

South West Wiltshire

Housing Presentation

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Current and future affordable housing delivery

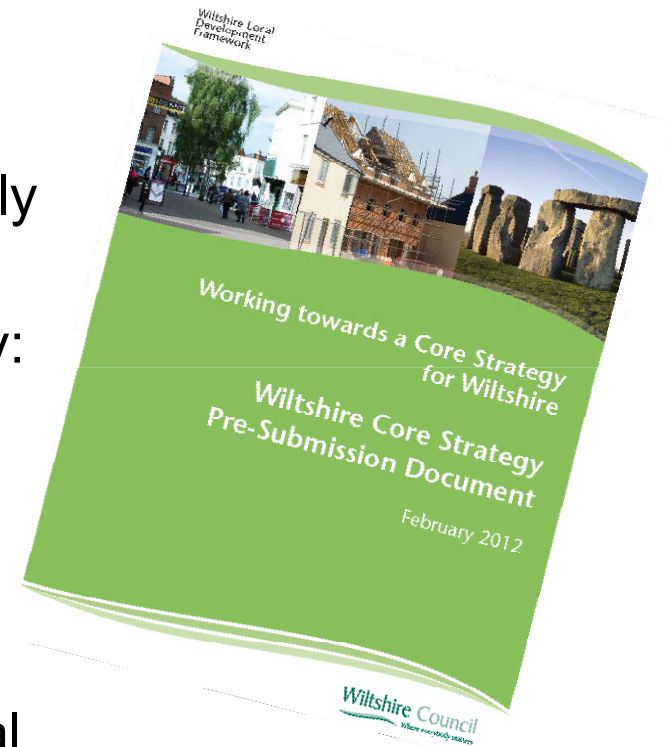
Current Policy – South Wiltshire Core Strategy

- Target of 40% on-site affordable housing required on all sites of 15 dwellings or more
- Target of 25% on-site affordable housing required on all sites of 5-14 dwellings
- Financial contribution towards affordable housing on all sites of 1-4 dwellings. Contributions range from £7,578 - £15,155 per dwelling.
- Contributions can be used towards affordable housing provision anywhere in Wiltshire.

Draft Planning Policy - Housing

Draft Wiltshire Core Strategy

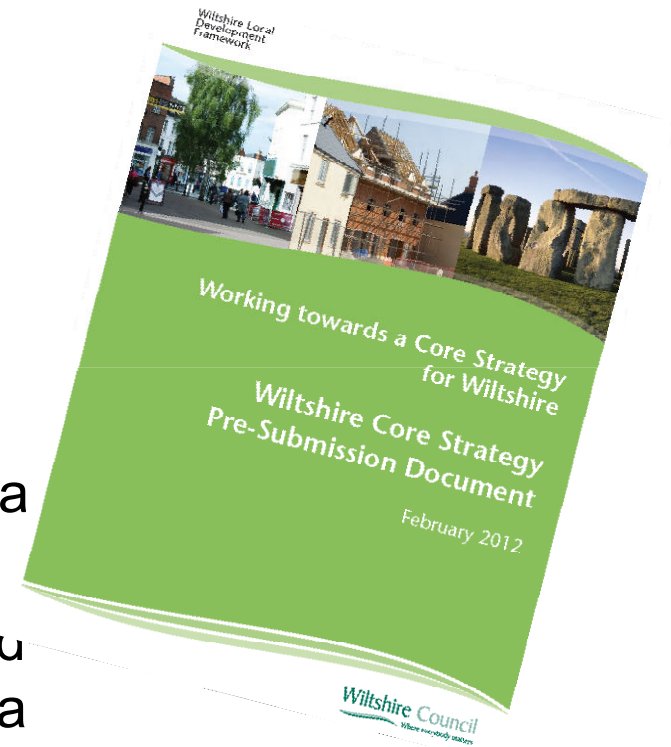
- Wiltshire Core Strategy submitted 10 July 2012. Awaiting Examination dates
- South West Wiltshire Area is covered by:
 - Mere Community Area
 - Tisbury Community Area
 - Wilton Community Area
- Housing numbers contribute towards alleviating affordability issues, meet local housing need and support employment



Draft Planning Policy - Housing

Draft Wiltshire Core Strategy

- 105 remaining new homes to be identified in the Mere Community Area with 80 in Mere, 25 elsewhere
- 210 remaining new homes to be identified in the Tisbury Community Area with 40 in Tisbury, 170 elsewhere
- 95 remaining new homes to be identified in the rest of the Wilton Community Area (the allocation for Wilton is included in Salisbury Area Strategy)



Draft Planning Policy - Housing

Designation	Settlement	Level of development proposed
Local Service Centres	Mere Tisbury Wilton	Modest levels of development in order to safeguard role and to deliver affordable housing
Large Villages	Fovant, Hindon, Ludwell Broadchalk, Dinton	Development limited to meet housing needs of settlements and to improve employment opportunities, services and facilities.
Small Villages	East Knoyle, Kilmington, Semley/Semley Station, Stourton, Zeals Antsy, Berwick St John, Charlton, Chilmark, Donhead St Andrew, Donhead St Mary, Fonthill Bishop, Fonthill Gifford, Sutton Mandeville, Swallowcliffe, Tollard Royal Barford St Martin, Bishopstone, Bowerchalke (inc Misselfore), Compton Chamberlayne, Ebbesbourne Wake, Quidhampton, South Newton, Stoford, Teffont Magna/Teffont Evias	Development limited to meet housing needs of settlements and to improve employment opportunities, services and facilities.

Draft Planning Policy - Housing

Affordable housing

- 5 or more = 40% onsite
- 4 or less = financial contribution – method to be identified in an Affordable Housing SPD
- Rural exception sites

Neighbourhood planning

- Statutory say for communities to help shape development in the areas in which they live





Pipeline delivery for South West Wiltshire

On site

Hindon Lane, Tisbury – 34 affordable homes. Due for completion Spring 2013 – Feb 2014.

Pipeline

UKLF site, Wilton – 180 affordable homes. Outline planning consent granted.



Other affordable housing opportunities

- Working with Parish Councils, Registered Providers and landowners to find opportunities to develop affordable housing for local people in rural villages.
 - Rural Housing Needs surveys are currently underway in Hindon and Fovant
 - Discussions also being held with Dinton Parish Council
 - Survey already completed in East Knoyle.
-

Wiltshire Council is improving the service to housing tenants...



...with a revised Business Plan:

- A change in the way council housing is financed has provided an opportunity to construct a viable Business Plan.
- This plan will outline the service standards we aim to achieve, and the level of investment we will make in the housing stock across Wiltshire.
- It will include £30m of investment in housing stock over the next 5 years.

...with an Asset Management Strategy:

- Asset Management is about the long term planning and maintenance of council assets, such as houses, flats and garages.
- Sets out a number of key actions that will improve the overall service.
- Fundamental to the successful delivery of Wiltshire Council's objectives within the Business Plan, to deliver good quality housing and services in a cost effective way.
- Identifies the housing stock, its condition, use and required re-investment over the next 30 years.
- Monitors, records and evaluates performance across the Housing Service.

...with a new IT system:

- Providing technology which will enable officers to update tenant information with 'live' information offsite i.e. when visiting a tenant in their home.
- Offering online access for tenants to report their own repairs, check their rent account and update any personal details.
- Supporting all of the other improvements currently being carried out by Housing.
- A customer focused system which enables staff to see on one screen, all contacts that have taken place between the Housing Service and tenants.
- Document Imaging

...new repairs and maintenance contracts:

- All repairs and maintenance will be provided by partnership contracts including our own repairs work force delivering a more efficient service for all Housing Service repairs.
- The new contract will deliver better value for money.
- The councils' current workforce will be retained.
- Apprenticeships will be created to provide employment opportunities.

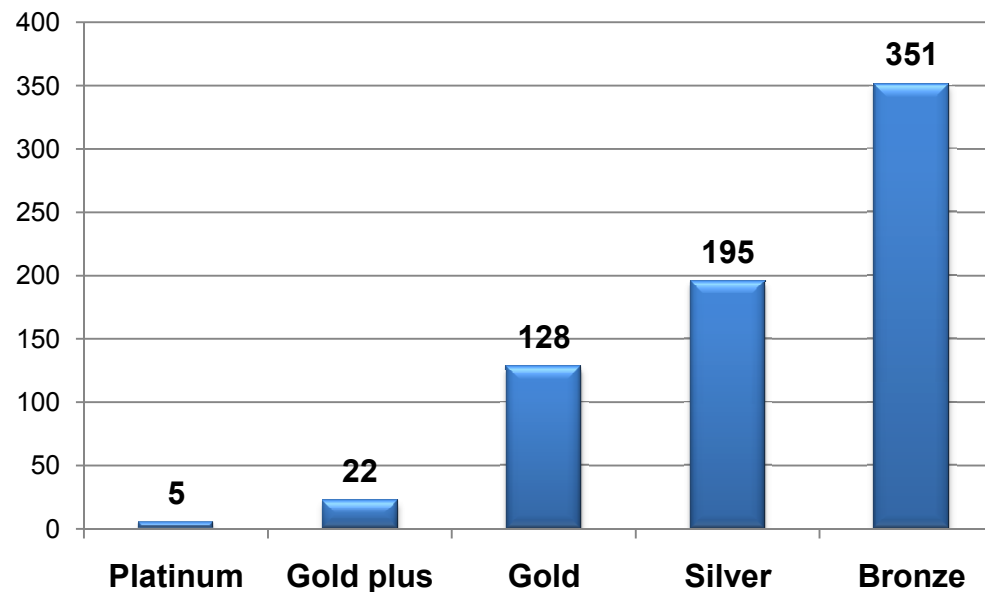
...with a staff restructure:

- To help ensure this additional investment delivers improvements to our tenants we are making changes to the structure of our landlord services. Staff will be empowered to do more to meet the tenants' needs. Providing the service tenants tell us they want.
- This will include apprenticeships and an emphasis on tenant involvement.
- Increased management and supervision will ensure this service is improved.

Housing Register Breakdown

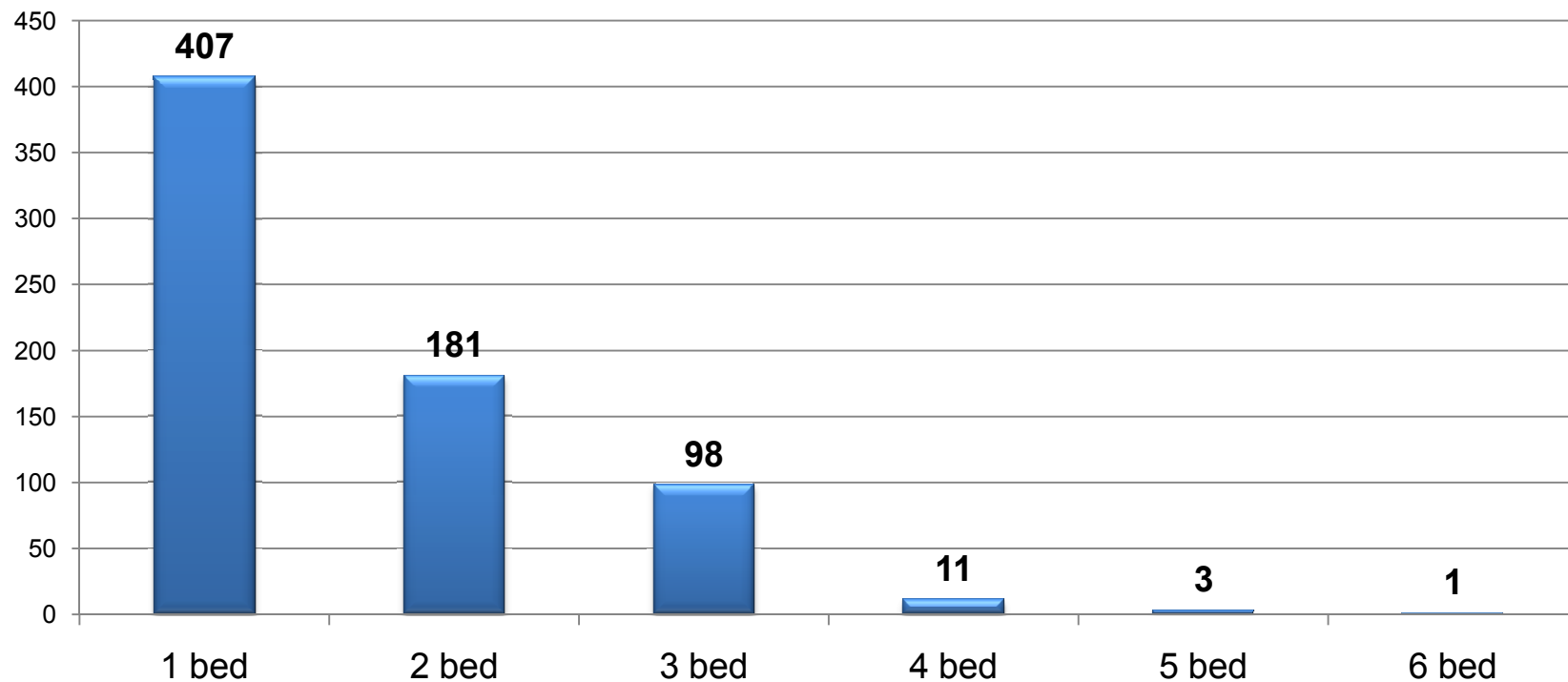
Total on the Housing Register **17,088**

701 Households with a 1st preference for South West Wiltshire



Housing Register

By Bed Size for South West Wiltshire





Social Housing Lettings in South West Wiltshire



Total lettings across Wiltshire since April 2012 **611 households**
20 Lettings in the area of which **18** had a local connection

Breakdown on reason for local connection

- 6 Close family in South West Wiltshire
- 10 Household already lives in South West Wiltshire
- 2 Employed in South West Wiltshire



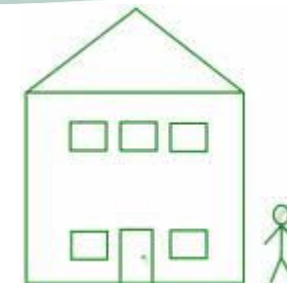
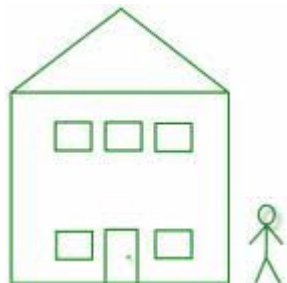
Lettings in South West Wiltshire Breakdown by band



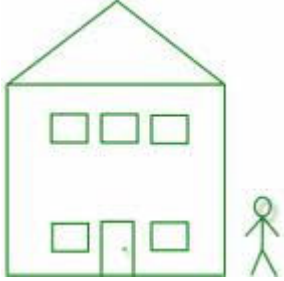
Platinum	Gold +	Gold	Silver	Bronze
2	4	12	1	1

Under Occupation

132 Households
in South West Wiltshire

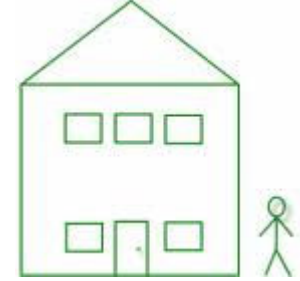


Landlord	Total number of households affected	Numbers of households losing £10-£20 pw	Numbers of households losing £20+ pw
Radian	6	6	0
Raglan	5	4	1
Sanctuary	4	3	1
Wiltshire Council	116	94	21
Wiltshire Rural Housing Association	1	1	0
TOTAL	132	108	23



Under Occupation

132 Households
in South West Wiltshire



Currently living in a	<i>Needs a...</i>			Total
	<i>1 bed</i>	<i>2 bed</i>	<i>3 bed</i>	
2 bed	50			50
3 bed	21	55		76
4 bed	0	2	4	6
Total	71	57	4	132

Housing Management – Underoccupation Welfare Reform

Actions being taken: General

- Articles in Housing Matters magazine which is distributed to every Wiltshire Council tenant
- Wiltshire Money having a short film produced which will be made available on the council's website/facebook page etc - <http://www.youtube.com/watch?v=nsSgiggqDtY&feature=share>
- The benefit service will be writing to all customers believed to be affected by the new under occupancy rules throughout September 2012

Housing Management – Underoccupation Welfare Reform

Actions being taken: Specific

- Restructure of Housing Department to include Financial Inclusion Officer, extra Mental Health Housing Support Officer, Social Worker and dedicated Income Recovery Team.
- Housing Management to contact all tenants affected by underoccupation (this is thought to be around 463 households in total 8.6% of tenants) and offer an appointment with their housing officer to discuss ways of tackling.

Housing Management – Underoccupation Welfare Reform - Advice

Staying and making up the shortfall in rent

- Cover the shortfall from personal income
- Offer/refer for budgeting and debt advice and discuss opening a bank account/Credit Union
- Try to increase hours of work
- Take in a lodger
- Apply for Discretionary Housing Payment

Assistance in moving

- Mutual Exchange – Homeswapper.co.uk and possible separate exchange list between RSL landlords
- Homes4Wiltshire – Bandings to be revised so underoccupiers in higher band
- Private Sector – Claim local housing allowance to cover rent



Review of Allocations

The Localism Act 2011 introduces amendments to Part 6 of the Housing Act.



It provides new freedoms to set the rules determining which categories of applicants qualify for social housing

- Local connection
- Exclusions or reduced preference
- Under-occupation / Foster carers
- Households in work or seeking work / training
- Identified housing need



1. How should Wiltshire Council consider Local Connection?

2 1. Maintain a open housing register for all

5 2. A Local Connection to Wiltshire is required to join

11 3. Priority to those with a local connection to an area

2. What is a Local Connection to an area?

15 1. Employed in the area

15 2. Lives or previously lived in the area

16 3. Family currently reside in the area

3. Should additional priorities be given to the following?

9 1. Under Occupation

15 2. Employment

10 3. Training

4 4. Those who volunteer in the community

4. Should we include any exclusions within the policy?

9 1. Those with no identified housing need

17 2. Those evicted or caused severe Anti Social Behaviour

11 3. Those with significant rent arrears