

## Hart District Council

### Housing Strategy 2015-2020

#### DELIVERY PLAN

### PRIORITY I: Objective 1: Making the most of development opportunities

No.	What we will do?	When will we do it by?	Who will deliver this?	Resources needed	Milestones	Target/ Outcome	What would success look like?	Comments / Status <b>Updated December 2016</b>
I.1	Contribute to the Local Plan process	Draft Local Plan anticipated 2016	Hart DC	Within existing	Housing development options consultation Jan 2016  Local Plan: Draft 2017	The Local Plan reflects the housing needs of the district in its scope	The LDF reflects the housing needs of the district in its scope	Draft version due 2017
I.2	Ensure provision of affordable housing (AH) is maximised subject to viability on new sites	July 2020	Hart DC	Within existing	On a site by site basis over the Strategy timescale	Every opportunity to meet housing need and bring benefit to the district is taken	The maximum number of affordable housing viable on each appropriate site is achieved	Achieving this annually.

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I.3	Undertake viability assessments where 40% is affordable housing is not offered	July 2020	Hart DC	Within existing	On a site by site basis over the Strategy timescale.  Monitored through the Service Plan quarterly update	Developer viability challenges are met robustly through expert scrutiny and the % of affordable housing on site is maximised in all cases	The maximum number of affordable homes is provided on each site or the maximum financial contribution in lieu of on-site provision	This is completed annually. The Council continues to invest in expert viability support.
I.4	Update affordable housing policies as part of the Local Plan process	Early 2015 Amended to 2017	Hart DC	Within existing	Housing development options consultation Jan 2016  Local Plan: Final version due 2017  New housing policies due to be completed as part of the local plan process in 2017	Policies reflect affordable housing need, current requirements and put in place mechanisms to meet this need	Affordable housing policies are relevant and up to date and reflect current housing needs	Draft Rural Exceptions policy, Affordable Housing Policy & draft housing mix will be agreed as part of the Local Plan process

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1.5	Deliver a minimum of 450 affordable homes between April 2015 and March 2020	End of the strategy period 2020	Hart DC	Within existing	Annual target of 100 affordable homes per year  Monitored through the Service Plan quarterly update	An adequate supply, given local constraints, of affordable homes is built to help meet local housing need  <b>2016/17 target currently 100.</b>	An average of 90 affordable homes are delivered every year over the strategy timescale	On target.  Delivered 358 affordable homes between April 2014 – December 2016
1.6	Deliver a mix of affordable housing in line with the evidence of housing need for the district (e.g. SHMA and Housing Register data) and housing policy recommendations	End of the financial year	Hart DC	Within existing	Review the mix of affordable housing delivered each year in line with the SHMA recommendations, housing register data and other housing policy recommendations	Mix of affordable housing meets need identified in the SHMA and Hart's housing policies	Over the strategy timescale a mix of affordable housing in line with the SHMA and other housing policy recommendations is provided	Mix achieved annually. New SHMA due to be published Spring 2017
1.7	Review the Tenancy Strategy for the District	July 2018	Hart DC Strategy and Development Team	Within existing	Annual update of information and emerging issues every October	Local tenancies align with the Council's priorities within the new funding regime and RPs corporate aims, and deliver	The Council is aware of local issues relating to fixed term tenancies, affordability and can introduce	Annual updates completed in 2014, 2015 and 2016

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						settled housing solutions that are affordable	measures to address these	
1.8	Review the Housing Strategy for the District	May 2020	Hart DC Strategy and Development Team	Within existing	Annual update of information and emerging issues in May  Full Review of document commencing May 2019	To meet the future housing need of Hart households whilst providing a range of suitable affordable rent and home ownership products	The council in partnership with developers and RP's provide a range of affordable rented and home ownership products to meet Hart households needs and wherever possible aspirations.	Annual update completed in 2015  Action plan will be completed by December 2016
1.9	Work with neighbouring authorities to maximise cross border opportunities to provide affordable housing	End of the financial year	Hart DC and neighbouring local authorities	Within existing	Work on application and agreeing mix.  Cross boundary site started.	Increased choice and availability of affordable housing in the housing market area to help meet housing need	A proportion of affordable housing for Hart residents is provided in neighbouring districts	Sun Park units (from a Cross boundary housing scheme with RBC) due to handover AR and SO properties Nov/Dec 2016
1.10	Provide a range of affordable housing products and report on	End of the financial year	Hart DC and developing partner RPs	Within existing	Identify need and opportunity for	Increased choice and availability of affordable	A range of affordable housing	Ongoing. Stats completed for April 2015,

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	this at the end of the financial year				different products on each site	housing for Hart residents	products are provided	April 2016 and April 2017
I.11	Monitor the affordability of products and provide guidance to the Registered Providers	End of the financial year	Hart DC, Strategy and Development Team	Within existing	Affordable Rents monitored quarterly	Ensure housing is affordable, particularly larger homes with 3 and 4 bedrooms	The Council can provide evidence of affordability locally and guidance to developing RPs about affordable rent levels	Completed and ongoing annually
I.12	Consult with older people to help inform what type of affordable housing should be developed over the next 5 years	March 2017	Strategy and Development Team	Within existing	Identify different groups to consult and appropriate methods	Older persons housing is suitable for their needs whilst taking into their account their aspirations whenever possible	New older persons housing meets their requirements and encourages people to move to more suitable and manageable properties	Completed and ongoing annually
I.13	Ensure new affordable housing reflects identified need and provides a range of affordable housing options	End of the financial year	Hart DC	Within existing	Review need on the housing register April every year starting with 2015 using SHMA data and mix	Mixed affordable housing tenures on new developments providing a range of choice and options	New affordable housing meets the needs of people on the Housing Register and identified through the SHMA	Complete and ongoing annually

## PRIORITY 2: Enabling local people to find their own housing solutions

For information relating to priority 2, Preventing Homelessness please refer to the [January 2016 Preventing Homelessness Strategy Update](#)

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2.1	Assess the impact affordability has on all types of households in Hart, irrespective of whether they are living in rented or owner occupied property and their housing options.	End of the financial year	Hart DC, Strategy and Development Team	Within existing	Quarterly monitor RP rents  Monitor shared ownership values and market values annually	The Council understands local affordability in relation to housing need and is able to advise households on the options available to them	Continue to ensure affordable homes are available for Hart residents.	Completed 2015/16, and up to December 2016
2.2	Continue the Council's commitment to the Hampshire Alliance for Rural Affordable Housing (HARAH)	Annually by the end of the financial year	Hart DC, Strategy and Development Team	Within existing	Attend monthly meetings  Rural Housing Week Exhibition due annually  Assist with organising Rural Housing Bus Tour July 2015	The Council continues to support Parishes and local communities in an effective and efficient way and address their housing needs	Continued provision of rural affordable houses for local people in Hart.	Active member of HARAH, continued attendance at regular meetings And involvement in events for Rural Housing Week held annually in July.

2.3	Continue to encourage Rural Exception Sites with local Parishes	End of the financial year	Hart DC, Strategy and Development Team HARAH, RPs, developers	Within existing  (annual payment to HARAH)		The Council continues to support Rural Housing Enablers and encourage Parishes to undertake Housing Needs Surveys to identify where rural exception housing development may be needed.	Provision of rural affordable housing for local people in Hart villages	Completion of two Rural Exception Sites in March and July 2015
2.4	Assess the needs of people with support needs including learning difficulties, physical disabilities	Ongoing annually throughout the life of the strategy	Strategy and Development Team, Nominations Officer in partnership with occupational therapists	Within existing  Partnership with local Occupational Therapists	Review annually starting from March 2015	Suitable accommodation and tenures that meet the needs of marginal groups is available to those requiring it	Properties suitable for people with support needs are provided in suitable areas within Hart.	Review completed in March 2015. Currently liaising with HCC re current needs.
2.5	Work with Hampshire County Council on the existing provision of Traveller permanent sites	March 2015 or until the current management is passed to another provider	Hart DC and agency managing the 2 permanent sites in Hart	Within existing	Hart DC Notified of change of managers for the 2 sites – 2014/15	The Council is clear about the future of the sites in the District and how to meet the needs of this group	Good links between the agencies managing and working with the site	New ownership of Penny Hill Site and Star Hill site.

2.6	Plan for and assess the future need for permanent, transit and settled Traveller accommodation	Draft Local Plan anticipated 2016 Delayed until due 2017	Planning Policy / Strategy and Development	Within existing	Housing development options consultation Jan 2016  Local Plan: Draft 2017	The Council has clear information about the need for these types of sites to be able to plan actions	The needs of Traveller community taken in to account as part of the Local Plan development process	Planning Policy team continue to work on the Local Plan draft.
2.7	Efficiently deliver mandatory DFGs to older and vulnerable people	End of the financial year	PSH Team, Home Improvement Agency (HIA) & RPs	Within existing	Review delivery of DFGs monthly	At least 60 DFGs administered to older and vulnerable people annually to meet need.	Meeting or exceeding the target for adaptations with good speed of service for the customer at VFM cost.	April 2014 – December 2016 a total of 86 DFGs have been completed.
2.8	Reduce the costs associated with high value DFGs	End of the financial year	PSH Team, HIA & RPs	Within existing	Review costs annually.	Costs are reduced through improved procurement	Seeing an ongoing reduction in the cost of adaptations.	Continue seeking to reduce costs where possible.
2.9	Help grant applicants to consider alternative housing options instead of high value DFGs	End of the financial year	PSH Team, OTs & Housing Options Team	Within existing		Residents eligible for high cost DFG's are actively considering alternative housing options with support from the Housing Options Service	Alternative options explored, liaise with Housing Options Team to try and identify suitable alternative accommodation	Work ongoing to match applicants with properties and minimise the adaptation works needed in properties they are moving into.
2.10	Engage with the County Council in discussions about the future for DFG funding distribution in Hampshire, and monitor the impact of	End of the financial year	PSH Team	Within existing	Attend meetings and engage in discussions on future funding of DFGs.	Hart receives continued adequate investment in DFGs	Hart can meet the local demands for aids and adaptations to enable people to remain in their existing homes or to	We continue to target funding towards locally identified needs.



	any decisions taken by County during the life of the strategy						move safely to alternative properties	
2.11	Work with Registered Providers to provide low cost aids and adaptations within their housing stock.	End of the financial year	PSH Team & RPs	Within existing	Meetings with main RP held bi-monthly at which time costs are discussed.	Increase in the number of low cost aids and adaptations provided by RPs in the social rented stock	Increase in the number of low cost aids and adaptations provided by RPs in the social rented stock	Continued work with Sentinel to reduce costs of DFGs.
2.12	Provide a Home Improvement service in Hart	End of the financial year	Family Mosaic	Within existing	Review provision of HIA service in 2017 prior to end of current contract.	Home improvement services are delivered	Continuing the service beyond 2018.	Currently reviewing ways to provide this service from April 2017.
2.13	Promote the existing Handyperson Service until April 2015 and review options for the future delivery of this service.	End of the financial year	Aster Living	HCC to cease part funding from April 2015, need to consider future funding	Consider funding options beyond 2016 when the contract with Family Mosaic expires.	More older and disabled people know and have access to a Handyperson service	Securing funding for the HP service beyond March 2016 to allow service to continue.	Complete and ongoing. However recent changes with regard to HIP may impact on this service.

### PRIORITY 3: Making the best use of existing housing

No.	What we will do?	When will we do it by?	Who will deliver this?	Resources needed	Milestones	Target/ Outcome	What would success look like?	Comments / Status <b>Updated December 2016</b>
3.1	Work with Registered Providers to continue to regenerate existing unsuitable studio sheltered accommodation into 1 and 2 bedroom apartments	By March 2016	Sentinel	None	All schemes identified through Sentinel's regeneration review will be completed by March 2016	Older persons housing is suitable for the future requirements of an ageing population	Older persons housing is suitable for their requirements	Over 55's regeneration programme completed January 2016. Future schemes currently submitted to planning
3.2	Organise Open Days at specific sheltered/Extra Care schemes to promote the accommodations and support services provided for older people	April 2015 and then annually through the lifetime of the strategy	Strategy and Development Team working with various partners	Within existing	Affordable Housing for the Over 55's events to be held annually.	Increase awareness of available accommodation across the district and encourage downsizing	Over 55's are aware of the variety of accommodation available in Hart.	Various events held throughout 2014, 2015 and 2016. One event due for March 2017.
3.3	Consult older persons about their downsizing requirements and research good practice to make best use of available housing stock through downsizing	End of the financial year	Strategy and Development Team	Within existing	Set up Under Occupiers working group	Local agencies work jointly to identify requirements and provide a comprehensive downsizing package to enable	Helps to meet their longer-term housing needs and enables housing providers to make best use of their housing stock	Under occupation scheme in place.

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						people to move if they wish to		
3.4	Work with Registered Providers to identify stock that would benefit from redesign and redevelopment	January 2016 - complete  Date is extended to 2020	Strategy and Development Team	RP led	Over 55's Regeneration programme	Housing stock is improved and better meets the needs of people in the district		Over 55's regeneration programme completed January 2016. Future schemes currently submitted to planning
3.5	Further research and review of options to inform the development of an improved approach to tackling empty homes	End of the financial year	PSH Team/Housing Projects Officer/Landlord Liaison Officer	Within existing	Research completed and reviewed and strategy agreed to move forward  Landlords incentives agreed and promoted through website, council tax letter drop, local advertising, landlord forums	Increased options available for the Council and property owners to bring empty homes back into use for Hart residents	Clear strategy on how to improve approach to tackling empty homes  Increased number of landlords working with the council to let their properties to Housing services customers  Agreed empty homes strategy and clear identification of resources required	Housing Projects Officer produced report on options.  Empty Homes reporting tool live on the Council's website (Dec 2016) and relevant literature revised.

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3.6	Inspect all licensable HMOs and remedy all Category I hazards	End of the financial year	PSH Team	Within existing	Review target annually.	HMOs in the district are safe and free from Category I hazards	Ensuring all HMOs are up to standard and free from Cat I hazards	All licensable HMOs inspected and any Cat I hazards remedied.
3.7	Increase the number of shared houses and HMOs to meet the needs of single people	End of the financial year	PSH Team	Within existing	Work with Landlord Liaison Officer to identify properties and landlords.	Single people under 35 are able to access accommodation in the district	Meeting the demand for PRS accommodation for single people.	New HMOs are being identified and inspected to ensure they meet standards. Discussions ongoing with PRS Landlords.
3.8	Continue to build strong partnerships with Letting Agents and Landlords in the private rented sector	Ongoing	Housing Options Team	Within existing	Monitored through the Service Plan quarterly update  <ul style="list-style-type: none"> <li>• Quarterly PRS Landlord Steering Group</li> <li>• Annual PRS Landlords Forum</li> </ul>	Increased choice and housing options available and a supply of PRS to support end of duty housing options for homeless households	Increased choice and housing solutions available through the service	Introduced a Landlords Information Pack.  We continue to build strong partnerships with Letting Agents and private landlords.
3.9	Continue to respond to the recommendations of the most recent stock condition survey	End of the financial year	PSH Team	Within existing	Review annually.	Primary hazards are reduced in the district and work to prevent and tackle the	Reducing the number of falls in the home and assisting people with advice or funding for energy efficiency measures to reduce	Falls prevention advice distributed to clients.

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						main causes of hazard are targeted	those exposed to excess cold.	Seek to assist people suffering from excess cold  Signposting to relevant services and energy savings initiatives.
3.10	Target assistance to vulnerable households	Target assistance to vulnerable households	Ongoing	PSH Team	Within existing	Vulnerable people in non-decent homes are assisted as a priority	Ensuring vulnerable households receive the assistance they need, within budgetary constraints.	Our assistance policies are aimed at those most vulnerable e.g. the elderly and disabled.
3.11	Prioritise cases where Category I hazards are identified	End of the financial year	PSH Team	Within existing	Within existing	Those at the greatest risk are addressed quickly	All Cat I hazards being remedied speedily.	Action taken to remedy any Cat I hazards.
3.12	Increase awareness of falls prevention in partnership with the voluntary sector	End of the financial year	PSH Team	Within existing	All clients seen by HIA Caseworker will receive Falls Prevention information.  Invite FP Co-Ordinators to any relevant events.	The number of falls in the home is reduced	Preventing unnecessary falls in the home and reduce hospital admissions.	Ongoing through signposting, attending events, Falls and work with Health & Policy Project Officer.

No.	What we will do?	When will we do it by?	Who will deliver this?	Resources needed	Milestones	Target/ Outcome	What would success look like?	Comments / Status <b>Updated December 2016</b>
3.13	Provide Minor Works Grants to fund minor repairs	End of the financial year	PSH Team & HIA	Within existing	Review MWG budget 6 monthly.	Recipients are able to continue to remain in their homes	All eligible clients to receive a MWG for repairs and home improvements.	From April 2014 – December 2016 there have been 30 MWG's completed
3.14	Encourage greater take-up of loans to fund repairs and maintenance as an alternative to grants	End of the financial year	PSH Team & HIA	Within existing	Review loan take up 6 monthly.	Increase in number of low cost loans offered so that those without sufficient capital or savings are able to carry out essential repairs, improvements or adaptations.	Year on year increase in uptake of loans.	Advert for loans published in autumn Hart News 2016. Parity Trust attended Older Person's Events to promote loans.

## PRIORITY 4: Creating sustainable homes and neighbourhoods

No .	What we will do?	When will we do it by?	Who will deliver this?	Resources needed	Milestones	Target/ Outcome	What would success look like?	Comments / Status <b>Updated December 2016</b>
4.1	Review options to deliver a targeted programme of energy efficiency measures in local homes	April 2016	PSH team / potential partners to be identified	Unclear and may depend on new government approaches  Potential requirement for funding from the Council to run a local energy efficiency grants/loans scheme, depending on availability of government funding	Identify new government approach and develop a local response to improve the energy efficiency of residential homes in Hart	No low cost energy efficiency measures are available to vulnerable and low income households in Hart	Older people and those on low incomes receive support including grant funding to make their homes more energy efficient and thereby alleviate fuel poverty	Local Government Settlement in December 2015 has meant that a locally funded scheme is no longer actively being pursued. HECA Action Plan has been updated (Dec 2015).  2016 - Awaiting announcements from Central Government on future of funding e.g. ECO for energy efficiency works.

No	What we will do?	When will we do it by?	Who will deliver this?	Resources needed	Milestones	Target/ Outcome	What would success look like?	Comments / Status <b>Updated December 2016</b>
4.2	Continue to promote Green Deal Finance and monitor new government initiatives and work with neighbouring districts to deliver local schemes that draw down future government funding	End of the financial year	PSH Team & HIA	Within existing	Review situation with Green Deal and ECO following change of Government.	Hart Residents in benefit from future government initiatives to improve energy efficiency in residential homes	Uptake of Green Deal finance by residents and provision of a successful scheme delivering energy efficiency measures to residents.	2016 - Green Deal was axed by Central Government in July 2015. Information on ECO is available on HDC website.
4.3	Ensure that all new builds meet the Technical Space Standards and the required building regulations	Ongoing - On a site by site basis	Hart DC, RPs and developers	Within existing	Requirements specified at planning and taken to Committee	New schemes add positive design value to the local environment and meet sustainability aims	New build affordable housing meets (remove-HCA) Technical Space Standards and requirements	Requested at Planning Stages in Housing comments
4.4	Work with partners to develop appropriate pepper potting of affordable housing on new development sites.	March 2020	Hart DC, Strategy and Development Team	Within existing	Specified at planning application and throughout planning decision process	To assist in developing sustainable and well-designed communities	Developments comprise of mixed tenure units with affordable housing distributed over the site as much as possible.	Achieved on sites from April 2014 – December 2016



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4.5	Require new developments to integrate a mix of tenures	March 2020	Hart DC, Strategy and Development Team	Within existing	Monitor mix on every new scheme via development spreadsheet.  Aim to ensure SHMA mix is agreed with developers/RP's and mix reflecting housing register	New developments become places people want to live	Local communities are enabled and empowered to take ownership of local issues	Completed and ongoing.
4.6	Monitor housing provider services through new approved partners arrangement	Annually starting 2015 throughout the life of the strategy	Strategy and Development Team	Within existing	2 approved RP's interviewed every year	Ensure local residents receive a good quality housing management service from their provider	Improvement in services local residents receive from their housing providers.	Completed and ongoing.
4.7	Assist local communities and parishes in their efforts to meet local objectives	End of the financial year	Strategy and Development Team with Rural Housing Enablers	Within existing	Provide information where possible when requested and contribute to local discussions on housing need	Local communities are enabled and empowered to take ownership of local issues	Information provided to parishes who request it.	Complete and ongoing.
4.8	Monitor customer satisfaction with new build Registered	After every new development	Strategy and Development Team	Within existing	Satisfaction surveys sent 12 months after the	New design standards reflect the aspirations of	Comments and feedback will help to inform and improve	Questionnaires sent out, analysis

No	What we will do?	When will we do it by?	Who will deliver this?	Resources needed	Milestones	Target/ Outcome	What would success look like?	Comments / Status <b>Updated December 2016</b>
	Providers properties	until March 2020			occupation of new affordable housing properties  Send summary report of scheme to relevant RP annually	the local community	design changes in the future	completed on a site by site basis. 2015 - complete 2016 – complete