

# Appendix A.

## Havant Borough Council Housing Strategy

### Overview & Scrutiny Presentation



# Havant Borough Council Housing Strategy

## Key Aims

- A strategy to provide a strategic direction for HBC and partner organisations to meet the housing needs and demands of local people.
- An opportunity to set whole system responses to achieve 4 key aims:
  1. **Preventing Homelessness and helping those who are homeless move on to stable housing solutions**
  2. **Increasing the supply of housing, including affordable housing, to ensure the right types of housing are available in the right locations**
  3. **Helping housing choices to enable independence**
  4. **Improving the quality of rented housing**



# Havant Borough Council Housing Strategy

## Drivers

- Housing is a Havant Borough Council corporate strategy priority
- To provide a framework for the council and its partners to increase housing supply, improve housing conditions, increase housing choices and meet statutory aims in relation to homelessness and rough sleeping.
- To provide a strategic framework and evidence base for potential capital spending on housing including affordable, social and temporary accommodation.
- To enable the council and its partners to reduce the financial burden of emergency homelessness interim housing - *key risk for Havant*.
- To enable the council and its partners to assess the widest possible range of housing solutions and affordable housing products.



# Havant Borough Council Housing Strategy

## Process

- An analysis of local housing need, demographics, household incomes, affordability and other data.
- Strategy to be developed by Havant Borough Council Housing Team and co-produced with other council teams and departments.
- Stakeholder consultation
- Resident consultation
- Cabinet decision
- Council decision



# Havant Borough Council Housing Strategy

## Local context

- There are 53,592 dwellings in Havant Borough. 39% are owned outright. 30% are owned with a mortgage. 31% are rented.
- The gap between house prices and income has risen seen an upward trajectory in Havant Borough since 2002. When expressed as a ratio the rise has been from 6.46 in 2002 to 10.28 in 2022. This means that owning a property in the borough has become more difficult as house prices rise more than income.
- Average house prices in the borough have risen from just over £204,982 in 2007 to £343,965 in 2022. Although average resident annual income in Havant has risen by £850 in the last year (to £29,835) it falls behind the Solent LEP increase by £2,953.
- Havant has a 1.2% proportion of vacant dwellings in the borough. This amounts to 748 homes. This compares favourably with the Solent Local Enterprise Partnership area rate of 2.4%.



# Havant Borough Council Housing Strategy

## **Aim 1. Preventing Homelessness and helping those who are homeless to move on to stable housing solutions – overview**

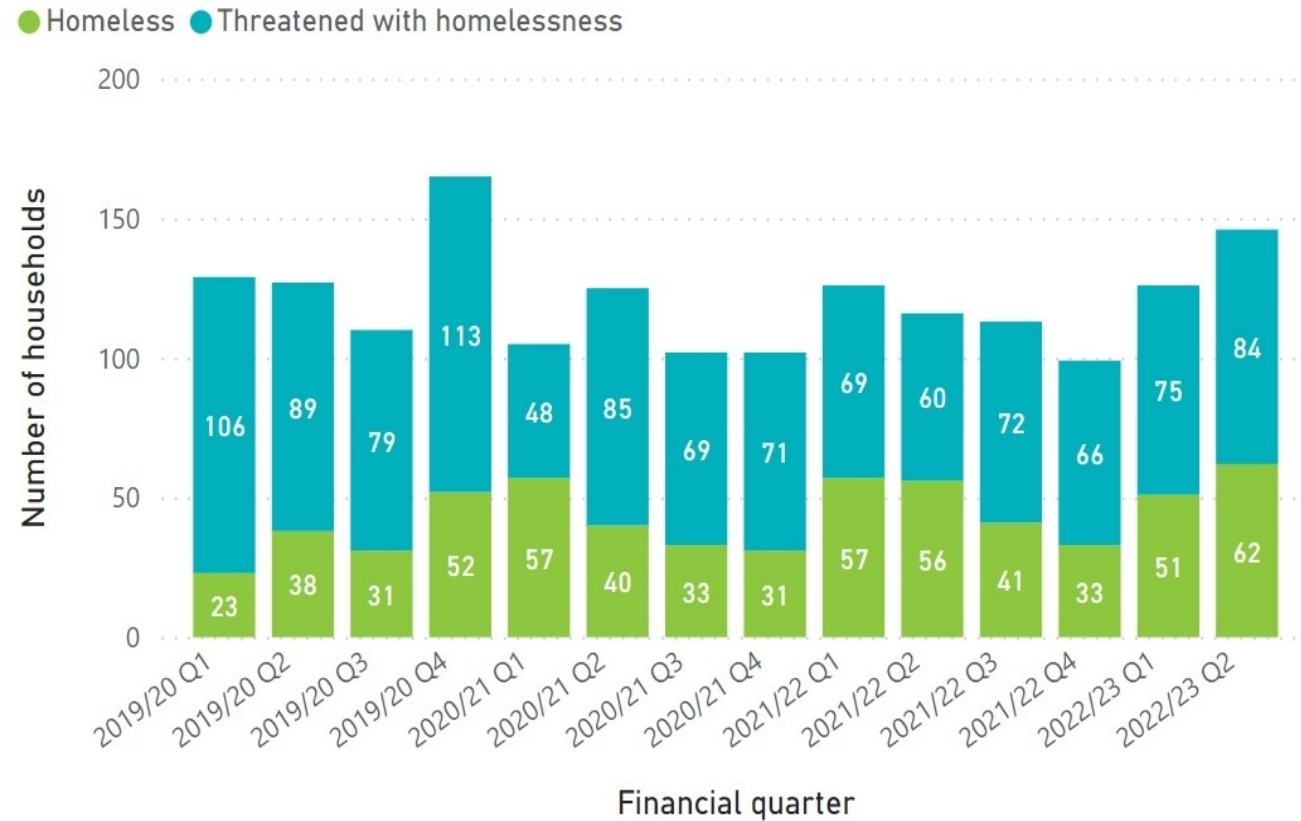
- The number of households presenting as homeless has steadily increased over recent years. Currently some 90 households are in temporary accommodation provided by the Council.
- Households presenting as homeless may be eligible for Housing Benefit exemption options with reduced cost burden on the Council.
- The cost of temporary accommodation puts pressure on the Council budget.
- Nationally the cost of temporary accommodation reached more than £1bn a year - up 71% over the past five years.
- Nationally Government expects Councils to reduce the number of people in temporary accommodation out of borough.



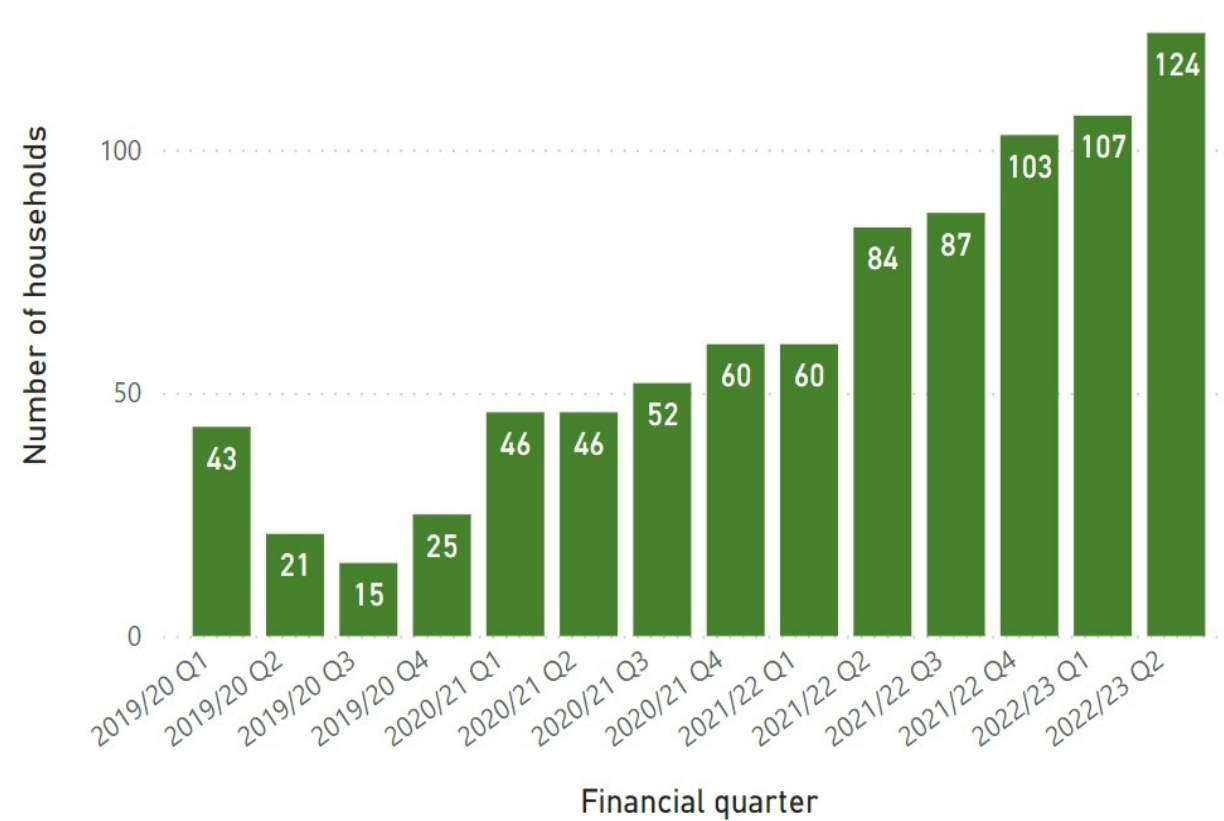
# Havant Borough Council Housing Strategy

Department of Levelling Up Housing and Communities data

## Households assessed as homeless or threatened with homelessness



## Households in temporary accommodation



# Havant Borough Council Housing Strategy

## **Aim 1. Preventing Homelessness and helping those who are homeless to move on to stable housing solutions**

### **Objectives:**

- 1.1** Increase the use of exempt accommodation where appropriate to maximise housing benefit support for those people being placed in temporary accommodation.
- 1.2** Acquire properties to be used as temporary accommodation by the Council
- 1.3** Improve our customer pathway, focusing on preventing homelessness at all stages, including moving on to stable housing when in temporary council sourced accommodation
- 1.4** Understand the reasons for homelessness and develop a simple pathway to prevent homelessness for each type or theme. Including: young people, rough sleepers and couples/families.





# Havant Borough Council Housing Strategy

## **Aim 2. Increase the supply of housing, including affordable housing, to ensure the right types of housing are available in the right locations - overview**

- Market prices of housing has increased as a multiple of earnings, compared to ten years ago. This means more affordability options are needed in addition to social housing. Waiting lists have increased and we need to prevent further growth of waiting lists.
- Increase the level of affordable housing to prevent waiting lists rising exponentially.
- The Government uses a Standard Method for calculating housing need for each local authority. It has set Havant's housing target as 516 new homes per year.
- Develop our relationships with Developers, Landlords and Registered Providers – *we're open for business* – to help development of housing, including affordable housing, in the Borough.
- Develop the link between planning and housing delivery/regeneration to understand and develop the affordable housing delivery pipeline for viable sites proposed in draft local plan.



# Havant Borough Council Housing Strategy

Department of Levelling Up Housing & Communities data – these are gross figures

Year	Total market homes (completed)	Total affordable homes (completed)	Total
2022/23	311	197	508
2021/22	211	66	277
2020/21	252	56	308
2019/20	274	103	377
2018/19	191	83	274
2017/18	214	96	310
2016/17	497	165	662
2015/16	464	165	629
2014/15	307	206	513

Standard method need for housing: 516 per year

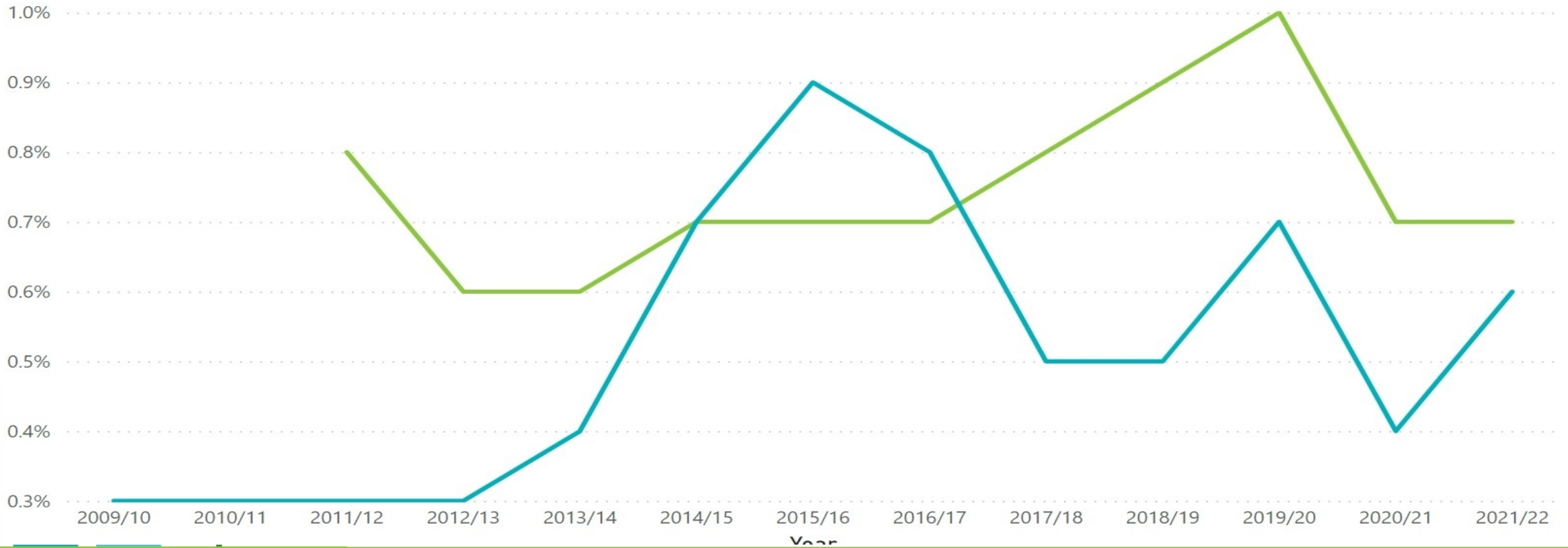


# Havant Borough Council Housing Strategy

Department of Levelling Up Housing & Communities data

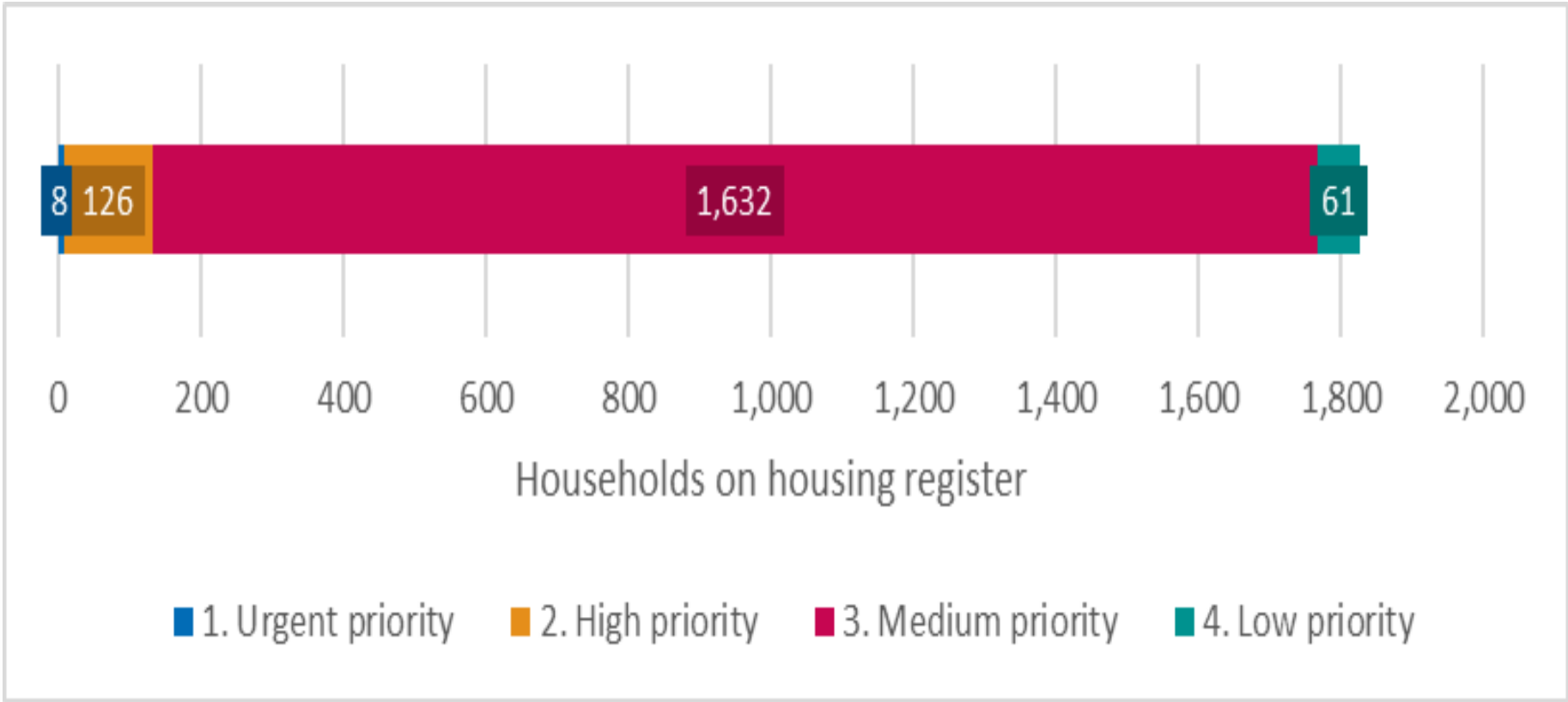
## % of new dwellings

● Hampshire ● Havant



# Havant Borough Council Housing Strategy

Housing Needs Assessment data - Priority Banding of Households on the Housing Register



# Havant Borough Council Housing Strategy

**Aim 2. Increase the supply of housing, including affordable housing, to ensure the right types of housing are available in the right locations**

**Objectives:**

- 2.1** Increase the level of affordable housing to prevent waiting lists rising exponentially.
- 2.2** Develop our relationships with Developers, Landlords and Registered Providers – *we're open for business* – to help development of housing and to enable the Council to gain greater control over the delivery of housing, including new affordable housing.
- 2.3** Develop the affordable housing delivery pipeline for viable sites.
- 2.4** Leverage funding and make best use of partnerships and resources, including those of the Council, Registered Providers and Homes England, to deliver affordable housing in the district



# Havant Borough Council Housing Strategy

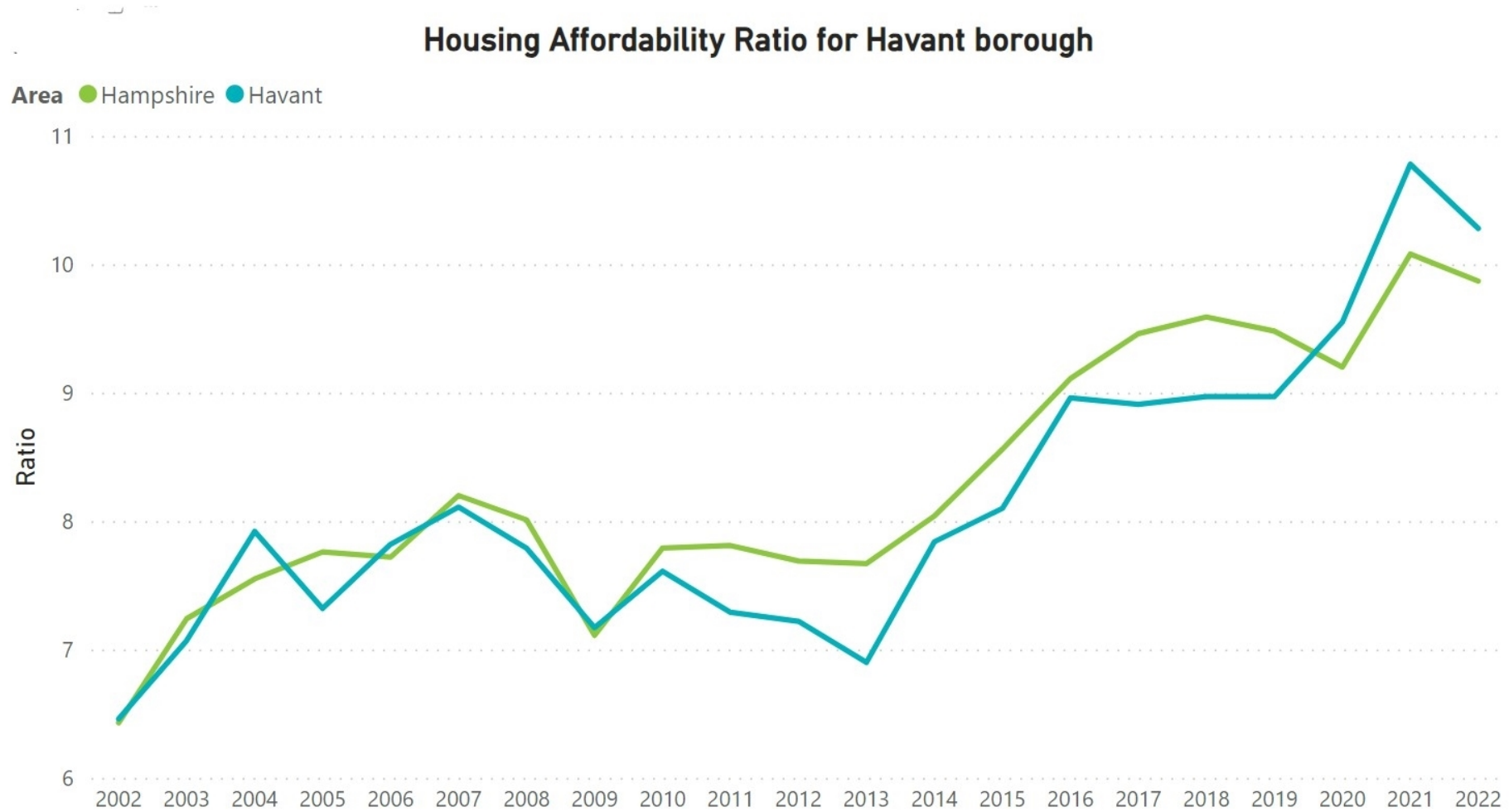
## **Aim 3. Helping Housing choices to enable independence - Overview**

- Local housing needs assessments show the requirement for different types of housing for different needs. This includes increases in older people and people needing supported housing, as we also see an increase in adults with a disability, ranging from age related frailty to adults with a learning disability.
- Over one quarter of the borough's population will be aged 65 and over by 2026. And for the same period a there will be a large increase in the oldest age group of people aged 85 plus, particularly in the Borough's coastal locations
- There is a key role not just for Housing and the Council but for partners including Hampshire County Council, Social Care & the Integrated Care Board.
- We need to examine the widest range of affordable housing products to help the widest possible range of housing need in the Borough.



# Havant Borough Council Housing Strategy

ONS data



# Havant Borough Council Housing Strategy

## **Aim 3. Helping Housing choices to enable independence**

### **Objectives:**

- 3.1** Develop housing delivery solutions for different types of housing need, both in terms of affordability and in terms of supported housing solutions.
- 3.2** Reduce level of reliance on out of area for specialist housing needs as requested by the regulator (Department of Levelling Up Housing and Communities).
- 3.3** Review the Housing Allocations Policy
- 3.4** Promote the most efficient use of existing adapted social housing stock.





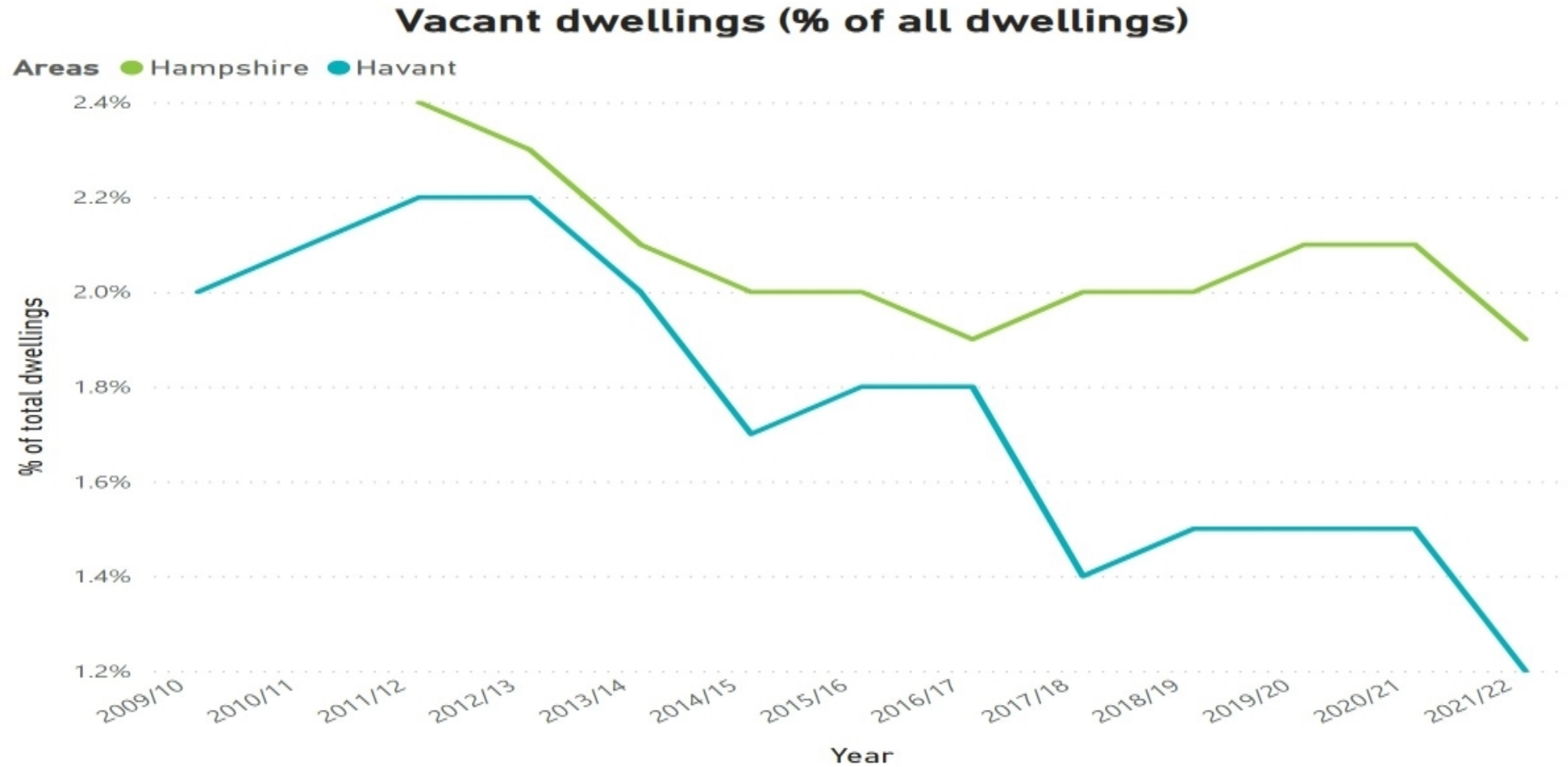
# Havant Borough Council Housing Strategy

## **Aim 4. Improving the quality of rented housing - overview**

- There has been a significant focus on housing standards in recent years, including issues with damp and mould, safety, quality and energy efficiency. These issues are some of the themes regularly reported by the new Housing Ombudsman and are Government priorities. There is an expectation for Local Authorities to take an active role in tackling and reporting on these issues.
- Issues in relation to housing standards are a priority for the Council and are linked to the Council's priorities, the Empty Property Strategy and the Corporate Climate Change and Environment Strategy .
- This applies to private sector rented housing as well as registered housing providers in the borough.



# Havant Borough Council Housing Strategy



# Havant Borough Council Housing Strategy

## **Aim 4. Improving the quality of rented housing**

### **Objectives:**

- 4.1** Improve conditions in the private rented sector including damp & mould
- 4.2** Take a leadership role to increase standards in new build housing including energy efficiency
- 4.3** Bring empty homes back into use for local housing



# Questions?

