Wiltshire Housing Strategy 2017-2022

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Wiltshire Council
Where everybody matters

Wiltshire Housing Strategy 2017 – 2022

Contents

Foreword

Welcome to the Wiltshire Housing Strategy (2017 2021). This strategy has been developed in partnership with our key stakeholders including Housing Associations, landlords, developers and tenants, as well as our elected members.

It sets out a joint vision for Wiltshire whereby everyone in Wiltshire should be able to live in a decent and safe home they can afford.

There has been considerable success by Wiltshire housing partners in delivering the housing required in the County and we are one of the few counties in the Country who are on target to deliver half of the requirement at the half way stage of our housing target period at the end of this year. All partners are contributing to this success and this includes developers who deliver many mixed housing schemes, Registered Providers who are delivering social housing and including Wiltshire Council who are delivering a £40m new housing programme across the County.

The Strategy articulates the priorities for tackling the challenges we have identified in the years ahead and demonstrates our collective approach to housing across the county with Wiltshire Council as the lead, working in partnership with registered providers, developers, private landlords or residents.

We are delivering this strategy in a changing environment. The Wiltshire Core Strategy projects an indicative need for 42000 new homes to be built between 2006 and 2026, by 2016 19,912 homes had been built - to address population growth and change and a previous shortfall in supply. Welfare reform is likely to result in more households being less able to rent or buy in the private sector and increase demand for affordable housing. Changes in the private rented sector make this market less attractive to landlords. An uncertain economic environment may hinder investment in new housing. Legislative changes may require councils to sell off their highest value social housing stock; but also provide an opportunity for the Council and Registered Providers to enter other elements of the housing market, such as the private sector housing market, to address this. Emerging government policy on starter homes will also need to be addressed through council policy through planning.

Set against this, more needs to be done to raise standards in the private rented sector and get the best use of our existing housing stock. Our growing and ageing population, together with challenges such as 4000 troops and their families moving to Wiltshire in the coming years, mean we have to get the right mix of housing to meet a diversity of needs.

We have undertaken consultation with a wide range of stakeholders to inform the priorities in this strategy.

I am confident we can continue to build on our excellent record of partnership working and work with stakeholders to utilise their experience in the Wiltshire housing arena to develop the key actions arising from this strategy

Cllr Jonathan Seed
Wiltshire Council Cabinet Member for Housing

Wiltshire Housing Strategy

Vision

This Strategy sets out our vision for housing - our vision is:

"Everyone should be able to live in a decent and safe home they can afford".

To achieve this vision all housing partners and providers will need to work together, across the county to deliver four key priorities:

- ❖ Increase the supply of and access to affordable housing

- ❖ Support people being able to access appropriate, efficient and effective services to meet present and future housing need

- ❖ Make best use of our existing accommodation in Wiltshire

- ❖ Improved communication and partnership working

Successful delivery of the vision and strategic priorities will require partnership working across registered providers, developers, private landlords and the Council. This will involve making best use of our existing housing stock and creating new housing that meets the needs of the people of Wiltshire.

This Housing strategy needs to support the delivery of housing for the whole of Wiltshire. It will constantly evolve and extend beyond 2022 towards 2026, on which the current housing needs analysis is based.

The Council will lead on the delivery of the strategy in partnership with our housing partners

Strategic Context

Supporting and delivering the affordable housing need

There is a requirement for 40% of the housing need to be affordable. Affordable housing by definition includes social rented housing, low cost rented housing, starter homes, shared equity housing, and other housing defined by government policy.

The latest housing legislation indicates that social housing will be predominately for those in social need. The delivery of social housing will be difficult as there is very little subsidy available for the Council or Registered providers to build more social housing.

Government is also changing the nature of affordable housing which means we have to adapt to meet both needs and our own demographics.

Wiltshire has a population which has a very small number of unemployed people but a larger number of lower paid workers. Therefore we need to deliver housing, including forms of affordable housing other than social housing to meet these needs. This will include low cost rental housing to help those residents struggling to obtain suitable housing on the open market. This can only be achieved by all housing partners working together.

This work will be linked to a review of affordable housing need on a county wide basis down to town and parish level. This will form the basis of future affordable housing need in the county.

The Council and Registered Providers need to create innovative solutions to meet the housing needs of the Wiltshire population in partnership with our communities. This includes releasing public sector owned land to help deliver additional housing, something which is being pursued by public sector partners in Wiltshire through the One Public Estate programme.

Ensuring the County makes best use of its affordable housing stock

Effective utilisation of affordable stock will only be achieved by collaborative working of all housing partners. As a result of changes in Government legislation we will need to review the affordable housing policy.

We need to ensure the most vulnerable sectors of our community are properly provided for in the housing market, this needs to include social housing provision as well as developing strategies for the provision of specialist housing for those with specialist needs.

We will need to improve and tighten the management of our reducing social housing stock and this will include reviews of tenancies and the introduction of short term occupancy tenancy agreements.

In addition we will work towards solving our county homelessness and rough sleeping problems.

The role of the housing providers in assisting those with complex needs will be key. It is also important to recognise child poverty where it occurs together with long term unemployment and ensure that housing remains a vehicle to help resolve these issues.

All of this can only be achieved with enhanced work across partners.

Meeting the present and future accommodation needs of Wiltshire

The Wiltshire Core Strategy projects an indicative need for 42000 new homes to be built by 2026 to address population growth and change and a previous shortfall in supply. Open market sales and rental housing will meet 60% of this need. The planning process will need to ensure that these houses provide homes for those that can best access this form of housing and include a range of properties to meet these needs.

Private rented housing forms a part of the general housing need for Wiltshire. We need to work with landlords to encourage them to accept more tenants in receipt of housing benefit and to ensure that they provide a good standard of housing.

We need to understand the housing requirements of Wiltshire residents over the next five years. This includes the type of housing, the number of bedrooms and tenure types. The Core Strategy points to a part of this need but more work is needed to understand and establish housing needs on a strategic county wide basis in addition to local parish needs.

Wiltshire Council taking a partnership and delivery role in housing provision

Wiltshire Council is the lead partner in the provision of housing needs for the County of Wiltshire and will work closely with all partners to ensure housing delivery.

Wiltshire Council is already in the process of building over 200 homes to satisfy established need in specific areas.

The Council is considering what role it can take in the delivery of all forms of housing and is considering the best vehicle to use for the delivery of a flexible range of housing whilst ensuring that any arrangement makes the best use of public finances.

Key Housing Background Facts

Wiltshire faces a number of challenges in coming years which need to be addressed to ensure everyone has the housing they need. These include:

- Wiltshire's **population** is set to increase from 2015 levels of 484,400 by 9% or 42,000 by 2025[1]

- Over 4,000 troops and their families are expected to arrive in Wiltshire in coming years as part of the **Army Basing programme**

- The number of people over the age of 75 will increase from 45,400 in 2015 to 76,400 in 2025 (an increase of 68%). This will require more properties with **adaptations** for those with disabilities[2]

- At the last census there were 201,991 dwellings in Wiltshire. Between 2006 and 2026 a total of **42,000** homes will be needed to address population growth, an existing shortfall in homes, smaller households and other needs

- 2252 **homes** were delivered in 2015, with 649 classed as affordable. Challenges to delivery in future years include the financial markets

- There are currently 1448 long term **empty dwellings** in Wiltshire. 72 empty homes were brought back into use during 2015

- 5289 rental properties are owned by Wiltshire Council. Aster, Selwood and Greensquare (registered providers of **social housing**) own a total of 17,412 homes that are rented for general needs and sheltered units

- Of the occupied properties across Wiltshire: 68% are owner occupied; 15% are social rented; 17% are private rented. There is downward pressure on the owner occupied percentage across the country

- Median house prices are now 8.99 times median annual earnings (DCLG Statistical Dataset July 2016)

- 1136 additional units of **extra care housing** will be required between 2011 and 2026

- The number of households on the **housing register** in 2016 was 1731. There were 407 people on the **Open Market Register** which is a list of those without a formal housing need but who are interested in Low Cost Home Ownership including discounted sale or shared ownership property and low demand affordable rented properties

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[1] Projecting Older People Population Information (POPPI) system & Projecting Adult Needs and Service Information (PANSI)
[2] ibid

- Around 1900 **social housing lettings** are made each year in Wiltshire

- £40 million is predicted to be spent between 2013 and the end of 2016 on **refurbishing** council housing in Wiltshire

- There are around 100 applications to exercise the Right to Buy on council homes each year. Around a fifth of these applications are withdrawn each year and between a quarter and a third proceed to sale. The number of applications could rise to 160 in 2017/18 (if 'pay to stay' is introduced - and stay high, with subsequent increases in the national living wage increasing the numbers eligible for pay to stay)

- In 2015/16, Wiltshire Council received 502 applications for assistance for **homelessness**, a reduction of 23% on the previous year. 286 cases for homelessness were accepted. 64 cases were due to parental eviction, 136 due to termination of Assured Shorthold Tenancy, 17 due to leaving the armed forces, 39 due to relationship breakdown and 30 due to violent relationship breakdown. Of the 286 cases four were for 16 and 17 year olds and a further six were a priority for being care leavers

Alignment with other Strategies and Plans

The Wiltshire Housing Strategy sits alongside a number of important local strategies, including the Core Strategy, Army Basing Plan (and military covenant), Strategic Economic Plan, Local Transport Plan, Joint Health and Wellbeing Strategy (and associated plans given the links with housing and health, employment, child poverty and education), Council and Registered Provider (RP) Asset Management Strategies as well as Council and RP Housing Business Plans and the Homelessness strategy.

Housing clearly impacts on health, education, crime and employment. Without good quality housing, people are less able to maintain good health, steady employment or education. Good quality, stable and affordable housing has also been proven to help reduce crime.

The wider context of housing including the strategies above need to be considered together with recent legislative developments.

The Housing and Planning Act 2016

The Housing and Planning Act increases the emphasis on helping people to become home owners, including those living in social housing. Key measures are:

- Introducing the Right to Buy (RTB) for Housing Association tenants, with houses sold to be replaced on a one-to-one basis
- Councils could be required to sell their 'higher value' homes to assist in the funding of replacement homes sold under RTB, depending on the outcome of a pilot of the scheme
- A duty on councils to deliver Starter Homes on all 'reasonably sized new development sites' – it is expected this will be 20% of all new homes
- A duty to keep and have regard to registers of people seeking land for self-build and custom housebuilding
- Powers to crack down on rogue landlords
- Tenants in social housing whose household income is more than £31,000 per annum could see their rents rise to market levels over a period of time - 'Pay to Stay'. Implementation of the policy will be at the discretion of councils and housing associations
- The phasing out of local authority lifetime tenancies and introduction of fixed term tenancies

These measures are all intended to complement existing government programmes such as Help to Buy. A Housing White Paper is expected to be delivered shortly, which may provide additional details on the regulations and any further legislation necessary to deliver government policy.

Welfare Reform and Work Act 2016

The Welfare Reform and Work Act 2016 follows the Welfare Reform Act of 2012, which was responsible for introducing Universal Credit. The proposals will have an effect on the most vulnerable requiring housing. Universal Credit is a new form of

welfare benefit that is intended to replace 6 separate benefits for working age people with a single benefit called Universal Credit. The 6 benefits in question are:

- Income Support
- Income-based job seekers allowance
- Income- related employment and support allowance
- Housing Benefit
- Working Tax credit
- Child tax Credit

Universal Credit is to be implemented in stages up to 2020. As part of the welfare reforms, benefit entitlement is capped, and the cap which is currently £26,000 per year is to be reduced to £23,000, for couples and families living in London and to £20,000 for those outside London, from autumn 2016. The single person rate outside London will be £13,400.

The Welfare Reform and Work Act also introduces:

- A 1% per year rent cut for tenants in social housing over a four year period to 2020. However, the Government has agreed to waive the 1% reduction for supported housing (including sheltered) for four years from 2016/17. The rent cut may affect plans for further investment in social housing.
- A freeze on Local Housing Allowance rates (the maximum amount paid in housing benefit to a private sector household) for four years from April 2016 - although implementation in the social rented sector and supported/sheltered housing has been excluded from this requirement until April 2019. • For general needs, the cap will now apply from April 2019 for all tenants on Universal Credit, and to Housing Benefit tenants whose tenancies began or were renewed since April 2016. For supported housing costs above the level of the LHA rate, the government will devolve funding to local authorities to provide additional 'top up' funding to providers where necessary, reflecting the higher average costs of offering supported accommodation, compared to general needs. This will give local authorities an enhanced role in commissioning supported housing in their area. This will also allow local authorities to work with the NHS and partners to ensure a more coherent approach to commissioning for needs across housing, health and social care, using local knowledge to drive transparency, quality and value for money from providers in their area.

The freeze on the LHA rates sits alongside the proposals outlined in the summer budget of 2015, which froze a range of benefits until 2019 – including Jobseeker's Allowance; Income Support; Employment and Support Allowance (ESA); Housing Benefit; the work-related activity group component of ESA; Child Benefit; the basic, second adult, lone parent and 30 hour elements of Working Tax Credit and the individual element of Child Tax Credit; and the corresponding elements of Universal Credit.

In April 2017, it is also intended that 18-21 year olds will no longer have an automatic entitlement to receive housing costs through Housing Benefit. Publicity and further work to discourage family breakdowns and support young people to live at home may be required. Wiltshire Council's child poverty team continue to undertake innovative work, recognising the effects of poor housing on child poverty and the work with partners to mitigate this is set to continue.

The Spending Review in 2015 also announced that the shared accommodation rate of the local housing allowance for single under 35s will be extended from the private rented sector to cover new social housing tenancies signed from April 2016, with the lower entitlement paid from April 2018. Exemptions from the rate for care leavers, homeless and disabled people will continue to apply.

Homelessness Reduction Bill and Neighbourhood Planning Bill

These Bills have government backing and will bring in responsibilities for councils to prevent homelessness and enable neighbourhood plans to be prepared more easily. Wiltshire Council will be updating its Homelessness Strategy separately shortly.

Impact on Local Rented Market

The private rented market in Wiltshire continues to be exceptionally challenging. Increasing house prices and changes in tax rules have led to a number of landlords moving to sell properties that were previously rented out and, since it is a landlord's market, the squeeze for those reliant on housing benefit continues.

The biggest challenge moving forward will be over the issue of affordability – both in the social and private rented sectors with the imposition of a 4 year freeze on all working age benefits, as well as the local housing allowance for rent support. As the years progress, the financial situation for the households affected will be compounded, as private landlords are unlikely to freeze their rents throughout this period. Householders will need to budget and plan for their constricting income and this will involve difficult conversations about expenditure and where savings could be made to ensure that the rent is seen as a priority.

The imposition of the lower benefits cap will have a significant impact on a number of larger households (currently envisaged to be in the region of 300-400 in Wiltshire – 19 of which are Wiltshire Council tenants - compared to the 70 families or so currently affected by the cap in Wiltshire). The existing 70 families could see their household income drop from £500 per week to only £383 per week. This would be a challenge for any household. Wiltshire Council will continue to play an important role in supporting the most vulnerable families through discretionary housing payments.

An increase in supply of housing more generally will also help manage the issue of affordability. There is an opportunity for the Council and Registered provides to become involved in this element of the housing markets.

Wiltshire Core Strategy

The role of the core strategy is to manage, monitor and plan for the delivery of overall housing supply in Wiltshire. It is the role of the core strategy to determine the overall supply of new homes required in Wiltshire and ensure they are delivered.

The Wiltshire Core Strategy was formally adopted by the Council on 20 January 2015. The Plan provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026. It is designed to sustainably balance the economic, social and environmental demands of the area. It is a plan to tackle Wiltshire's long-term growth aspirations through collaboration with local communities, business leaders and wider stakeholders. However, elements of the Core Strategy housing content document are likely to require refreshing following the changes introduced by recent Government legislation.

Priorities

Wiltshire's vision is to create stronger and more resilient communities. We want everyone to be able to live in a decent, safe home that they can afford. Public services will intervene early to stop people becoming homeless and to help people adapt their homes to changes in their circumstances, such as disability or illness. Our priorities for delivering this are set out as follows:

Outcomes	Priority	Action
The supply of and access to affordable housing to meet needs is improved	Delivering new affordable homes	Achieve the targets set in the Core Strategy /SHMA
	Working with the private sector to improve access to private sector housing	Agree a protocol to improve partnership working and communications and review Wiltslets service Consider not for profit private rented sector provider and renewal strategy.
	Ensure housing for large families, the under 35s and under 21s is suitable and affordable	Analyse the data together with providers to establish opportunities to meet the needs of those affected by welfare reform
	Increase supply of housing for older people	Work in partnership and explore innovative solutions to achieve supply to meet the projected growth in the older population
People can access appropriate,	Ensure the Council's services, including homelessness are targeted at meeting needs and offering good value for money.	Review all housing related support services, to include temporary accommodation, to determine current and future needs and priorities for re-

efficient and effective services to meet present and future housing need		commissioning
	Support Care Leavers and those with Special Educational Needs and Disabilities as they transition to adulthood. Intervene early with other young people at risk.	Provision of accommodation and support pathway for young people and the development of a model for shared housing
	Review of Choice Based Lettings	Undertake a review of the Housing Register to identify any areas for improvement
Any inappropriate or unsuitable accommodation is reviewed and improved to make best use of the accommodation available.	Make best use of adapted properties	Consider whether an easily accessible database of adapted properties can be created and used to make the allocation process more efficient
	Address accommodation that is 'not fit for purpose' including sheltered housing	Undertake analysis to understand scale of the issue and present some options for improvement
Improved communication and partnership working	Communicating options to customers and managing expectations	Review marketing materials to ensure customers understand the options open to them (include consultation with tenants on what they need).
	Review current partnerships to resolve key issues	Review role and composition of Wiltshire Housing Partnership Board and any subgroups

Actions

Affordability and supply of housing	Delivering new affordable homes	Achieve the targets set in the Core Strategy /SHMA

The existing Strategic Housing Market Assessment (SHMA) suggests that about 55% of the additional housing should be market housing and 45% affordable in the following proportions:

… almost half of new affordable housing should be Affordable Rent,
36.8% Shared Ownership,
14.6% social rented properties in terms of affordability.

However, the actual proportion of Affordable Rent and shared ownership built should be determined by local demand. Some 46% of the net need is for one bedroom accommodation, 28% for two bedroom dwellings and a quarter for homes with three or more bedrooms. This has to be balanced against the viability of delivering schemes and emerging government policy.

The Secretary of State is due to issue guidance in the autumn under the Housing and Planning Act on the proportion of new homes that are expected to be starter homes (homes available for sale under help to buy at discounted rates). It is expected 20% of new homes on a site will be starter homes; this will decrease the proportion of other types of affordable housing that are delivered.

The emerging SHMA will respond to the introduction of starter homes in making recommendations about the future mix of affordable housing. This will inform the development of an Affordable Housing Supplementary Planning Document. This will detail how affordable housing supply is negotiated (alongside the use of s106) to both meet identified needs (through the SHMA) and respond to the Government's policy position. This will guide negotiations with developers where affordable housing provision has been identified and where commuted sums are allowed.

In Wiltshire, over 20,000 (11%) of households are in non-local authority Social Rented housing. Housing associations have committed to deliver replacement of at least one new home for each sold under the new right to buy but these will not be like for like and may not be in the same area the property was sold, leaving concern over replacement stock.

Subsequently, the allocations policy may need further tightening to reflect reduced provision of other types of affordable housing and to closely target need. There are also potential implications for specialist accommodation and temporary accommodation if the stock of other types of affordable homes is reduced which will need reflecting in these strategies.

The Council will continue to work with partners and stakeholders to identify new opportunities and models for delivery of new affordable homes to meet need. This will include exploring opportunities for joint venture partnerships and encouraging private investment into new homes in Wiltshire that can be accessed by those in need of an affordable home.

Affordability and supply of housing	Working with the private sector to improve access to private sector housing	Agree a protocol to improve partnership working and communications and review Wiltslets service. Consider not for profit private rented sector provider and renewal strategy.

Access to the private rented sector for those on low incomes and benefits has become more difficult due to the changes in Housing Benefit and falling levels of home ownership; which combined with difficulties saving enough money for a deposit and finding suitable quality affordable accommodation can make accessing private rented accommodation more difficult. Therefore, looking at innovative ways of delivering housing with market rents and secure tenancies will be critical.

This could include examining the case for establishing a not for profit private rented sector provider that lets homes at the local housing allowance rate with secure tenancies, as an alternative to the market.

A Private Sector Renewal Strategy will be updated to build on communications with landlords and help address challenges with stock. Work will continue on the Warm Safe and Well programme together with prosecutions of rogue landlords. Wiltshire Council will also review its Wiltslet offer (and deposit guarantee scheme) to landlords

to see how it can be made more attractive as a prevention tool. Wiltshire Council will continue to work proactively with owners of empty properties to help bring them back into use.

A protocol will be developed to improve partnership working and communications.

Affordability and supply of housing	Ensure housing for large families, the under 35s and under 21s is suitable and affordable	Analyse the data together with providers to establish opportunities to meet the needs of those affected by welfare reform

Wiltshire is a large rural authority. It is, on the face of it, an affluent area with high property values. However, there are many residents with wages below the national average and the gap between average house prices and incomes is very significant. With welfare reform, Housing Providers are concerned that the affordability of housing for the under 35s will be difficult to achieve and support will also be needed to ensure larger families can afford suitable accommodation. Wiltshire Council and housing providers will work together to establish the impact of welfare reform and future need in this area; and what options might be open to meet that need.

Affordability and supply of housing	Increase supply of housing for older people	Work in partnership and explore innovative solutions to achieve supply to meet the projected growth in the older population

In order for the County to respond to the rising numbers of older people the Council will need to work with its partners to identify innovative ways to ensure that there is an adequate choice of good, safe, warm and fit for purpose accommodation offering a range of tenures. It is important to note that within 'older people' there are several different cohorts requiring different solutions:

- The 'older old' are more likely to have multiple needs including varying forms of dementia and therefore may require specialist accommodation
- The 70 plus age group may be seeking to release equity or downsize but seek a choice of accommodation that matches their aspirations
- The 'younger old', recently retired, may consider releasing family size property as a lifestyle choice if encouraged

The new SHMA will set out recommendations for the supply of housing for older people to meet projected needs.

People can access appropriate services to meet present and future housing need	Ensure the Council's services, including homelessness are targeted at meeting needs and offering good value for money.	Review all housing related support services, to include temporary accommodation, to determine current and future needs and priorities for recommissioning

A review of all housing related support contracts will take place to deliver a clear strategy for the delivery of specialist housing support All accommodation and support commissioned by the council (for care leavers, substance misusers, offenders, mental health, learning disabilities, homeless, women's refuges and others) in Wiltshire across all departments - public health and social care services as well as housing - will be reviewed. New contracts will be put in place by March 2018.

Further work is being undertaken to fully understand the needs and develop solutions to meet the homelessness and rough sleeping population.

The need for temporary accommodation for a range of vulnerable groups will be considered. This could include assessment facilities for those in crisis to allow time for proper planning and the introduction of a multi-disciplinary team to e.g. address the issues facing a young person from the outset; together with a requirement for suitable move-on accommodation for vulnerable groups which is considered vital for service users' wellbeing and to avoid 'blocking' within scarce short term accommodation.

People can access appropriate services to meet present and future housing need	Support Care Leavers and those with Special Educational Needs and Disabilities as they transition to adulthood. Intervene early with other young people at risk.	Provision of accommodation and support pathway Development of a model for shared housing

This strategy will help meet the needs of those aged 16-25 and deliver Wiltshire Council's Corporate Parenting objectives by supporting an early help pathway for care leavers, young vulnerable adults and all young people.

Care leavers will be supported in their transition to adulthood through the provision of a positive accommodation and support pathway. This recognises that the needs for care leavers are specific and that options for housing are required that are close to where they have their support network. Due to higher level of needs, providing increased support reduces the risk of being made intentionally homeless.

Better use of resources will be achieved through a joint commissioning approach to providing accommodation and support for young people. This will reduce the number of care leavers who are homeless or in unsuitable accommodation. It will enable better matching of young people with Special Educational Needs or Disabilities (SEND) in shared housing.

For those with SEND, the preferred model is a cluster of bedsits, similar to sheltered housing, with communal space, as this gives everyone their own front door but also allows shared care and some communal spaces. Further work will take place between Wiltshire Council's Children's Services and Housing Services to deliver this model. Further work will also take place on models for those individuals under 35 who are exempt from the shared accommodation rate of the local housing allowance rate (care leavers, homeless and disabled people).

Wiltshire Council Housing Service will work with Children's Services to re-visit the Young People's protocol and look at ways the services can work proactively, with a focus on earlier intervention and identifying all households at risk of parental evictions and homelessness (pregnancy, school absenteeism, brushes with the criminal justice system, substance misuse and sibling evictions are all indicative of potential future youth homelessness). Home visits with this client group will help mediate and overcome issues.

People can access appropriate services to meet present and future housing need	Review of Choice Based Lettings	Undertake a review of the Housing Register to identify any areas for improvement

The new Homes 4 Wiltshire Register has been operating for a number of months. A review is currently being undertaken to look at options for improvements and policy amendments to make further efficiencies as well as considering how it is operating and to understand what support vulnerable people require to access it.

The review will also consider the Open Market Register and the new Custom and Self Build register requirements.

Any inappropriate or unsuitable accommodation is reviewed and improved to make best use of the accommodation available.	Make best use of adapted properties	Consider whether an easily accessible database of adapted properties can be created and used to make the allocation process more efficient

Given projected increases in service users with disabilities and the older population generally, an easily accessible database of adapted properties could help to make the allocation process more efficient. Wiltshire Housing Partnership will undertake work to establish this.

Joint working will continue to develop between providers to consider how to make best use of existing social housing stock in Wiltshire by using shared approaches to asset management and review.

Any inappropriate or unsuitable accommodation is reviewed and improved to make best use of	Address accommodation that is 'not fit for purpose' including sheltered housing	Undertake analysis to understand scale of the issue

the accommodation available.		

This has been identified as an issue in the County with sheltered housing being predominately the stock suggested as being in need of a complete and thorough strategic review. Further analysis will inform options on whether hard to let schemes could be demolished with the sites being used for enhanced sheltered housing and with units available for sale. Another approach could be to renovate suitable stock to make the provision more attractive to prospective residents. It was also felt that other user groups could benefit from stock identified as unsuitable for older people with the proviso that mixed ages (in the same housing scheme) need careful management. It was also identified that more specialist accommodation for those suffering from dementia is required. In order to meet the demand for specialist housing provision further work with housing providers will take place to understand whether new opportunities or remodelling hard to let sheltered housing can be developed.

Initiatives such as 'Warm & Safe Wiltshire' will continue to address fuel poverty, as well as the Council's first Energy Resilience Plan, published in November 2015, and investment in refurbishing council housing stock. An asset management strategy for council housing stock will be developed to include options for regeneration, disposal, void standards and garages.

Communication and partnership working	Communicating options to customers and managing expectations	Review marketing materials to ensure customers understand the options open to them (include consultation with tenants on what they need).

Following the changes outlined above, a complete review of all marketing materials will be undertaken to ensure customers understand all the options open to them under the new legislative framework and policies adopted in Wiltshire. This will include consultation with existing tenants on the sort of information they would find most helpful.

Communication and partnership working	Review current partnerships to resolve key issues	Review role and composition of Wiltshire Housing Partnership Board and any subgroups

The Wiltshire Housing Partnership Board contains representatives from all aspects of the housing sector in Wiltshire. It is the forum for all to discuss the delivery of this plan and ensure its implementation. As such it is critical it functions well and is structured to deliver. The composition of the board will be reviewed to ensure it is still fit for purpose in light of this strategy.

Next Steps for Housing Partnership Board

The partnership board will develop & publish an action plan to deliver the strategy with clear leadership and ownership for each action and a target date for delivery by March 2017.

The partnership will monitor, review and report on delivery of the strategy and action plan.

All partners will have their own priorities and business plans which will work alongside the council's but the partnership will lead on what the priorities are for the whole partnership and agree these, with input from wider stakeholders through further consultation events such as the Wiltshire Assembly event in November.

Evidence Base informing the 2016 Housing Strategy

Wiltshire undertook a Strategic Housing Market Assessment (SHMA) in 2011, five years ago. A new SHMA is set to be published later in 2016. In the meantime, key facts from the 2011 SHMA are set out below, together with relevant information from services and population projections undertaken in house. This section will be updated in due course.

1.1   Current Population

According to Census Key statistics the total population of Wiltshire is estimated to be circa 480,000. Looking at population by community area almost 30% of the overall population can be found in three main community areas (Chippenham, Salisbury and Trowbridge with over 40,000 in each location). On the other end of the scale three community areas have a population of less than 10,000 (Wilton, Tisbury and Mere).

Overall just under a quarter of the Wiltshire population are aged 0 to 19 years, a further 45% are aged 20 to 54 and 31% are aged 55 plus. By Community Area there are large variations in different age bands and particularly with regards to those aged 55 plus, e.g. in Mere the proportion is 45% while in Tidworth the 55+ population stands at only 16% (very probably due in part to the military presence).

According to Projecting Older People Population Information (POPPI) system & Projecting Adult Needs and Service Information (PANSI) Wiltshire's population is set to increase by circa 42,000 over the next 15 years. This represents an increase of 9% compared to the average of 7% for the South West.

	Wiltshire			SOUTH WEST
	2015	**2025**	**% Change 2015 - 2025**	**% Change 2015 - 2025**
People aged 0 -17	103,400	106,900	3	8
People aged 18-34	88,800	87,000	-2	-1
People aged 35-54	132,300	117,800	-11	-6
People aged 55-74	114,500	137,800	20	12
People aged 75 plus	45,400	76,400	68	41
Total Population	484,400	525,900	9	7

Source: Projecting Adult Needs and Service Information / Projecting Older People Population Information

Except for those aged under 18 population change is significantly more pronounced in Wiltshire than in the South West overall. To summarise, the younger population (excluding those aged under 18) is projected to reduce marginally whilst those aged 55 plus are projected to increase significantly (particularly those aged 75 plus) pointing to the fact that those most likely to be economically active will become fewer whilst those less likely to be economically active will become greater.

1.2 Ethnicity

According to the census, 3.4% of Wiltshire residents identify themselves as coming from a Black or Minority Ethnic group. The largest group are Asian British (1.3%) although there are larger proportions amongst younger age bands.

Wiltshire has a small proportion of people from BME communities which is marginally below the South West average and significantly below the average for England. There are, however, variations by community area with larger BME proportions in Tidworth and the larger conurbations.

1.3 Homes

There are, according to census, 194,194 occupied dwellings in Wiltshire and the chart below shows the composition of all household spaces in terms of house types.

Fig. 1 - Accommodation Type - Wiltshire (No. & %)
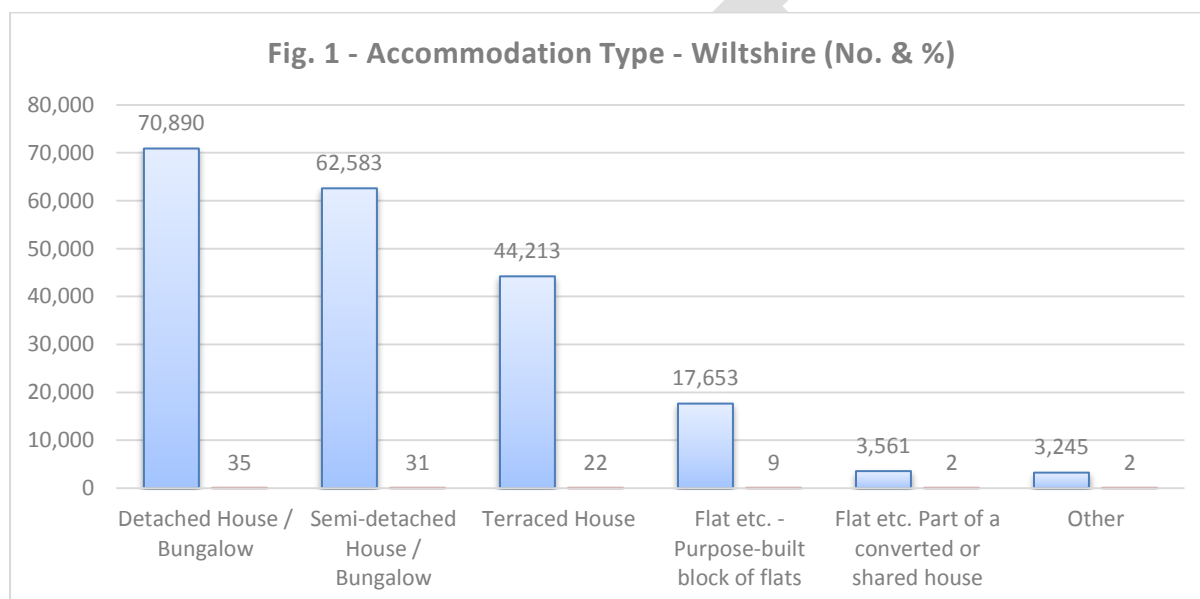
Source: Census Key Statistics

Despite variations in type, the majority of properties are houses (detached, semi-detached or terraced).

At a community area level South Wiltshire, Tisbury and Malmesbury have significantly higher than average proportions of detached homes with Salisbury, Tidworth, Trowbridge and Corsham having significantly lower numbers and, understandably, significantly higher proportions of flats.

The chart below shows the tenure of these dwellings in the Wiltshire Council Area.

Fig. 2 - Tenure- Wiltshire (No. & %)

Category	Number	%
Owned: Owned outright	65,734	34
Owned: Owned with a mortgage or loan	65,349	34
Owned: Shared ownership	1,463	1
Social rented: Local authority	7,604	4
Social rented: Other	20,987	11
Private rented: Private landlord or letting agency	22,903	12
Private rented: Other	7,065	4
Living rent free	3,089	2
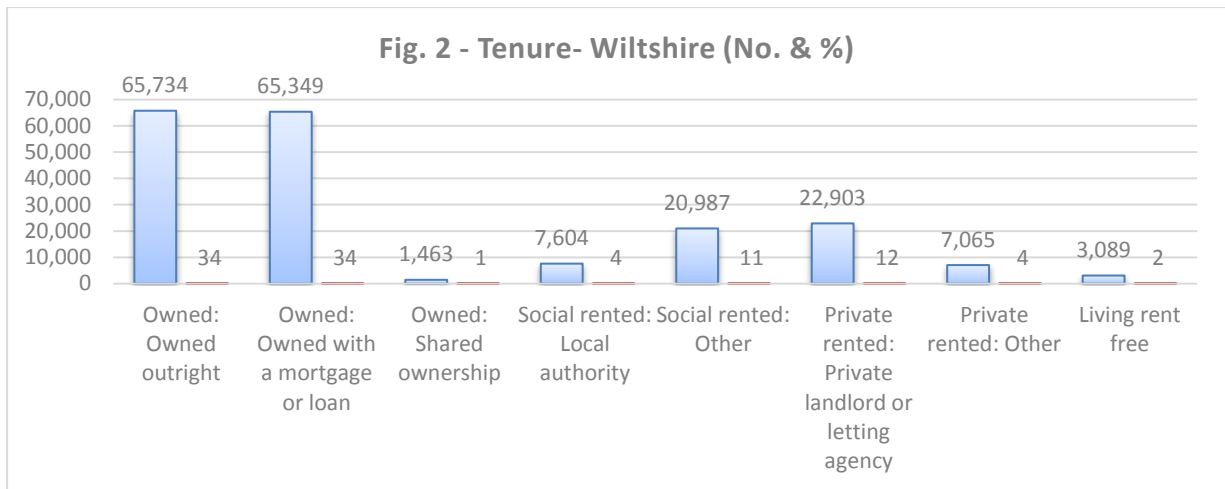
Source: Census Key Statistics

Note that the census overestimates 'social rented: local authority' tenure figures in Wiltshire (as nationally, due to the problems of the self-identification of tenure). This accounts for the difference between the Census figure of 7,604 in the chart and the 5,289 figure for rented council stock cited elsewhere.

On a Community Area level Bradford on Avon, Mere, Southern Wiltshire and Tisbury have significantly above average proportions of people who own outright whilst Amesbury and (understandably) Tidworth have significantly lower numbers. Looking at those who rent privately Amesbury, Warminster and Wilton (along with Tidworth) have significantly higher proportions. There are significantly above average numbers of Social Renters in Salisbury and Wilton. House prices vary significantly across the county (with rental values broadly mirroring house prices).

	Median Price	*Average Property Rental pcm*
Amesbury	**£238,500**	£842
Bradford on Avon	**£285,000**	£1,220
Calne	**£199,950**	£748
Chippenham	**£220,000**	£778
Corsham	**£277,000**	£974
Devizes	**£218,000**	£805
Malmesbury	**£295,000**	£938
Marlborough	**£350,000**	£1,027
Melksham	**£200,000**	£590
Mere	**£280,000**	£939
Pewsey	**£330,000**	£991
RWB & Cricklade	**£242,000**	£789
Salisbury	**£233,000**	£801
Southern Wiltshire	**£305,000**	£1,415
Tidworth	**£205,000**	£592
Tisbury	**£292,500**	£843
Trowbridge	**£189,995**	£708
Warminster	**£196,000**	£631
Westbury	**£181,000**	£652
Wilton	**£284,950**	£805
WILTSHIRE	**£230,000**	£924

Land Registry, price paid data, 1st Apr 2015 to 31st March 2016 and Home.co.uk 2015

Affordable Rented / Social Housing

The table below shows dwellings by community area ranked by the overall number of social dwellings. Around a fifth of social housing is provided by the Council (5318 council dwellings according to Wiltshire Council records, out of 28591 social rented properties according to the census). The council stock can principally be found in Salisbury and Amesbury). As would be expected, there are large concentrations of social housing in Devizes, Chippenham and Trowbridge and elsewhere but the marked exceptions are Southern Wiltshire (Downton), Wilton, Tisbury and Mere. Looking at the dwellings per 1,000 of the total population there is well above average provision in the main community areas of Devizes, Chippenham and Trowbridge but also in Marlborough, Malmesbury and, to a lesser extent, Amesbury and Warminster. Aside from Southern Wiltshire (Downton), Wilton, Tisbury and Mere, where dwellings per 1,000 of the total population are naturally very low, Trowbridge has a surprisingly low number of social dwellings by this measure.

OVERALL	Total Social Rented		Number social housing dwellings per 1,000 total population
Wiltshire	*28,591*		*61*
Salisbury	3,636		111
Devizes	2,774		155
Chippenham	2,595		112
Trowbridge	2,362		52
Amesbury	1,874		91
Melksham	1,559		49
Tidworth	1,355		70
Calne	1,316		73
Royal Wootton Bassett & Cricklade	1,277		45
Marlborough	1,266		227
Warminster	1,258		90
Corsham	1,246		43
Westbury	1,088		26
Pewsey	972		44
Bradford On Avon	938		49
Malmesbury	773		105
Southern Wiltshire (Downton)	748		18
Wilton	690		28
Tisbury	475		24
Mere	389		43

Source: Census Key Statistics

The 2015 Statistical Data Return (SDR) has the Large Scale Voluntary Transfer (LSVT) landlords owning 17,412 rented general needs and sheltered units (plus 250 supported). Wiltshire Council also owns 5,289 homes (that are non-shared ownership) which combined with LSVT homes gives a total of 22,951 LSVT/WC rented homes that fit within the Census category of 'social rented'. The Census figure stands at 28,591 and the SDR provides a more up to date overall figure of 30,020. These extra 7059 homes comprise the stock of other Registered Providers (RPs), large and small, that have stock in the County.

1.4 Social Housing

In the County in total there are 28,591 Social Housing Dwellings held by the Council and the RPs (as per the census, see 1.3 above). The vast majority of the stocks, some 23,000 properties, are managed by the Council, Aster, Green Square and Selwood Housing.

1.5 Older People's Housing

The *Strategic Housing for Older People Analysis Tool* (SHOP) provided by the *Housing Learning and Improvement Network* (LIN) provides the following estimates on accommodation designated for Older People in Wiltshire. As can be seen, the SHOP analysis combines assumptions on demand (per 1,000 aged 75 plus) and population projections to estimate future demand.

	ASSUMPTION: Housing Demand (units per 1,000 75+)	Estimated Current Supply	Estimated Demand	2015	2020	2025
Population based increase				3%	22%	52%
Sheltered Housing	**125**	**4,759**	**5,513**	**5,675**	**6,725**	**8,388**
Sheltered Housing: Rent		3,026	3,528	3,632	4,304	5,368
Sheltered Housing: Lease		1,733	1,985	2,043	2,421	3,020
Enhanced Sheltered	**20**	**561**	**882**	**908**	**1,076**	**1,342**
Enhanced Sheltered: Rent		45	71	73	86	107
Enhanced Sheltered: Lease		516	811	835	990	1,235
Extra Care	**25**	**172**	**1,103**	**1,135**	**1,345**	**1,677**
Extra Care: Rent		114	728	749	888	1,107
Extra Care: Lease		58	375	386	457	570
Registered Care	**See below**	**3,988**	**4,851**	**4,994**	**5,918**	**7,381**
Residential Care	65	1,684	2,867	2,951	3,497	4,362
Nursing Care	45	2,304	1,985	2,043	2,421	3,019

Source: HLIN Shop Tool

In December 2010 Wiltshire Council commissioned an Older People's Development Strategy (WOPDS) and, as part of the brief, the Consultants (Peter Fletcher Associates) produced a strategic modelling tool (the divert model) which enabled commissioners to model the future accommodation and support needs of older people until 2026. One product of this exercise identified the need for 1,136 units of Extra Care housing across the County.

The WOPDS Strategy also highlighted that the delivery of over a thousand units of Extra Care accommodation could not be achieved by the Council alone and that this represented a long term project requiring detailed planning and management processes. At the same time, it was recognised that the programme would be dynamic in nature and subject to change due to the length of the proposed development timeframe, the need to adapt to changing market conditions and the impact of Government policies. Although the Consultants at the time of writing their Strategy could not have foreseen the scale of the changes to come and their impact on specialist housing for older people it is to the Council's credit that the implementation of the principles of the WOPDS are continuing. In this regard the Council are working with partners to seek innovative solutions in order to deliver a range of specialist accommodation offering choice and quality to match the aspirations of the rising numbers of Wiltshire's older population.

1.6 Specialist Accommodation

The following specialist provision has been identified and is shown in terms of client group, service provider and breadth of locations.

Client Group	Services	Bed spaces	Location			
Care Leavers	1	6	Trowbridge			
Drug Alcohol	2	10	Trowbridge	Devizes		
High Offenders	1	15	Trowbridge			
Mental Health	4	38	Trowbridge	Salisbury	Chippenham	
Mother and Baby	3	29	Trowbridge	Salisbury	Calne	
Move on	1	16	Salisbury			
Single Homeless	6	127	Salisbury	Devizes	Chippenham	
Single Homeless (Female)	1	9	Salisbury			
Temporary accommodation	7	34	Pewsey	Devizes	Marlborough	Trowbridge
Women's Refuge	4	35	Corsham Chippenham	Salisbury	Trowbridge	Devizes
Young People	8	103	Salisbury	Calne	Devizes	Trowbridge

More detail on this provision highlighting, client groups, providers and individual services can be found in Appendix 1.

1.7 Housing Characteristics

The table below shows housing characteristics for the Wiltshire Council Area and by Community Area. As can be seen:
- Salisbury, Bradford on Avon and Tisbury have higher than average proportions of people living alone and, interestingly, the latter two areas have the highest proportions of detached houses.

- Tidworth, Amesbury, Chippenham and Calne have significantly higher than average proportions of households with dependent children.
- Westbury, Trowbridge and Tidworth have significantly higher than average proportions of households with dependent children with no adults in employment.
- Salisbury and Trowbridge have the highest proportion of households without a car or a van.
- Proportions of people who are long term unemployed are highest in Calne and Melksham.
- Melksham and Wilton have the highest proportions of those without qualifications.

Household Characteristics:	Living Alone	With dependent Children	With dependent Children no employment	No Car/ Van	Long Term Unemployed	No Qualifications
Wiltshire	*26.7*	*29.7*	*2.7*	*14.8*	*36.7*	*18.6*
Amesbury	21.5	**33.8**	2.4	11.3	33.2	16.9
Bradford On Avon	**29.6**	26.4	2	14	39.1	15.5
Calne	25.3	**32.3**	3.5	13.7	**41.3**	18.9
Chippenham	26.5	**33**	3	15.2	37.5	16.5
Corsham	26	31.1	2.8	13.7	34.3	16.9
Devizes	28.5	27.9	2.8	15.3	34.7	19.2
Malmesbury	23.6	30	1.8	8	34.4	16.3
Marlborough	28.6	27.6	2	13.4	37	17
Melksham	26.1	29	3.2	13	**39.6**	**21.3**
Mere	**29.3**	21.9	1.7	12.2	37.6	**23.3**
Pewsey	26.9	26.9	1.7	11.4	38	17.8
RWB & Cricklade	24.3	29.9	1.9	12.4	31.8	19.2
Salisbury	**32.5**	27.2	2.9	**24.9**	37.7	19.9
Southern Wiltshire (Downton)	23.2	27.8	1.9	8.7	36.7	17.9
Tidworth	21	**40.7**	**3.6**	12.4	33.7	14.6
Tisbury	**29.8**	21.6	1.9	11	35.3	18.3
Trowbridge	27	31.1	**3.8**	**18.9**	38.8	20.9
Warminster	28.9	26.3	2.1	16.3	36.8	20.7
Westbury	26.2	31.5	**4**	14.8	36.1	**21.5**
Wilton	28.8	24.8	2.2	14.5	35.1	**21.8**

Source: Census Key Statistics

1.8 General Health

The table below shows how Census respondents described their general health. Comparisons are also provided with the South West region and England overall and point to the fact that, in terms of 'very good health', ratings are marginally more positive in Wiltshire than regionally or nationally.

Health	Wiltshire Number	%	South West %	England %
Very good health	234,318	49.8	46.9	47.2
Good health	160,362	34.0	34.6	34.2
Fair health	57,221	12.1	13.4	13.1
Bad health	14,974	3.2	4.0	4.2
Very bad health	4,106	0.9	1.1	1.2

Limiting Long Term Illness (LLTI)

The first table below shows figures for LLTI according to Census for the younger population of Wiltshire (16 – 64) compared with the South West and England.

LLTI	Wiltshire		South West	England
People aged 16 to 64 whose:	**Number**	**%**	**%**	**%**
Day-to-day activities are limited a lot	12,012	2.6	3.3	3.6
Day-to-day activities are limited a little	19,611	4.2	4.6	4.6
Day-to-day activities are not limited	262,902	55.8	55.0	56.5

Source: Census Key Statistics

The table below provides LLTI prevalence figures for four age bands in Wiltshire and, as might be expected, a health condition in this category is most commonly found among people aged 65-plus.

	Wiltshire	
LLTI - Day-to-day activities are limited a lot	**Number**	**%**
People aged 16 to 64	12,012	4
People aged 65-74	5,566	12
People aged 75-84	6,996	25
People aged 85 and over	5,522	46

Source: Projecting Adult Needs and Service Information

Health and LLTI by Community Area

The table below looks at Very Good Health and LLTI by community area. As can be seen Mere, Melksham, Westbury and Warminster have the lowest percentages for 'Very Good Health' and Wilton, Mere, Salisbury and Westbury have the highest incidence of LLTI.

	Very good health %	LLTI: People whose day-to-day activities are limited a lot %
Wiltshire	**49.8**	**6.7**
Amesbury	52.6	5.7
Bradford On Avon	49.2	6.8
Calne	49.8	6.6
Chippenham	51.5	6.4
Corsham	52.5	6.0
Devizes	47.8	6.7
Malmesbury	54.5	5.5
Marlborough	53.2	6.0
Melksham	46.1	7.2
Mere	45.0	8.3
Pewsey	51.0	6.2
R. Wootton Bassett & Cricklade	49.5	7.0
Salisbury	48.4	7.9
Southern Wiltshire (Downton)	50.1	6.5
Tidworth	56.7	4.2
Tisbury	49.0	6.5
Trowbridge	47.1	7.1

Warminster	46.7	7.2
Westbury	46.2	7.5
Wilton	47.2	8.4

Source: Census Key Statistics

Learning Disabilities

The following table sets out predictions for moderate/severe LD to 2025 for Wiltshire and, as can be seen, a slight decline is anticipated for the two younger age bands (owing to population change). However, for those aged over 65, an increase approaching 25% is expected.

Predicted numbers of people to have a moderate or severe learning disability	2015	2020	2025
People aged 18 - 34	507	501	496
People aged 35 - 64	1,047	1,048	1,047
People aged 65 Plus	280	311	343

Source: Projecting Adult Needs and Service Information / Projecting Older People Population Information

Younger Adults

The tables that follow show a range of health / lifestyle related issues for those aged under 65 segmented into two age bands, namely, 18-34 and 35 to 64. There is a marked difference between the two bands and, focusing on the older age bands, the predicted numbers are higher, which is compounded by population growth.

DISABILITY AND HEALTH ISSUES: Predicted to have:	Age Band	2015	2025
A serious physical disability	18 - 34	494	475
	35 - 64	6,497	6,911
A serious personal care disability	18 - 34	355	346
	35 - 64	2,190	2,273
Either Type 1 or Type 2 diabetes	18 - 34	941	925
	35 - 64	8,925	9,218
A serious visual impairment	18 - 34	58	56
	35 - 64	125	126
A moderate or severe hearing impairment	18 - 34	297	286
	35 - 64	11,872	12,560

Source: Projecting Adult Needs and Service Information

MENTAL HEALTH: Predicted to have:	Age Band	2015	2025
A common mental disorder	18 - 64	45,316	45,000
A borderline personality disorder	18 - 64	1,266	1,258
An antisocial personality disorder	18 - 64	987	975
A psychotic disorder	18 - 64	1,126	1,118
Two or more psychiatric disorders	18 - 64	20,273	20,112

Source: Projecting Adult Needs and Service Information

DRUG AND ALCOHOL: Predicted to:	Age Band	2015	
Have alcohol dependence	18 - 64	16,912	16,734
Be dependent on drugs	18 - 64	9,574	9,486

Source: Projecting Adult Needs and Service Information

Older People

A selection of health issues and challenges to independence are shown below and point to the fact that large proportions of the 65 and 75 plus age bands (99,000 and 45,000 respectively) are subject to these factors. Of particular note are the current and projected figures for those unable to manage domestic and self-care tasks and those with dementia and diabetes.

	Age Band	2015	2025	% change 2015 to 2025
Unable to manage at least one domestic task on their own	65+	40,077	53,907	35
Unable to manage at least one self-care activity on their own	65+	32,953	44,072	34
Predicted to have dementia	65+	6,967	9,949	43
Predicted to be admitted to hospital as a result of falls	65+	2,044	2,889	41
Predicted to have registerable eye conditions	75+	2,906	4,294	48
Predicted to have a profound hearing impairment	65+	1,118	1,520	36
Predicted to have Type 1 or Type 2 diabetes	65+	12,355	15,684	27
Predicted to have a longstanding health condition caused by a stroke	65+	2,293	3,020	32

Source: Projecting Adult Needs and Service Information

The table below shows estimates for key conditions / circumstances applied to the 65 plus populations in the various Community Areas to give a sub-regional focus.

	Unable to Manage:		Predicted to have / be:				
65 plus	at least one domestic task on their own	at least one self-care activity on their own	Dementia	admitted to hospital as a result of falls	a profound hearing impairment	Type 1 / 2 dia-betes	Longstand-ing health condition caused by a stroke
Salisbury	3,672	3,047	625	156	78	1,094	234
Chippenham	3,218	2,670	548	137	68	959	205
Trowbridge	3,193	2,650	544	136	68	951	204
Devizes	2,908	2,413	495	124	62	866	186
Melksham	2,616	2,171	445	111	56	779	167
R Wootton Bassett	2,446	2,030	416	104	52	729	156
Warminster	2,442	2,026	416	104	52	727	156
S. Wiltshire	2,373	1,969	404	101	50	707	151
Amesbury	2,291	1,901	390	97	49	682	146

Bradford-on-Avon	1,965	1,631	334	84	42	585	125
Calne	1,740	1,444	296	74	37	518	111
Malmesbury	1,706	1,415	290	73	36	508	109
Corsham	1,703	1,413	290	72	36	507	109
Marlborough	1,667	1,383	284	71	35	496	106
Westbury	1,559	1,294	265	66	33	464	100
Pewsey	1,332	1,105	227	57	28	397	85
Wilton	982	815	167	42	21	292	63
Tisbury	877	728	149	37	19	261	56
Tidworth	752	624	128	32	16	224	48
Mere	738	612	126	31	16	220	47

Source: Census Key Statistics / Projecting Older People Population Information (POPPI) System

Health and Wellbeing Considerations

Wiltshire's Joint Strategic Assessment (JSA) for Health and Wellbeing provides an opportunity to look ahead three to five years so that:

- Inequalities within the County's population are reduced
- Services can be shaped by local communities
- Social inclusion is increased
- The above outcomes are maximised at minimum cost

Tackling health inequalities requires strong partnership between local service providers to address the wider issues, including poor housing. In these respects, within Department of Community and Local Government's Indices of Deprivation 2015, the 'Barriers to Housing and Services' domain identifies the highest proportions of deprived statistical Lower Super Output Areas (LSOAs) in the Wiltshire Council area, an outcome that is widely accepted as being a function of Wiltshire's rurality and the impact of high house prices. To introduce some scale to the result for this measure, of the county's 285 LSOAs nearly 20% were among England's 10% most deprived LSOAs. Compared with the equivalent figures in the index for 2007 and 2010 this represents an increase in relative deprivation.

1.9 Military housing considerations

An Army Basing Programme Masterplan, developed by MoD's Defence Infrastructure Organisation (DIO), and agreed with Wiltshire Council, is in place and the cascade of processes associated with planned new Service Housing build and related external infrastructure enhancements is being taken forward as appropriate.

The central source of information for this Housing Strategy project has been via the Military Civilian Integration (MCI) Programme and noteworthy is the feedback gained via informed MoD contacts which has indicated that any significant increase in private sector house acquisition in Wiltshire by military personnel is unlikely over the next 7 years at least.

Regarding the Housing Register, it is noted that a level of nearly 400 applicants with military associations fell recently to just over 50 as a result of the revised allocations policy which requires evidence of housing need.

Also noteworthy are the housing and related support needs of military veterans and the levels of homelessness among them. In terms of scale, the publication 'Homelessness in Wiltshire 2015', commissioned by the Council, found that: *'Those leaving HM Forces are the second greatest contributor of homelessness, (overtaking parental evictions in 2013/14 as one of the three greatest causes).*

1.10 Gypsies & Travellers, Travelling Showpeople and Canal Boat Dwellers
For Gypsies & Travellers and Travelling Showpeople there are established target figures for the increased provision of permanent and transit pitches plus additional plots for Travelling Showpeople. An associated Development Plan Document (DPD) is being worked on, with a target for adoption by May 2016, as set out in the Council's publication 'Local Development Scheme January 2015 (LDS)'.

However, within the third group, itinerant boaters without the benefit of affordable residential moorings, currently represent a grey area for Wiltshire Council since the Kennet and Avon Canal is administered and monitored by the Canal & River Trust. Therefore, while the Council's stated role is focused on considering the merits of planning applications for new residential moorings, the Core Strategy adds: '*Wiltshire Council will work with the Canal & River Trust to positively plan for the strategic long-term needs of the Kennet and Avon Canal and its users, including the provision of new moorings and facilities'* (Core Policy 53).

1.11 Transport
Transport services and facilities have an important role to play in terms of the wellbeing of Wiltshire's population and economy. In these and other respects the Third Wiltshire Local Transport Plan (LTP3), covering the period from March 2011 to March 2026, is a key publication in that it identifies Wiltshire Council's objectives, plans and indicators for sustainable transport systems in the County.

This LTP3 document, together with a set of supporting strategies covering the topics of Freight, Car Parking, Road Safety and Public Transport, is the product of partnership working and extensive consultation. It therefore, also represents the framework for all other organisations with a direct or indirect involvement in transport in Wiltshire.

Of note, and of particular relevance to Wiltshire's rural communities and the aim of reducing carbon emissions, it is understood that the Council is currently in the process of reviewing its LTP3 Public Transport Strategy. Additionally, as a result of a reduction in funding from Government for Councils, there is no budget to maintain the existing County's supported bus services at the level envisaged when the LTP was published in 2011.

1.12 Fuel Poverty
The following summarises key Wiltshire Council initiatives designed to address what can represent a significant challenge for many households, particularly among older and vulnerable groups.
- A central referral service is *'Warm & Safe Wiltshire'*, set up as a partnership between Wiltshire Council and the Wiltshire Fire & Rescue Service whose technicians undertake home visits to give advice and practical assistance concerning energy conservation.

- Of note, as an extension to the above service area, the Council has recently launched an offer of free of charge wall cavity and loft insulation to eligible home owners and privately-renting tenants.

- Related to this topic is the Council's first *Energy Resilience Plan*, published in November 2015.
    - Although covering many business-related areas the plan highlights the need to improve domestic energy efficiency through integrating the approach to fuel poverty via Warm & Safe Wiltshire with public health service delivery and the work of the Health and Wellbeing Board.
    - Importantly the plan also incorporates Action Plans to support the monitoring and reporting of progress by the Council departments and stakeholders.