

## Housing Strategy 2023 to 2028 Delivery Plan.

<b>Objective 1 - More Homes for All</b>				
More homes for all to deliver and enable high quality and affordable homes, that meet identified needs and address the climate change emergency, creating housing that people choose to live in and are proud to call their home.				
Key Objectives	What will we do	When will we do it	Lead Officer	Progress
1. Delivered 659 of new affordable housing targeted to meet needs identified by the council's housing register.	<p>Though a mixed economy of supply, including council commissioned building, acquisition of S106 homes and off the shelf purchases of new and existing homes.</p> <p>Develop a range of housing types and tenures in a variety of geographical areas to meet local needs. Including - general needs and supported housing/housing for older persons (e.g.) extra care housing) in response to priorities identified in specific strategies e.g. the Older Persons, Specialist and Supported Housing Strategies (Objective 3).</p> <p>Develop (at least) 2 new extra care schemes in the district.</p>	2028	Service Lead - New Homes.	659 new affordable homes delivered that are of adequate size and design to meet both current and future needs of occupants.

## Housing Strategy 2023 to 2028 Delivery Plan.

<p>2. Develop and agree a Council and Registered Provider Development Strategy.</p>	<p>Co-produce a Strategy using the RP Forum as a vehicle.</p> <p>Strategic meetings with RP's to discuss scheme specific opportunities as part of RP Forum/Development Sub-Group.</p>	<p>2024</p>	<p>Service Lead - New Homes.</p>	<p>Strategy development programme is adopted, maximising all finding opportunities for affordable housing delivery in Winchester.</p>
<p>3. Deliver a joined-up approach for the enabling and council delivery of low- cost shared ownerships properties that are affordable.</p>	<p>Establish RP Forum (as above).</p>	<p>2024</p>	<p>Service Lead - New Homes.</p>	<p>An approach is agreed and adopted.</p>
<p>4. Support the Local Planning Authorities (WCC and SDNPA) to deliver additional affordable housing of a quality that meets local needs.</p>	<p>Support the Local Plan review.</p> <p>Support Development Management consider planning applications.</p>	<p>On-going</p>	<p>Service Lead - New Homes.</p>	<p>Additional new affordable homes.</p>
<p>5. Work on the Next Generation Winchester project - to explore and address barriers to buy a new home and privately rent.</p>	<p>Shared ownership - Make it more attractive / myth busting.</p> <p>Shared ownership – look at options to address limitations of shared ownership as an option for young people i.e.</p>	<p>2028 and on going</p>	<p>Service Lead - New Homes.</p>	<p>Reduced barriers to buying a home and privately renting for young people.</p>

## Housing Strategy 2023 to 2028 Delivery Plan.

	<p>localised schemes and local connection.</p> <p>Review of approach to local connection. Build in flexibility to scheme of allocation.</p> <p>Develop Next Generation webpage as a resource with bite sized guides on the areas of interest.</p>			
6. Maximise Home England and other Government investment and funding to deliver more affordable homes	<p>On-going membership of Wayfarer consortium.</p> <p>Liaison with Homes England and Government Departments.</p> <p>Supporting other RPs secure funding.</p>	On-going	Service Lead - New Homes.	More Investment and other government funding is obtained to deliver more affordable homes.
7. Work with local communities and Parish Councils to deliver affordable housing in rural areas	Relaunch rural exception site enabling and promotion.	2025	Service Lead - New Homes	<p>New joint Rural Enabler post with a LA.</p> <p>More affordable housing is delivered in rural areas.</p>
8. Deliver different tenure offers through	Identify further development opportunities.	2025	Service Lead - New Homes	More of different types of tenure delivered.

## Housing Strategy 2023 to 2028 Delivery Plan.

the Local Housing – Venta Living Limited.				
9. Regularly review our approach to affordable housing development in the light of identified local needs, market and economic conditions and environmental objectives.	Annual review and update of the Housing Development Strategy.  Develop and implement a market engagement strategy to facilitate the acquisition of S106 and other new homes for affordable housing.	On-going  2024	Service Lead - New Homes.	Approach is reviewed, and any necessary changes to delivery are adopted as a result.

### **Objective 2 – Greener Homes.**

Develop and support the delivery of high-quality homes to meet resident housing need by promoting new homes that limit carbon emissions. That are energy efficient in construction and in use, that are healthy to live in and affordable to run to reduce fuel poverty.

Objectives	What will we do	When will we do it	Lead Officer	Progress
1. All new council developed homes are built to high sustainability and Council Local Plan standards.	Develop sustainability objectives and standards applicable to all new council homes.	2024	Service Lead - New Homes.	New set of Employers Requirements, developed in conjunction with Employers Agent.
2. Deliver on the existing council housing retrofit carbon reduction	Move 91% of council homes to minimum SAP C rating by 2028.	2028	Service Lead – Property Services.	All Council homes being SAP C by 2030.

## Housing Strategy 2023 to 2028 Delivery Plan.

programme to achieve more energy efficient performing council homes, reducing energy costs.				
3. Deliver on the 'Social Housing Decarbonisation Fund' programme to enhance the energy efficiency of the worst performing council homes.	Spend the £537k SHDF grant (plus WCC match funding) on retrofit of 19 Swedish Homes and 350 loft insulation top-ups.	2025	Service Lead – Property Services.	Grant spent, 19 Swedish homes retrofitted and 350 loft top-ups, 369 homes moved to SAP C by 2025.
4. Deliver on the Homes Upgrade Grant (HUG2) programme to upgrade the energy efficiency of the private housing stock – supporting residents on low incomes.	Promote the HUG scheme to all eligible residents, working as part of a consortium with Portsmouth City Council.	2025	Service Lead - Strategic Housing.	Increased the number of eligible households applying and being successful in obtaining grant funding for the various energy efficiency measures.
5. Explore financial incentives and green grant opportunities through the 'Warmer Homes' Initiative' to help improve poor	Promote the HUG scheme to all eligible residents, working as part of a consortium with Portsmouth City Council.	On-going	Service Lead - Strategic Housing.	To increase the number of eligible households applying and being successful in obtaining grant funding for the various energy efficiency measures.

## Housing Strategy 2023 to 2028 Delivery Plan.

energy performing homes within the private sector housing stock.	To continue to investigate any new initiatives such as the Great British Insulation Scheme.			
6. Introduce a climate change/greener homes tenant engagement and carbon literacy training programme.	Develop a Resident Engagement Strategy for the Energy saving homes project.	2024	Service Lead – Operations & Community Safety.	A training programme introduced and implemented.

### **Objective 3- Homes that Better Meet Different Needs.**

Improving the housing opportunities of vulnerable households, those in housing need, homeless, or at risk of becoming homeless and for an ageing population which often require specialist accommodation.

Objectives	What will we do	When will we do it	Lead Officer	Progress
1. Develop an Older Persons Accommodation Strategy.	Develop an older person's strategy in collaboration with statutory and voluntary stakeholders to meet the current and future housing aspirations of older persons residents.	2024	Service Lead - Strategic Housing.	Older Persons Accommodation Strategy developed and adopted.
2. Increase delivery of age friendly housing, different models for different needs.	New affordable homes to Building Regulations Part M4 2/3 standards.	2028/29	Service Lead - New Homes.	The delivery of increased provision within the district, meeting the housing needs of the residents.

## Housing Strategy 2023 to 2028 Delivery Plan.

	<p>Work with Local Planning Authorities to develop planning policies to require the same standards in the market sector.</p> <p>Develop new specialised older persons/extra care housing as set out in the Older Persons Strategy.</p>			
3. Develop specialist accommodation – extra care and remodelling existing provision.	Develop 2 new extra care schemes within the district.	2028/29	Service Lead - New Homes.	2 new extra schemes completed by 2030/20231.
4. Develop a Supported Housing Accommodation Strategy.	<p>Develop a supported Housing Accommodation Strategy in collaboration with all 11 districts and Hampshire County council to include Extra Care, housing for homelessness, housing for residents with Learning Disabilities and Mental health.</p> <p>The strategy will include mapping out the private sector offer to understand the current provision.</p>	2025	Service Lead - Strategic Housing.	Supported Housing Accommodation Strategy develop and adopted.
5. Make best use of the Disabled Facilities Grant, providing adaptations, advice, and guidance to enable	<p>To continue to make best use of the DFG grant to enable residents to remain well in their home working within the new policy adopted in 2023.</p> <p>Aim to eradicate the waiting list.</p>	On-going	Service Lead - Strategic Housing.	The DFG Better care fund fully utilised to enable as many residents as possible to remain well in their own homes.

## Housing Strategy 2023 to 2028 Delivery Plan.

people to live well at home.				
6. Review and develop specialist temporary accommodation, supported housing, Housing First models of provision.	<p>To review the existing provision of TA, Supported Housing Accommodation and Housing First to ensure it is still fit for purpose, meets current need and can be resilient to future need.</p> <p>Carry out a need and demand assessment and GAP analysis to drive forward future need and provision to inform future planning and funding needs.</p>	<p>2024/25</p> <p>2024</p>	Service Lead - Strategic Housing.	<p>The provision of TA, supported accommodation and Housing First is developed with a pathway to permanent housing.</p> <p>The provision is adaptable to changing need and supports the most vulnerable in our community.</p>
7. Improve the quality and management of the Private Housing Sector to ensure it is fit for purpose and helps meet the challenges of climate change.	<p>To develop a Private Landlords Forum to inform and support the Landlords and Letting Agents in our district.</p> <p>Continue to Licence HMO's.</p> <p>To explore and promote all energy efficient schemes/grants available to our residents.</p>	<p>2024</p> <p>Ongoing</p> <p>Ongoing</p>	Service Lead - Strategic Housing.	<p>The private sector landlords Forum is launched and improves private Landlord housing standards.</p> <p>Increased number of HMO homes licenced and well managed.</p> <p>Improved quality of private housing sector homes.</p>

## Housing Strategy 2023 to 2028 Delivery Plan.

<p>8. Provide sanctuary to those escaping conflict and domestic abuse to settle and remain in the district.</p>	<p>To Continue to work in partnership with the Home Office, Hampshire County Council, and the Southeast Migration partnership to support households who are displaced through war and conflict (housing and community integration).</p> <p>To increase the delivery of appropriate accommodation and support services for residents who are experiencing or are/have been victims of domestic abuse so they can remain in the district.</p>	<p>On-going</p>	<p>Service Lead - Strategic Housing.</p> <p>Service Lead – Operations &amp; Community Safety.</p>	<p>Increase the provision of safe and appropriate accommodation within the district.</p>
---	---	-----------------	---	--

### Objective 4- Better Managed Homes, Better Neighbourhoods

Improving the immediate environment including the physical environment such as the cleanliness of streets and quality of green space; but also, how residents and communities feel about their neighbourhood – whether they feel safe, have a sense of community, and get on with their neighbours.

Objectives	What will we do	When will we do it	Lead Officer	Progress
<p>1. Be proactive in resident engagement to create better neighbourhoods and improve customer insight.</p>	<p>Provide two Community Engagement Officers to engage with local communities, organise street briefs, local events.</p>	<p>2023/24 On-going</p>	<p>Service Lead – Operations &amp; Community Safety.</p>	<p>Communities feel empowered to have a say about the area where they live and feel involved in improvements to the location.</p>

## Housing Strategy 2023 to 2028 Delivery Plan.

				<p>Improved TSMs performance.</p> <p>Tenants' views are integral to the development of service improvements can be evidenced.</p> <p>Service provision designed around what is known about households.</p>
<p>2. Deliver on the proposals set out in the governments ASB action plan in response to the feedback of the tenant satisfaction survey.</p>	<p>Street Briefs, TACT meetings in place to feedback on Tenant Satisfaction Survey.</p> <p>Task &amp; Focus group in place to deliver against statutory duty.</p> <p>Complete Scrutiny exercises.</p>	<p>2024/25 On-going.</p>	<p>Service Lead – Operations &amp; Community Safety.</p>	<p>Continuous feedback achieved via satisfaction surveys i.e., QR codes and citizen space surveys around feelings of safety and ASB.</p> <p>Measured improved levels of customer satisfaction.</p>
<p>3. Respond to the new Private Sector Housing regulatory requirements.</p>	<p>Plan and prepare for possible new legislation in the form of: Rent Reform Bill, Awaab's Law, Review of HHSRS and review of the new Decent Homes Standard.</p>	<p>2023 - 2028.</p>	<p>Service Lead - Strategic Housing.</p>	<p>Implementation of new regulatory requirements within the necessary timeframes.</p>

## Housing Strategy 2023 to 2028 Delivery Plan.

<p>4. Improve the physical quality of social and private rented homes – setting out the next steps for damp and mould.</p>	<p>Implement and adopt a cross tenure Damp and Mould Strategy/Action plan inclusive of clear processes on how residents can expect the council to deal and respond to damp and mould in their homes.</p>	<p>2023/24</p>	<p>Service Lead - Strategic Housing.  Service Lead – Property.</p>	<p>Implemented and adopted the Damp and Mould Policy.  Reduced reports of damp and mould.  Measured improved levels of customer satisfaction.</p>
<p>5. To have reviewed and updated the Fire Safety Policy and the Housing Fire Safety Strategy to keep tenants safe in their homes</p>	<p>Deliver the requirements of the Building Safety Act and the Fire Safety Act.</p>	<p>Annually.</p>	<p>Service Lead – Property.</p>	<p>Compliance with new building safety statutory requirements.</p>
<p>6. Achieve the 'Domestic Abuse Housing Alliance' accreditation to improve the lives of those who are subject to domestic abuse.</p>	<p>Set up T&amp;F groups to manage the delivery of the 8 standards.</p>	<p>2024</p>	<p>Service Lead – Operations &amp; Community Safety.</p>	<p>Domestic Abuse Housing Alliance' Accreditation.</p>
<p>7. Develop a Registered Provider Forum to set the standard that residents can expect from any</p>	<p>A Registered Providers forum is set up with all the social landlords within the district.</p>	<p>2023/24</p>	<p>Service Lead - Strategic Housing.</p>	<p>A Registered Providers Forum is established, sharing best practice to improve standards for tenants and residents.</p>

## Housing Strategy 2023 to 2028 Delivery Plan.

affordable housing landlord in the district.				Measured Improved levels of customer satisfaction.
8. Deliver on the White Paper – ‘Charter for Social Housing Residents’ reforms and requirements of the Social Housing Regulation Act 2023.	Conduct an annual tenant satisfaction survey to collect TSM submission data.  Results inform business planning.	2023/24 On- going	Corporate Head of Housing.	Improved tenant satisfaction survey results/rating.  Measure performance TP06 – Listening to views.  Measured Improved levels of customer satisfaction.

**The 5-year delivery plan is a live document, to be annually reviewed at Cabinet Committee: Housing, the Registered Providers Forum, Homelessness Pathways Group and by Tenants and Residents. The plan will be updated as actions are completed and as the plan evolves. It will continue to monitor progress, inviting scrutiny to drive up quality and to benchmark performance.**