

# Housing and Homelessness Strategy Review 2006



*Basingstoke  
and Deane*

Housing Strategy | 2004 2007

BASINGSTOKE AND DEANE BOROUGH COUNCIL



**To request a copy of this document in large print or Braille, please contact Nick Molyneux, Housing Strategy and Enabling Officer, on 01256 845638, or e-mail [nick.molyneux@basingstoke.gov.uk](mailto:nick.molyneux@basingstoke.gov.uk)**

	Page
<b>Meeting housing priorities</b>	<b>4</b>
<b>Housing development</b>	<b>5</b>
<b>The homelessness strategy 2003 - 2008</b>	<b>8</b>
<b>Meeting housing need</b>	<b>14</b>
<b>Regeneration and Design</b>	<b>17</b>
<b>List of housing contacts</b>	<b>23</b>

Basingstoke and Deane Borough Council's Housing Strategy achieved 'Fit for Purpose' status from the Government Office of the South East in July 2004. The strategy, and the 2005 review can be viewed at [www.basingstoke.gov.uk/services/housing](http://www.basingstoke.gov.uk/services/housing)

The strategy is reviewed annually to report progress against targets and to allow new targets to be developed if necessary.

This review also provides an update on the Homelessness Strategy and the Private Sector Renewal Policy. The Homelessness Strategy can be viewed at [www.basingstoke.gov.uk/services/housing/Homelessness.htm](http://www.basingstoke.gov.uk/services/housing/Homelessness.htm), and the Private Sector Renewal Policy is available on request from the Housing Improvements team.

# Meeting housing priorities

Basingstoke and Deane Borough Council was awarded beacon status for affordable housing in 2005/06, in recognition of our good record for the delivery of affordable housing. The government praised the way in which the council involved the community in

regeneration projects and our Local Strategic Partnership. Throughout 2005/06 the council organised many events and seminars with other local authorities, during which best practice was shared including:

## Beacon Activity 2005/06

Month	Event	Details
June 05	Affordable Housing Forum	Presentation to councils on best practice and Rural Housing Enablers
June 05	CIH Conference	Joint presentation with East Hants District Council
October 05	Affordable Housing Open Day	93 delegates attended this event, featuring a key note address by Fiona Cruickshank from the Housing Corporation
December 05	Peer visit	Great Yarmouth District Council learnt about our approach to affordable housing, and they gave a presentation on their Choice Based Lettings scheme
December 05	Peer visit	Councillors from Surrey Heath visited housing projects in the borough
January 06	National Housing Federation conference	Presentation given on affordable housing
February 06	Field visit	Students from Southampton University studying housing visited schemes and learnt about affordable housing
February 06	Winchester City Council visit	Meeting to share our approach to S106 agreements
February 06	E-government showcase	Showcase organised by Basingstoke and Deane Borough Council, where the beacon e-learning tool was demonstrated
March 06	LGA conference	Presentation given by the Leader of the Council on the role of members in delivering affordable housing
March 06	CIH Regional and National conferences	Presentations given by Head of Housing

## Priority 1

Increasing the supply of social rented accommodation.

### Key contacts:

Housing Development

Mike Shepherd

Housing Strategy and Enabling Manager

01256 845759

[Michael.shepherd@basingstoke.gov.uk](mailto:Michael.shepherd@basingstoke.gov.uk)

## Housing Development

2005/06 was a busy year for development. In total 276 units of social housing were delivered, the bulk of which came via Section 106 agreements. The proportion of these units that were for rented accommodation was 58%.

Development mix: To meet the demand in the borough, the balance has shifted from providing one and two bed flats to houses with two or more bedrooms.



Victory Hill, Basingstoke

The 2006 bid round saw some changes in focus for the Housing Corporation. More grant funding has been directed at social rented housing, and less at shared ownership, which has assisted the council in meeting its top priority. The proportion of homes that will be for affordable rent from 2006 to 2009 will be 59%. The remaining 41% will be for shared ownership.

The Housing Corporation has concentrated funding on fewer, larger partnering groups to achieve efficiency and cost savings.

Consequently changes are being planned within the council's preferred partnership, which should assist in attracting more development funding to the borough and providing greater value for money through procurement and development of affordable housing.



Park Prewett, Basingstoke

## Funding Allocations

Developing Registered Social Landlords in Basingstoke and Deane received a total allocation of £20,500,000 for 2006 to 2008, which will provide 393 homes over this period. In addition to this allocation there are already a number of funded sites secured along with a number of grant free sites. In total this should ensure delivery of at least 550 units by 2008.

Grant funding has been allocated to the following sites and Registered Social Landlords in the 2006/2008 bid round:

Grant-free provision of affordable housing is still only a small proportion of the total, but is growing.



The Hatch, Mapledurwell

Site	Units	Housing Association
Cricket House, St Mary Bourne	3	Advance HA
Holly Bush Farm, Headley	10	Hyde HA
Anderson Land (Sherfield Place), Basingstoke	16	Sovereign HA
Foxdown, Overton	22	Sovereign HA
Harrow Garage, Headley	8	Home Group
Park Prewett, Basingstoke	90	Home Group
Bishops Green, Phases One and Two	59	Sentinel HA
Attwood House, Winchester Road, Basingstoke	29	Hampshire Voluntary Housing Society
Popley Fields - Marnell Park (Phase Two)	50	Downland HA
North Houndmills, Priestley Road, Basingstoke	48	Sentinel HA
Kempshott Park, Areas E and F, Basingstoke	59	The Guinness Partnership
Social Homebuy Units	8	Sentinel HA
Preston Candover	10	Hyde HA
Charter Alley	10	Hyde HA

We are on track to meet our target of 250 new affordable units per year and are on target to exceed this by at least 50 units between 2006 and 2008.

## Rural housing

The Hampshire Alliance for Rural Affordable Housing has been established to take a strategic view on the funding and provision of rural exception sites, with a number of possible schemes being identified in Basingstoke and Deane. The council will continue to work with the Rural Housing Enabler, to ensure that these schemes continue to come forward.

Rural schemes at Preston Candover, Hollybush Farm and Charter Alley received funding from the Housing Corporation of £1.785m, allowing affordable homes to be developed on these sites within the next two years.

Due to the success of HARAHA, the target for rural schemes has been raised from one per year to three over 2 years.



Sherfield Park



Proposed rural exception site at Preston Candover

# The Homelessness Strategy 2003 – 2008

## Priority 2

Addressing homelessness in the borough

### Key contact:

Housing Needs and Advice

Kate Randall

Housing Needs and Advice Manager

01256 845392

[Kate.randall@basingstoke.gov.uk](mailto:Kate.randall@basingstoke.gov.uk)

Of the homelessness targets set in 2003, 16 out of 23 have now been achieved. Progress on the remaining targets and on additional targets is detailed in the table below.



Ref	Target	Target Date	Progress
2	Draft a marketing strategy for housing options within the borough	Revised target September 2006	Housing options are now in place and being monitored
3	Ensure fact sheets and leaflets are publicly available throughout the borough	Revised target September 2005	Fact sheets and leaflets have been produced
7	Provide details of all social housing stock on a ward basis and include this on the website and in BDBC reception area	Revised Target March 2007	Ongoing – report expected in March 2007
13	Compile a Good Practice Guide to increase the availability of private sector accommodation and support for private sector landlords	Revised target September 2005	An interactive learning tool has been available on the BDBC website since January 2006
22	Undertake a training audit of homelessness and related services for all agencies	Revised target March 2005	Training is ongoing, including training for all agencies on the Vulnerable Persons Protocol

Ref	Target	Target Date	Progress		
41	Raise awareness of services available to homeless people in the borough	Target revised to September 2005	Ongoing		
42	Housing options – how successful were options interviews?	% of approaches where homelessness was prevented has risen, as shown by the following figures	03/04 82%	04/05 83%	05/06 89%
43	Support for homeless people, before and after their application.	Homelessness Support and Resettlement Officer appointed.	There have been no recorded instances of repeat homelessness since this post was created.		
44	Increase and improve the provision of suitable temporary and permanent accommodation.	BDBC continues with the purchase of supported lodgings placements.	The level of provision is being maintained during 2006/07.		
45	Success of the Vulnerable Persons Protocol (VPP)	Council staff and partner organisations have signed up to the VPP.	A series of training sessions has been run to enable staff to: - understand vulnerability  - establish common tools to identify vulnerable people  - identify how to access local support networks	VPP review group held monthly, and stats and individual cases monitored. Ongoing.	
46	Success of mediation service, and the joint post with Housing Benefit/Housing	BDBC has allocated funding for an increased number of referrals to the mediation service in 2006/07, and the referral process has been linked to the Supported Housing Panel to streamline the process.			

Ref	Target	Target Date	Progress		
PERFORMANCE INDICATORS					
BVPI 214	Proportion of households accepted as homeless who are accepted as homeless by the same authority within the last two years.	New DCLG indicator 2005/06.	n/a	n/a	0
BVPI 183a	Average length of stay in bed and breakfast accommodation of households which include dependent children or pregnant women and which are unintentionally homeless and in priority need (weeks).	Target = 3  The target has been exceeded in 2005/06, and the figure is increasing; this presents a significant challenge for the coming year.	03/04  5	04/05  0.47	05/06  3.43
BVPI 183b	Average length of stay in hostel accommodation of households which include dependent children or pregnant women and which are unintentionally homeless and in priority need (in weeks).	Target = 40  Similarly, whilst this target has been met over the year 2005/06, the figure is increasing. An increase in homelessness prevention has not been sufficient to stem the rising incidence of homelessness cases. Extra funding has been obtained to remedy this.	03/04  26	04/05  26.38	05/06  17.73
BVPI 176	The number of domestic violence refuge places per 10,000 population which are provided or supported by the authority	New target	03/04  n/a	04/05  n/a	05/06  1.11
New Local PI	The number of families placed in bed and breakfast during the quarter that are unintentionally homeless and in priority need	Quarter 1 05/06  2	Quarter 2  7	Quarter 3  11	Quarter 4  13

Due to the targets in the Homelessness Strategy nearing completion, and the changing nature and extent of homelessness challenges, the process to develop a new Homelessness Strategy is now in place. This will start with a large scale homelessness conference in October 2006.

Hampshire County Council Supporting People are currently conducting strategic reviews of all their services, and critically 2006 saw the completion of the review of young people and homelessness services. The council had a key role in shaping the outcome of the review, which will lead to a considerable reconfiguration in the way Supporting People services are delivered in the borough, together with a net increase in overall capacity. The strategic review of adults with disabilities services begins in September 2006 with older persons' services planned for September 2007.

### **Housing needs and advice/ homelessness**

The number of households approaching the council for advice and assistance has continued to grow, and has dramatically increased since the last strategy review. However, despite this challenge, the total

number of people accepted as homeless has decreased. This has been achieved due to the 'housing options' approach taken by the Needs and Advice team, which places emphasis on early intervention, mediation and options such as providing rent deposits, floating support and supported lodgings.

The major challenge facing the council in 2006 is the continued decline in social housing lettings. This means that homeless families are spending longer in temporary accommodation which increases the risk that some families will have to be housed in bed and breakfast accommodation. It is important that the council continues to take a proactive rather than a reactive approach to dealing with this problem.

### **Review of housing allocations**

The way in which the council allocates housing is under review with a view to develop a new model. The aim is to produce a scheme which facilitates improved customer involvement, greater transparency, reduced complexity and improved perceived fairness.

It is anticipated that the new system will allow the council to more accurately predict how long an applicant will have to wait for an

offer of housing. This will give applicants a clearer picture of their housing situation to enable them to make decisions about their choices for housing.

A proposed allocations model has been developed following comprehensive consultation, and a further three-month formal consultation period begins soon. In addition, a Single Issue Panel for members has been set up to recommend a final detailed model to the Sustainable Communities Overview Committee by March 2007.

A new and revised scheme of allocations is a prerequisite to developing more choice based allocations and the council continues to work with its partners on the future implementation of Choice Based Lettings.

### **Rent Bond Scheme**

A new policy regarding rent deposits has been launched in 2006. Rather than paying up-front rent deposits, the Rent Bond Scheme indemnifies landlords up to £1,000 against damage, rent arrears or clearance costs. The aim is to build on the successes of the rent deposit scheme to date and ensure wider and sustainable access to the private rented sector for vulnerable households. [For further information, please](#)

[contact Barbara Hogg, Private Sector Initiatives Officer, on 01256 845548, or e-mail \[Barbara.hogg@basingstoke.gov.uk\]\(mailto:Barbara.hogg@basingstoke.gov.uk\).](#)

### **Vulnerable Persons Protocol (VPP)**

Members of the Housing Partnership Board and other local agencies have signed up to the Vulnerable Persons Protocol, which provides a multi-agency approach to supporting people through processes of transition in their accommodation, and supporting vulnerable residents to sustain their tenancies. The Council is committed to ensuring that all residents have every opportunity to sustain their homes, and that its housing association partners only use eviction as a last resort. The council hosts regular staff training sessions, led by Stonham Housing Association, for agencies dealing with vulnerable people.

### **Housing Benefit**

#### **Key contact:**

[Heather Neate](#)  
[Housing Benefit Manager](#)  
[01256 845387](#)  
[Heather.neate@basingstoke.gov.uk](mailto:Heather.neate@basingstoke.gov.uk)

The Housing Services business unit works closely with the Housing Benefit Team to

ensure that benefit claims are processed quickly especially for vulnerable applicants. An officer works jointly in the Housing Benefit and Housing Advice teams to provide this service and avoid delays.

**Target 47** – To assess 90% of Housing Benefit claims within 14 days of becoming complete. (Target met in 2004/05)

Target not met in 2005/06 – 79% of claims were assessed within 14 days

**Target 48** – Maintain an average of 42 days to process a Housing Benefit claim from receipt to assessment. (Target met in 2004/05)  
Improvement on target in 2005/06 – average of 31 days

## **The Homeless Support and Resettlement Officer**

The Homeless Support and Resettlement Officer continues to provide floating housing resettlement support and ensures that repeat homelessness is avoided, by assessing and meeting the specific housing and support needs of homeless households.

Over the coming year Basingstoke and Deane Borough Council aims to increase crisis provision for homeless young people; Hampshire Supporting People

has undertaken a strategic review of homelessness services which identified a gap in providing accommodation based services for 16/17 year olds. Research carried out by the council has also showed a gap in provision for 16/17 year olds with high support needs.

Attwood House hostel has received a capital grant from the Housing Corporation to provide a substantial improvement in services by converting the accommodation to self contained units. This in turn will lead to a major reconfiguration in service provision and provide preventative support services for vulnerable families.

## Priority 3

Increasing the supply of affordable housing for ownership or part ownership.

### Key contacts:

Housing Development

Mike Shepherd

Housing Strategy and Enabling Manager

01256 845759

[Michael.shepherd@basingstoke.gov.uk](mailto:Michael.shepherd@basingstoke.gov.uk)

## Key worker and shared ownership properties

**146 additional housing association shared ownership properties were provided in 2005/06.**

Key worker units provided 05/06	108
General needs shared ownership units 05/06	38

## Links to the Community Strategy

The Housing Services business unit has been working closely within the Local Strategic Partnership to ensure that our priorities are aligned with the Community Strategy, and the current Housing and Homelessness strategies are being cross-referenced with the Community Strategy.

## Gypsies and travellers

Representatives from the Housing Team have attended the Joint Authorities' Gypsy

and Traveller Panel facilitated by Hampshire County Council. A full housing needs survey of gypsies and travellers has been commissioned through this forum and the results are expected shortly. Discussion is also under way regarding providing a transit site for gypsies and travellers in Hampshire. It is not yet known whether this site will be required within the borough. Providing a site as well as addressing the housing needs of travellers will mean that the council can more readily meet its obligations, and will make enforcement action easier on illegal encampments.

## Housing Needs Survey desktop update

The latest desktop update of the Housing Needs Survey is complete and forecasts an annual affordable housing shortfall of 480 units per year.

Most social housing in the borough is delivered via Section 106 agreements



Oakridge Phase 3

and is obtained as a proportion of private development. With less than 900 units per year of private housing being developed, it is unlikely that the affordable housing shortfall will be met.

The forthcoming Housing Market Assessment will provide more detail on the housing need in the area.

### **Housing Market Assessment**

The proposed housing needs survey 2007 will now be replaced by a Housing Market Assessment. This will be carried out in partnership with neighbouring local authorities and will look at the demand for both public and private housing at a sub-regional level. The results of this survey will provide evidence for decisions in the next Housing Strategy 2007-2011. Results from the Housing Market Assessment are expected in mid-2007.

### **Disabled consultation and forthcoming policy**

Consultation was undertaken in April 2006 with the Basingstoke and Deane Access Group. The following issues were raised:

Some people experienced difficulty reading the Housing Strategy due to the colour scheme and font. A black and white large

print version of the next strategy will be made available, and will also be provided as a Microsoft Word document to allow it to be read by blind or visually impaired people using specialist computer software.

Accessible housing was also identified as inadequate. The council is aiming for a minimum of 15% of all new homes in the borough to be built to 'Lifetime Homes' standard.

### **Equality and diversity: survey of ethnic minority residents**

An Equality Impact Assessment of the Housing and Homelessness strategies was carried out in 2004/05. Whilst it was found that our targets did not negatively impact on any particular group, a lack of consultation with ethnic minority residents was identified. Consequently, consultation for the next housing strategy has begun with a survey of ethnic minority residents, the results of which will be published in autumn 2006.

### **Older persons housing needs**

The size of the population aged over 55 in the borough is set to increase dramatically over the next 15 years. There are also gaps in the current housing provision for older persons. In recognition of this, in 2005 the council commissioned a survey to find out

what housing needs older people in the borough have.

The survey showed that there is a shortage of accommodation for older people, particularly 2-bed accommodation. Further research and consultation is required to establish the precise form of housing and services required; for example 'Extra Care' housing that will provide independent living, but with some level of on-site support.



Lauriston Court

The survey also revealed a high demand for bungalow accommodation, which is difficult to meet due to constraints of funding and land supply. The development at Kempshott Park will provide two 2-bed bungalows, and four 2-bed bungalows are to be provided at Binfields. These will all be for social rent because the cost of purchase would be prohibitive.

### Monitoring: ethnic minorities on the housing register

The following table shows the ethnicity of applicants housed from the housing register.

	White British %	Combination %	Caribbean	Black British %	Asian %	European %	African %	Other %	Not specified
Oct-Dec 04	96	1	0	3	0	0	0	0	0
Jan- Mar 05	95	0	0	0	1	1	2	1	0
Apr-Jun 05	96	0	1	1	0	1	0	1	0
Jul- Sept 05	93	1	0	3	0	1	0	1	1
Oct-Dec 05	98	0	0	0	0	0	1	1	0
Jan-Mar 06	96	0	1	1	0	0	0	2	0

## Priority 4

Physical and social improvement of the area

## Regeneration and Design

Key contact:

Regeneration

Tim Boschi

Head of Regeneration and Design

01256 845473

[Tim.boschi@basingstoke.gov.uk](mailto:Tim.boschi@basingstoke.gov.uk)

## Partnership regeneration projects

### Longfellow Parade, Popley

Outline planning permission has been obtained for the replacement of a block of 46 flats and three shops in Longfellow Parade with up to 89 dwellings, with the shops being relocated to a proposed alternative site owned by the council. Sentinel Housing Association has been given a reserve allocation of Social Housing Grant for the rented housing element of the regeneration project.

### Bishops Green

Outline planning permission has been obtained for the comprehensive redevelopment of half of the Bishops Green estate. The proposals provide for a three phase scheme comprising the replacement

of 95 existing dwellings with 148 new units.

Sentinel Housing Association has received Social Housing Grant for phases one and two of the regeneration scheme.

### Maldiv Road and Faroe Close, Popley

The council is working with Sentinel Housing Association which is undertaking an options appraisal on the flats in this area of Popley. This appraisal is looking at the feasibility of full/partial redevelopment or refurbishment and will involve consultation with local residents.

## Neighbourhood Renewal Strategy

The council, its Registered Social Landlord partners and other relevant organisations signed up to the Local Strategic Partnership's Neighbourhood Renewal Strategy in early 2006. This aims to ensure that by 2025 no one living in Basingstoke and Deane is disadvantaged by where they live. It identifies the need for neighbourhood plans to improve quality of life for residents within the wards of Popley, Norden, South Ham and Buckskin, as well as addressing education, skills and training; affordability of housing; and access to services across the borough.

## Environmental renewal schemes

The 2005/06 programme of environmental renewal schemes in central Buckskin, South Ham Extension and Norn Hill has been completed, with expenditure of over £500,000. The works improved the public realm and street environment in accordance with the needs identified by the local communities in order to make targeted areas better to live in. The primary objective of the programme is to enhance the appearance and fabric of the external environment and contribute toward improving people's quality of life. Secondary objectives are to reduce crime and fear of crime by making pedestrian routes safer, to facilitate ease of maintenance, and to encourage active participation in the process of renewal by the local community.

The Community Safety team was able to fund several smaller schemes to eliminate problems such as ball games and unkempt areas contributing to anti-social behaviour.

## Regeneration plans for 2006/07

The final phase of the award winning Oakridge Central regeneration scheme is due for completion in late summer 2006. Progress will also be made with the Longfellow Parade and Bishops Green regeneration projects; it is hoped to obtain detailed planning approval for both these in late 2006/early 2007, and

to start the first phases soon afterwards.

The results of the options appraisal for the Maldive Road and Faroe Close projects will be known by the end of the summer 2006, following which a decision will need to be made on the best way forward.

The 2006/07 programme of environmental renewal schemes is to be targeted at areas in Norden and Popley.

The inaugural meeting of the Popley Neighbourhood Plan group took place in June 2006, and a pilot neighbourhood plan is to be developed as one of the initiatives arising from the Neighbourhood Renewal Strategy.

## Community safety

The Community Safety Team makes use of Acceptable Behaviour Contracts and Anti-social Behaviour Orders to tackle crime and disorder. The team's success at working with partners such as Children's Services, Education and the Youth Offending Team to address the underlying causes of anti-social behaviour has meant that only one Anti-social Behaviour Order has been needed to date.

The Community Safety and Development business unit is actively engaged in partnership work with other local authority

departments, organisations and residents in seeking to resolve minor regeneration and design issues within the current housing stock that often contributes to anti-social behaviour around the estates. They also seek to instil and develop greater pride, responsibility and empowerment within residents' associations.

A designated officer within the Community Safety Team works closely with local housing officers and Registered Social Landlords to ensure effective compliance and delivery of the government's Prolific and Other Priority Offenders Strategy which seeks, in partnership with other criminal justice agencies and associated organisations, to divert persistent criminals from their behaviour and thus reduce their adverse impact on the community at large. As well as more intensive targeting by Police there is also a requirement within the strategy for local Crime and Disorder Reduction Partnerships (CDRPs) to provide and prioritise additional support to these individuals which includes providing housing and housing support services.

A community safety officer for domestic violence is employed by Basingstoke and Deane Borough Council to lead the development of the Domestic Violence Strategy and to support the work of the multi-agency Domestic Violence Forum. This officer

links with agencies working in Basingstoke and Deane to provide information and support to people affected by domestic violence and works in partnership with other agencies to develop services.

The Housing Advice team maintains close links with the Community Safety Team in supporting vulnerable people such as victims and their family members affected by domestic violence and this work is directed via the **Multi-Agency Risk Assessment Conferences (MARACs)**.

A total of 12 new CCTV cameras were installed in the town centre in 2005/06. In addition several cameras have been installed in rural locations across the borough. A CCTV loan system is currently being implemented in conjunction with our partner housing associations.

There are now 17 Community Wardens working in the borough, increasing the safety and cleanliness of the environment.

### **Housing improvements (private sector housing)**

Key contact:

Chris Stagg

Housing Improvements Manager

01256 845252

[chris.stagg@basingstoke.gov.uk](mailto:chris.stagg@basingstoke.gov.uk)

A borough-wide stock condition survey has recently been commissioned with results expected in early 2007. This will give the council an accurate picture of the quality and safety of the borough's housing stock, and will help us monitor progress towards the government's Decent Homes Standard.

Recent progress towards Decent Homes: In 2005/06 a total of 222 dwellings were improved via private sector renewal assistance.

During 2005/06, the following improvements were achieved in the private sector:

- A total of 161 grants were awarded to assist disabled residents adapt their homes
- To help with repairing or improving homes, 87 grants were awarded.
- The number of home surveys undertaken to identify safety and security issues stood at 139.
- In total 49 families were assisted with measures to make their fuel bills affordable.

- The number of homes that were renovated to meet the fitness standard was 18.
- A total of nine empty homes were brought back into residential use.

The Home Improvements Team continues to explore ways of bringing the estimated 630 empty homes in Basingstoke and Deane back into use.

A new Private Sector Housing Renewal Policy was launched in April 2006 which focuses more assistance on low income and vulnerable households.

The online information tool for landlords was officially launched in September 2005 at the Landlords Fair. Further modules were developed in January 2006, and can be viewed at <http://www.basingstoke.gov.uk/services/housing/landlords/>

Preparations are successfully in place to accommodate the introduction of the Housing Act 2004 on 6 April 2006. This includes legislation on the Housing Health and Safety Rating System and Licensing for Houses in Multiple Occupation.

## The Housing Health and Safety Rating System (HHSRS)

The HHSRS aims to ensure that all dwellings provide a safe and healthy environment for occupants and visitors. The Home Improvements Team will assess the hazards in a property. The team has a variety of tools at its disposal to intervene where hazards are identified.

## Houses in Multiple Occupation (HMOs)

All Houses in Multiple Occupation of three storeys or more with five or more unrelated residents must now be licensed. The Housing Improvements team will inspect all

HMOs and will grant licenses for those that meet government standards. This process will ensure that tenants of HMOs live in safe accommodation.



## Finance and funding

### Summary of the capital budget

Capital scheme	Budget 2005/06	Actual 2005/06	Budget 2006/07	Budget 2007/08	Budget 2008/09
Attwood Close Mobile Home Park	58,000	84,000	20,000	0	0
Vulnerable people (Housing Renewal Grants, Repairs and Modernisation)	1,010,000	920,000	965,000	770,000	650,000
Bishops Green regeneration	100,000	146,000	53,000	-	-
Environment and regeneration grants	-	46,000	-	-	-
Environmental renewal schemes	-	539,000	486,000	550,000	529,000
Popley – vacant sites	-	0	3,000	2,000	-
IT upgrades	-	1,000	29,000	0	0

### Summary of the capital budget

	2005/06 Budget	2005/06 Outturn	2006/07	2007/08	2008/09
Housing advice	373,700	376,051	470,300	470,300	470,300
Homelessness	669,800	715,344	442,600	442,600	442,600
Housing surveys	15,500	16,597	83,000	8,000	8,000
Vulnerable people	1,390,600	1,200,930	1,248,300	1,248,300	1,248,300
TOTAL	2,449,600	2,308,921	2,244,200	2,169,200	2,169,200

## Housing Services

Mike Chambers      Head of Housing Services  
01256 845395      Mike.chambers@basingstoke.gov.uk

## Housing Strategy and Housing Development

Mike Shepherd      Housing Strategy and Enabling Manager  
01256 845759      Michael.shepherd@basingstoke.gov.uk

Ian Smith            Development Officer  
01256 845760      Ian.m.smith@basingstoke.gov.uk

Nick Molyneux      Housing Strategy and Enabling Officer  
01256 845638      nick.molyneux@basingstoke.gov.uk

## Planning Policy

Max Baker            Forward Planning and Transport Manager  
01256 845450      Max.baker@basingstoke.gov.uk

Elizabeth Alexander      Team Leader – Forward Planning  
01256 845233      Liz.alexander@basingstoke.gov.uk

## Housing Needs and Advice

Kate Randall        Housing Needs and Advice Manager  
01256 845392      Kate.randall@basingstoke.gov.uk

## Housing Benefit

Heather Neate      Housing Benefit Manager  
01256 845387      Heather.neate@basingstoke.gov.uk

## Regeneration

Tim Boschi          Head of Regeneration and Design  
01256 845473      Tim.boschi@basingstoke.gov.uk

## Housing Improvements (Private Sector Housing)

Chris Stagg         Housing Improvements Manager  
01256 845252      Chris.stagg@basingstoke.gov.uk

## Portfolio holder responsible for housing

Cllr Cecilia Morrison      Cabinet Member for Housing and Regeneration  
01256 780991      Cllr.cecilia.morrison@basingstoke.gov.uk

## Corporate Director responsible for housing

Dorcas Bunton      Corporate Director  
01256 845797      Dorcas.bunton@basingstoke.gov.uk

## Corporate Director responsible for regeneration

Karen Brimacombe      Corporate Director  
01256 845789      Karen.brimacombe@basingstoke.gov.uk



**Basingstoke and Deane Borough Council**

Civic Offices London Road Basingstoke Hants RG21 4AH

**Telephone 01256 844844 Fax 01256 845200**

[www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

Produced by Graphics / ICT Services

Housing Strategy | 2004 2007  
BASINGSTOKE AND DEANE BOROUGH COUNCIL

