provision for the Homelessness Reduction Act and improve services in preparation	Review the impact on current service provision and implement associated findings including updating policies and procedures	Housing Options Team/Local Govt. Assoc.	April 2018
	Improve and increase homelessness prevention support and advice	Housing options team	April 2018
	Review and update homelessness policy	Housing options team	April 2018
	Review fixed term tenancy process and procedures	Housing options team	May 2018
2. Reduce dependence on bed & breakfast accommodation and investigate alternative temporary accommodation provision	Assess current hostel provision and investigate alternatives	Housing Development & Strategy/Housing Options	May 2018
	Investigate options of purchasing and remodelling properties for temporary accommodation	Housing Development & Strategy/Housing Options	Aug 2018
3. Support residents with the impact of Welfare Reform and implications of Universal Credit	Assess the impact on residents and our services	Housing Options/Rents/Housing Benefit	Ongoing
4. Support initiatives to address worklessness, improve skills base and maximise employment opportunities	Partnership working with other housing services, stakeholders and economic development	housing options/stakeholders/housing development & strategy/economic development	Ongoing
5. Promote independence and support the creation of accessible homes for people with disabilities or support needs	Work in partnership with other housing services and stakeholders to deliver homes that meet specific needs	Housing allocations/housing options/Registered Providers/OT	Ongoing
	Investigate the need to deliver a percentage of homes that are accessible and adaptable and suitable for wheelchair access		
6. Address the needs of gypsies, travellers and travelling show people	Develop Local Plan policies	Housing Development & Strategy/Planning	April 2018

Theme 3: Partnership working to address the housing needs of New Forest residents			
Our priorities	Actions – what we will do	Resource/Partners	Target for completion
1. Work in partnership with developers, land owners and registered providers to inform and support affordable housing delivery	Support Registered Providers in bidding for Homes & Communities Agency grant and investigate other funding opportunities	Housing Development & Strategy	2023
	Establish a Registered Provider forum and hold a minimum of 3 meetings per year	Housing Development & Strategy	Dec 2017
	Attend and input into strategic groups which impact on the District boundary: Partnership for Urban South Hampshire (PUSH), Strategic Housing Officer Group (SHOG), Hampshire Alliance for Rural Affordable Housing (HARAH)	Housing Development & Strategy	Ongoing
2. Maintain and improve the Council's own housing stock	Complete 8 re-modelling schemes of former older persons accommodation	Housing Asset Management Team	2019
	Continue major works programme on Council stock to maintain Decent Homes standard	Housing Asset Management Team	2019
	Continue to upgrade work on communal lounges and associated areas	Housing Asset Management Team	2023
	Fully implement new financial assistance policy for Disabled Facilities Grants/loans and repair grants	Housing Grants & Improvement team	Jan 2018
	Review Houses of Multiple Occupation licencing requirements and prepare new policy	Housing Grants & Improvement team	April 2018
	Maintain the Private Sector Leasing Scheme at minimum 100 homes	Housing Asset Management Team/Housing Options	Ongoing
3. Deliver rural exception sites to meet the needs of rural communities	Work in partnership with local communities, parish councils and Hampshire Alliance for	Housing Development & Strategy/HARAH/	Ongoing

	Rural Affordable Housing (HARAH) and Hampshire Village Homes to deliver affordable housing schemes on rural exception sites	Registered Providers	
	Investigate viability and affordability of rural housing delivery and develop protocols for future delivery on rural exception sites	Housing Development & Strategy/HARAH/ NPA	
4. Consider opportunities for the efficient use of existing housing stock	Investigate under-occupation and options/incentives for residents to down-size in council housing stock and new developments	Housing Development & Strategy/Allocations	Sept 2018
	Investigate empty homes opportunities, develop a procedure and maximise opportunities to use as temporary housing	Housing Development/ Housing Grants & Improvements	Sept 2018