

Appendix 1 - Action Plan



*Basingstoke
and Deane*

Housing Strategy | 2004 2007

BASINGSTOKE AND DEANE BOROUGH COUNCIL



Priority area: Equality in social housing

Team Responsible: Housing Services **Manager Responsible:** Head of Housing Services

Key priority: Address the housing needs of BME groups

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
1	Participate in agreeing the Council-wide approach for race equality performance indicators by which to judge the local authority and its partners.	Meet the 5 Commission for Racial Equality 'Equality Standards Levels'	2007	n/a	n/a	We would be unable to establish whether there is both equity and equal opportunity for ethnic minorities to access borough services	£5,000 contribution to HCC towards Black and Ethnic Officer. Office accommodation and associated overheads are also provided	LSP	Basingstoke and Deane 3 Year Plan and Budget Strategy	Commission for Racial Equity - The Equality Standards
2	Ensure equity and equality of opportunity for ethnic minorities to access social housing.	Continue to monitor ethnic groups of applicants on the Housing Register, and potential tenants nominated to RSLs	n/a	Produce quarterly report	n/a	We would be unable to establish whether there is both equity and equal opportunity for ethnic minorities to access social housing	Housing Needs Officer	Policy and Partnerships Housing Partnership Board	Basingstoke and Deane 3 Year Plan and Budget Strategy	Commission for Racial Equity - The Equality Standards

Team Responsible: Housing Development **Manager Responsible:** Housing Policy and Renewal Officer

Key priority: Address the housing needs of BME groups

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
3	Investigate a link between homelessness and BME groups	Investigate any potential link between membership of Black/Minority Ethnic Groups and homeless applications, to establish if this is higher than average for the borough as a whole	2006	n/a	n/a	If the research is not undertaken we can not identify the prevention measures needed and as a result unnecessary homelessness may occur.	Assistant Manager – Homelessness and Advice	Policy and Partnerships Housing Partnership Board	Basingstoke and Deane 3 Year Plan and Budget Strategy	South East Regional Housing Strategy 2004 -2006

Priority area: Housing Supply

Team Responsible: Housing Development Manager Responsible: Housing Development Manager

Key priority: To meet the needs of rural communities

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
4	Following the Rural Housing Needs Survey, have initiatives in place to help meet the needs identified	Provide one new rural development per year over the term of the Housing Strategy	3 new developments	One new development per year	Survey completed. Meetings to verify information being undertaken	The need for more social housing in rural areas, will not be met without a further rural development programme.	Cost of Rural Enabler £5,000 p.a. Housing Development Staff Time Forward Planning Staff Time Social Housing Grant (SHG)	Rural Enablers Community Action Hampshire Parish Councils Housing Associations Housing Corporation Regional Housing Board Policy and Partnerships Planning and Transport Legal Services Customer Services and Admin	Revised Deposit Draft Local Plan Review 1996-2016	South East Regional Housing Strategy 2004 -2006 Countryside Agency National Investment Policy 2004 - 2006

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
5	Following the Rural Housing Needs Survey have initiatives in place to help meet the rural housing needs identified	Produce an action plan from the recommendations of the Rural Housing Needs Survey	n/a	June 2004	n/a	Rural housing needs will not be met	Cost of Rural Enabler £5,000 p.a. Housing Development Team Staff Time Forward Planning Team Staff Time SHG	Rural Enablers Community Action Hampshire Parish Councils Housing Associations Housing Corporation Regional Housing Board Policy and Partnerships Planning and Transport Legal Services Customer Services and Admin	Revised Deposit Draft Local Plan Review 1996-2016	South East Regional Housing Strategy 2004 -2006 Countryside Agency National Investment Policy 2004 - 2006

Team Responsible: Housing Development **Manager Responsible:** Housing Development Manager

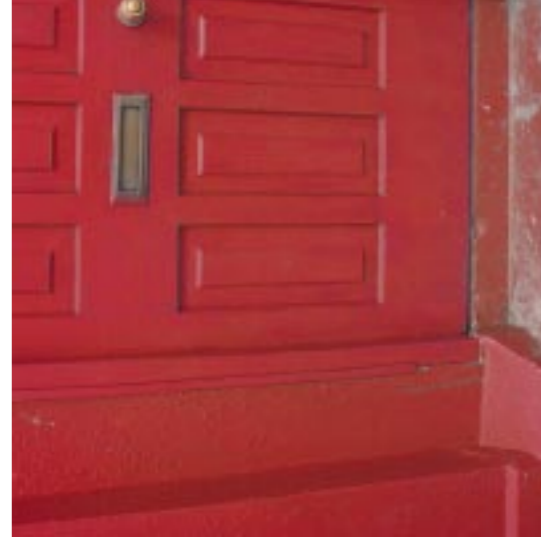
Key priority: To provide an accurate assessment of housing need in the Borough

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
6	Ensure accurate and robust assessments of housing needs are available to support the Housing Strategy	Carry out a borough wide housing needs survey, incorporating all groups except older persons.	n/a	2004	n/a	We won't deliver homes and support networks to meet borough needs.	£55k from Housing Services £30k from Planning and Transport	Policy and Partnerships David Couttie Associates Housing Associations	Revised Deposit Draft Local Plan Review 1996-2016 Homelessness Strategy 2003-2008 Pride in our Place. A Community Strategy for Basingstoke and Deane 2003-2013 Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	South East Regional Housing Strategy 2004/2006 National Investment Policy 2004/2006
		Carry out a borough wide older persons housing need survey	2004/ 2005	n/a	n/a	We won't deliver homes and support networks to meet the needs of older people in the borough.	Cost of older persons housing need survey £20k 2004/2005	Housing Partnership Board Planning and Transport		
		Carry out an annual desktop update to the Housing Needs Survey.	n/a	Annually	Desktop update on Housing Needs Assessment undertaken in September 2003. These findings to be used to establish need for the Housing Strategy 2004-2007	An annual review of the Housing Needs Survey ensures that we target development programmes accurately.	Cost of annual review £3k p.a.		Basingstoke and Deane's Older Persons Strategy - Promoting Quality of life for older people in Basingstoke and Deane	

Team Responsible: Forward Planning **Manager Responsible:** Forward Planning Manager

Key priority: To increase the supply of affordable housing

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
7	Use planning policy to increase the supply of affordable housing	Review the affordable housing provision on Local Plan sites, in view of changes in funding, the introduction of the PPG3 and findings of the Housing Needs Survey Desktop Review 2003. Following the review, if necessary, implement changes to ensure accurate provision is made.	n/a	2004/ 2005	Completed. Affordable Housing SPG was adopted in April 2002. It is also in the Draft Deposit Revised Deposit Draft Local Plan Review 1996-2016	Housing needs in the borough will increase	Planning and Transport Legal Services staff time	Planning and Transport	Revised Deposit Draft Local Plan Review 1996-2016 Pride in our Place. A Community Strategy for Basingstoke and Deane 2003-2013 Housing Needs Survey – Desktop Update, 2003 DCA	South East Regional Housing Strategy 2004 – 2006 National Investment Policy 2004 – 2006 HCC (HCC) Structure Plan 1996-2011



Team Responsible: Housing Development **Manager Responsible:** Housing Development Manager

Key priority: To increase the supply of affordable housing

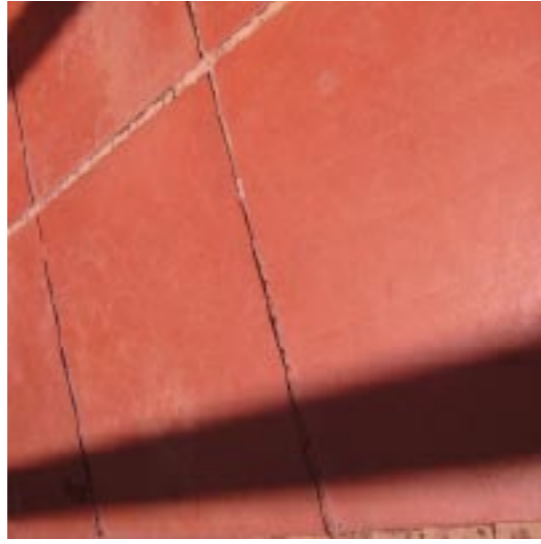
No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
8	Increase the provision of affordable housing in the borough.	Provide 250 affordable housing units per year	n/a	250	2002/2003 229 completions 2003/2004 194 completions 194 completions have been under target due to the slowness of the Revised Deposit Draft Local Plan Review 1996-2016 being bought forward by developers.	Housing need in the borough will rise. The numbers on the Housing Register and those applying as homeless will rise. This could also lead to a skills shortage, due to people leaving the area to secure accommodation	Housing Development Officer BDBC have put in bids for £62,800,000 SHG	Housing Associations Private Developers Housing Corporation Regional Housing Board North Hamts PCT (Mid Hamts PCT) HCC Social Services Probation Service Police Housing Partnership Board	Revised Deposit Draft Local Plan Review 1996-2016 Homelessness Strategy 2003-2208 Planning and Transport Legal Services Corporate Resources Leisure Services	South East Regional Housing Strategy 2004 - 2006 HCC Structure Plan 1996-2011

Team Responsible: Housing Development **Manager Responsible:** Housing Development Manager

Key priority: To address the housing needs of specific groups

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
9	Increase the availability of accommodation for single people	Ensure that by 2007 at least 25% of all new affordable dwellings are available for single people.	25% by 2007	37 units	2002/2003 151 (67%) completions 2003/2004 86 (44%) completions	Housing needs for this group will increase. Numbers on the Housing Register, and those applying as homeless, will increase. There could be a skills shortage due to people leaving the area to secure accommodation	Planning and Transport - staff time Legal Services staff time	Planning and Transport Housing Associations Housing Partnership Board Legal Services	Revised Deposit Draft Local Plan Review 1996-2016 Homelessness Strategy 2003-2008 ATIS REAL Whetheralls Key Worker Report Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	South East Regional Housing Strategy 2004/2006 National Investment Policy 2004/2006
10	Continue to work with Housing Associations to address the deficit between income levels and house prices, and the associated difficulties with purchasing property.	Provide 12 general use (non-key worker) shared ownership units of accommodation. This figure relates to the proportion of people on the HR who have expressed an interest in shared ownership and earn more than £20,000. This equates to 5% of the total applicants.	36 units	12 per year	n/a	As the deficit between income levels and house prices grows there will be an increased demand on the Housing Register and social rented accommodation. Assisting those who can purchase accommodation will release demand from the social rented sector.	Housing Development Officer time Social Housing Grant Housing Associations' own finances	Planning and Transport Housing Associations Housing Partnership Board Legal Services	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Revised Deposit Draft Local Plan Review 1996-2016	South East Regional Housing Strategy 2004 - 2006 National Investment Policy 2004 -2006

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
11	Investigate the housing needs of non-key workers on low to medium incomes.	Carry out borough wide research to assess the need for an intermediate housing policy	n/a	2004/2005	n/a	Due to high house prices in the borough, many households cannot afford to buy. Unless classified as key workers, they do not qualify for any key worker initiatives. It is likely that they would not qualify for housing association rented housing either, as their salaries are too high.	Housing Policy and Renewal Officer Portfolio Holder for Housing, Health and Homes	Planning and Transport Housing Associations Housing Partnership Board	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	South East Regional Housing Strategy 2004 – 2006 National Investment Policy 2004 - 2006



Priority area: Meeting housing needs of key workers in the Borough

Team Responsible: Housing Development **Manager Responsible:** Housing Development Manager

Key priority: To address the needs of key workers

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
12	Following the completion of the ATIS REAL Wetheralls report on Key Worker Housing Needs, develop policies to address the identified need.	To work with partner associations and local employers to bring forward housing schemes	n/a	2004/2005	A further survey was commissioned to consult key workers on the issues they may/ may not face in accessing accommodation. ATIS REAL Wetheralls carried out the survey. The results show that there is a low need for key worker accommodation	The housing needs of key workers in the borough are not met. Due to the difficulties this group can have in securing accommodation in the borough essential service providers may have a skills shortage.	£2k p.a for investigation and development of policy	Planning and Transport Housing Associations HCC Housing Partnership Board Regional Housing Board Housing Corporation	Revised Deposit Draft Local Plan Review 1996-2016 ATIS REAL Wetheralls Key Worker Report	South East Regional Housing Strategy 2004/2006 National Investment Policy 2004/2006
13	Continue to assist key workers secure long-term accommodation through the use of shared ownership.	Work with housing association partners to develop shared ownership through key worker initiatives	Provide 150 shared ownership dwellings specifically for key workers by 2007	50 units	n/a	As above	Starter Home Initiative Challenge Fund Housing Development Team	Planning and Transport HCC Housing Partnership Board	Revised Deposit Draft Local Plan Review 1996-2016 ATIS REAL Wetheralls Key Worker Report	South East Regional Housing Strategy 2004/2006 National Investment Policy 2004/2006

Priority area: Assessment of House Condition

Team Responsible: Housing Improvements Manager Responsible: Housing Improvements Manager

Key priority: To address the needs of key workers

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
14	Provide a strategic approach to housing renewal	Annually review the Private Sector Renewal Policy	n/a	Annually in July	Policy adopted in July 2003	Housing renewal takes place on a 'case by case' basis, which does not allow for good financial planning. A more strategic approach means a better service to the general public.	Housing Improvements Team	PSLs North Hants PCT (Mid-Hants PCT) Care and Repair Supporting People HCC Social Services	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy	Regulatory Reform Order 2002
15	Private Sector Landlords (PSLs)	Organise a PSLs Fair	n/a	Annually	Fairs held in December 2002, and December 2003. Consultation on setting up a landlords' focus group underway. See revised Housing Strategy for further information	Lack of awareness of new legislation and good practice by PSLs leads to a poor quality private rented sector.	£5,000 p.a Housing Improvements Team Housing Needs and Advice Team Housing Policy and Renewal Officer	PSLs Estate Agents Local Tax and Benefits	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	n/a

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
16	Increase the levels of available housing stock within the borough	Identify long-term vacant dwellings and bring them back into use.	36 dwellings by 2007	10 dwellings in 2004-2005 12 dwellings in 2005-2006 14 dwellings in 2006-2007	n/a	Empty properties can accelerate area degeneration, as well as leaving property that can't be accessed to meet the shortage of accommodation in the borough.	£53,000 Housing Improvements Team Council Tax and Benefits Team	Property owners Registered Social Landlords (RSLs)	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Community Safety Strategy 2002-2005	South East Regional Housing Strategy 2004/2006 National Investment Policy 2004/2006 Best Value



Priority area: Improving the condition of housing stock in the Borough

Team Responsible: Housing Improvements **Manager Responsible:** Housing Improvements Manager

Key priority: To improve house conditions in the borough

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
17	Ensure an accurate and robust assessment of house conditions is available to support the Housing Strategy	Carry out an update of house conditions in the borough every five years	Survey due 2006	n/a		Without a survey the Council would not know what condition the stock is in, and where to target resources. This could lead to an under resourced and ineffective renewal/development programme	£25k 2006/2007	Housing Associations Housing Partnership Board Social Services Occupational Health	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	Housing Act 1985 Best Value Quality and Choice: A Decent Home for All
18	Improve the quality of housing stock in the borough	Identify unfit dwellings for renovation	54 dwellings to be improved by 2007	18 unfit dwellings made fit every year	10 dwellings renovated this financial year. The target has been reviewed, as 250 dwellings was not a realistic target	Housing conditions in the borough would deteriorate and lead to an increase in housing needs.	Housing Improvements Team £40,000 in capital grants for renovation	Homeowners Private Landlords	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	Housing Act 1985 Best Value
19	Increase owner occupiers' and landlords' awareness of the importance of regular home maintenance and ways of achieving this	Organise promotions to raise awareness.	1 per year	1 per year	One promotion carried out in 2002, and another in October 2003.	The condition of housing in the borough would deteriorate.	£1500	Homeowners PSLs	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Community Safety Strategy 2002-2005	n/a

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
20	Reduce the number of accidents in the home	Investigate the causes of accidents in the home Amend the range of work qualifying for assistance	2005	n/a	n/a	Vulnerable people can be at risk of accidents in the home, which in turn can affect their ability to stay independent.	£10,000	Homeowners PSLs Housing Partnership Board North Hants PCT (Mid Hants PCT)	n/a	n/a

Key priority: To improve the energy efficiency of the housing stock

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
21	Increase levels of energy conservation awareness	Organise five promotions each year.	n/a	Five per year	Five completed 2002-2003	We will fail to meet the targets set in the Strategy under the Home Energy Conservation Act 1985	£2,400	Southampton Energy Advice Centre Government's Warm Front Scheme Local installers	Strategy adopted under the Home Energy Conservation Act 1995	Home Energy Conservation Act 1995
22		Use the results of the infra-red heat loss survey to identify areas for targeted action	n/a	2 per year						

Priority area: Neighbourhood Renewal

Team Responsible: Regeneration and Design **Manager Responsible:** Head of Regeneration and Design

Key priority: To regenerate areas of deprivation in the borough
Update on objectives 2002-2003

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
23	Using all deprivation indicators regenerate deprived areas of the Borough in priority order	Together with all stakeholders, especially residents, agree, implement and monitor actions for each of the regeneration areas, according to local action plans.	Identify opportunities for local neighbourhood improvement projects and implement schemes.	Physical audit of the most deprived wards Place-check initiative in Popley	Physical audit complete. Place-check complete. Phase 1 Improvement Schemes programmed for completion by March 2004	Deteriorating physical environment.	Regeneration and Design Services. £11,000 for place-check consultant £47,000 for Phase 1 Improvement Schemes	Housing Associations	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	A New Commitment to Neighbourhood Renewal – National Strategy Action Plan (2001)
24	Using all deprivation indicators, regenerate deprived areas of the borough in priority order	Together with all stakeholders, especially residents, agree, implement and monitor actions for each of the regeneration areas according to local action plans.	Identify opportunities for local neighbourhood improvement projects and implement schemes.	Bid for funding to pursue public realm enhancements in 2004/05 to 2006/07	Bids submitted and result formally available – February 04	Deteriorating physical environment.	Bid of £1.1m for 2004/2005 – 2006/2007 Regeneration and Design staff	Housing Associations	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	A New Commitment to Neighbourhood Renewal – National Strategy Action Plan (2001)

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
25	Using all deprivation indicators, regenerate deprived areas of the borough in priority order	Together with all stakeholders, especially residents, agree, implement and monitor actions for each of the regeneration areas, according to local action plans.	Prepare area close - wide regeneration strategies with feasibility studies	Publish North Basingstoke Action Plan Publish Central Area Action Plan	Action Plans published November 2003 and December 2003.	No strategic approach to regeneration. Failure to effectively use BDBC Property Portfolio for social, environmental and economic gain	Regeneration and Design staff Planning and Transport staff	LSP	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Revised Deposit Draft Local Plan Review 1996-2016 Pride in our Place. A Community Strategy for Basingstoke and Deane 2003-2013	A New Commitment to Neighbourhood Renewal – National Strategy Action Plan (2001)
26	Using all deprivation indicators, regenerate deprived areas of the borough in priority order	Together with all stakeholders, especially residents, agree, implement and monitor actions for each of the regeneration areas according to local action plans.	Identify and implement opportunities for major regeneration initiatives	Commence feasibility study at Longfellow Parade	Feasibility study commenced in Nov 2003	Continued poor quality housing and environment. Continued anti-social behaviour. More difficult development proposals will not be realised.	£15,000 towards financial feasibility study and master plan, in partnership with housing association	Internal Business Units Sentinel Housing Group	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	A New Commitment to Neighbourhood Renewal – National Strategy Action Plan (2001)
27	Using all deprivation indicators, regenerate deprived areas of the borough in priority order	Together with all stakeholders, especially residents, agree, implement and monitor actions for each of the regeneration areas according to local action plans.	Adopt Bishops Green Plan Implement Phase 1 Housing at Bishops Green	Complete Bishops Green housing options appraisal by May 03. Planning application for community facility	Housing options appraisal completed. June 2003 Planning application due in March 2004	Continued poor quality housing, environment and community facilities	£14,500 towards Bishops Green Housing Options Appraisal. £1.1 million over 3 years for range of projects and physical improvements, including new village hall (2003-2006)	Sentinel Housing Group Sovereign Housing Association	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Revised Deposit Draft Local Plan Review 1996-2016	A New Commitment to Neighbourhood Renewal – National Strategy Action Plan (2001)

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
28	Using all deprivation indicators, regenerate deprived areas of the borough in priority order	Together with all stakeholders, especially residents, agree, implement and monitor actions for each of the regeneration areas, according to local action plans.	Complete Oakridge Central Regeneration Scheme	Complete Phase 1 and Phase 2	Phase 1 completed and Phase 2 being built.	Continued poor quality housing, environment and community facilities	Regeneration and Design Services Planning and Transport Services Housing Services	Sentinel Housing Group	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	A New Commitment to Neighbourhood Renewal – National Strategy Action Plan (2001)
29	Using all deprivation indicators, regenerate deprived areas of the borough in priority order	Together with all stakeholders, especially residents, agree, implement and monitor actions for each of the regeneration areas, according to local action plans.	Audit of the 4 most deprived wards to assess the extent to which they are unable to access local facilities. Identify gaps in provision/need for physical improvements. Identify actions to be taken on the basis of the audit. Co ordinate management and delivery of actions.	Complete audits by April 04	Audit work commenced. Due for completion in 2004/05.	Unacceptable levels of deprivation would persist. Lack of community leadership and co ordinated action with partners via LSP Deteriorating physical environment	Regeneration and Design staff Policy and Partnerships staff	LSP Policy and Partnerships	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Pride in our Place. A Community Strategy for Basingstoke and Deane 2003-2013 Basingstoke and Deane Community Safety Strategy 2002-2005	A New Commitment to Neighbourhood Renewal – National Strategy Action Plan (2001)

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
30	Prevent degeneration	Undertake a review of all available information to identify areas at risk of degeneration	Continue with mapping exercise and develop criteria/ indices to determine priority areas and assist in resource allocation. Identify actions to be taken on the basis of the audit. Implement Action Plan to agreed timescales	Establish the identification of 'hot spots' throughout the borough by April 2004	Interpretation of updated Census data is underway. Due for completion in 2004/05.	Efforts to raise most deprived wards up to Borough average, and ensure early intervention elsewhere would be compromised	Regeneration and Design Staff Planning and Transport Staff LSP Housing Services Staff	LSP Policy and Partnerships Housing Services Planning and Transport	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Community Safety Strategy 2002-2005	A New Commitment to Neighbourhood Renewal – National Strategy Action Plan (2001)

Priority area: Neighbourhood Renewal

Team Responsible: Regeneration and Design **Manager Responsible:** Head of Regeneration and Design

Key priority: To regenerate areas of deprivation in the borough

New objectives 2004-2007

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
31	Develop and implement a Neighbourhood Renewal Strategy for the borough	To produce and implement a Neighbourhood Renewal Strategy in collaboration with Key Partners, via the LSP. The production of the Strategy should have regard to the National Housing Federation's 'In Business for Neighbourhoods' agenda.	2005	n/a	n/a	No strategic approach to regeneration and no co ordination of activity and resource Unacceptable levels of deprivation would persist. Lack of community leadership and co ordinated action with partners, via LSP	Regeneration and Design Policy and Partnerships staff	LSP Policy and Partnerships	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	A New Commitment to Neighbourhood Renewal - National Strategy Action Plan (2001)
32	Identify opportunities for local neighbourhood improvement projects and implement schemes.	Implement public realm enhancements in Popley, Buckskin and Norden, co ordinated with HA proposals from Asset Management Strategies.	2007	Implement Priority 1 enhancements	n/a	Deteriorating physical environment.	£1 million over 3 years (as part of Corporate 3 year planning process 2004/05 to 2006/07)	Housing Associations	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	A New Commitment to Neighbourhood Renewal - National Strategy Action Plan (2001)

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
33	Implement North Basingstoke Action Plan and Central Area Action Plan.	Progress provision of housing on sites within action plan areas.	Develop concept statements and market 3 major sites	Develop concept statements and market a major site	n/a	No strategic approach to regeneration. Failure to effectively use BDBC Property Portfolio for social, environmental and economic gain	In house Regeneration and Design, and Planning and Transport staff S.106 developers' contributions	LSP Planning and Transport	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Revised Deposit Draft Local Plan Review 1996-2016 Pride in our Place. A Community Strategy for Basingstoke and Deane 2003-2013	A New Commitment to Neighbourhood Renewal - National Strategy Action Plan (2001)
34	Identify and implement opportunities for major and minor regeneration initiatives	Complete feasibility study at Longfellow Parade. Work with RSLs to assess development potential of various sites	Sept 2004	n/a	n/a	Continued poor quality housing and environment. Continued antisocial behaviour. More difficult development proposals will not be realised.	Regeneration and Design, Planning and Transport, and Property Services Staff	Internal Business Units Planning and Transport Sentinel Housing Group Sovereign Housing Association	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	A New Commitment to Neighbourhood Renewal - National Strategy Action Plan (2001)
35	Commence Bishops Green Regeneration	Prepare Action Plan for Bishops Green Agree proposed layout and phasing for redevelopment Convene Phase 1 Housing at Bishops Green	October 2004	n/a	n/a	Continued poor quality housing, environment and community facility	Bishops Green Regeneration £1.1 million over 3 years for a range of projects and physical improvements, including new village hall (2003/04 to 2004/05)	Sentinel Housing Group Sovereign Housing Association Planning and Transport	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Revised Deposit Draft Local Plan Review 1996-2016	A New Commitment to Neighbourhood Renewal - National Strategy Action Plan (2001)

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
36	Complete Oakridge Central Regeneration Scheme	Complete Phase 2 Complete Phase 3	August 2004 Early 2006	n/a n/a	n/a	Continued poor quality housing, environment and community facility	Regeneration and Design, and Planning and Transport staff	Sentinel Housing Group Planning and Transport	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	A New Commitment to Neighbourhood Renewal - National Strategy Action Plan (2001)
37	Assess the extent to which the most deprived wards in the borough are unable to access local facilities, have gaps in provision and have a need for physical improvements	Carry out an audit of the four most deprived wards Identify actions to be taken on the basis of the audit. Co ordinate management and delivery of actions	Dec 2004 March 2005	n/a n/a	n/a	Unacceptable levels of deprivation would persist. Lack of community leadership and co ordinated action with partners, via LSP Deteriorating physical environment	Regeneration and Design, and Policy and Partnerships Staff	LSP Policy and Partnerships	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Community Safety Strategy 2002-2005	A New Commitment to Neighbourhood Renewal - National Strategy Action Plan (2001)

Priority area: Neighbourhood Renewal

Team Responsible: Regeneration and Design

Manager Responsible: Head of Regeneration and Design

Key priority: To prevent degeneration

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
38	Undertake a review of all available information to identify areas at risk of degeneration	Continue with mapping exercise and develop criteria/ indices to determine priority areas and assist in resource allocation. Identify actions to be taken on the basis of the audit. Implement Action Plan to agreed timescales.	Complete interpretation of updated Census data by 2005. Establish the identification of 'hot spots' throughout the borough by March 2005	n/a n/a	n/a	Efforts to raise most deprived wards up to borough average, and ensure early intervention elsewhere would be compromised	Policy and Partnerships staff	LSP Policy and Partnerships	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Community Safety Strategy 2002-2005	A New Commitment to Neighbourhood Renewal - National Strategy Action Plan (2001)

Priority area: Working to improve Community Safety

Team Responsible: Community Safety Manager Responsible: Community Safety Manager

Key priority: Community Safety

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
39	Decrease crime, the fear of crime and anti-social behaviour in residential areas	Achieve targets set out in the Community Safety Strategy	See the Basingstoke and Deane Community Safety Strategy 2002-2005	n/a	n/a	Targets in the Community Strategy will not be achieved	Community Warden Scheme £250,000 pa. Grants £100k CCTV £90,000 Building Safer Communities (BSC) estimated £100,000 Community Safety Staff time	Community Safety Team Health Improvement Team Supporting People Team	Basingstoke and Deane Community Safety Strategy 2002-2005 Pride in our Place. A Community Strategy for Basingstoke and Deane 2003-2013 Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy Safer Journeys to School Strategy Places to live – Urban Design Guide for Residential Development	Crime and Disorder Act 1998 A Better Quality of Life in the South East

Priority area: Affordable housing for those with general needs

Team Responsible: Housing Needs and Advice Manager Responsible: Housing Needs Manager

Key priority: Choice Based Lettings

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
40	To investigate an alternative method of allocating vacant lettings to those in housing need	Establish proposals for a comprehensive Choice-Based Lettings (CBL) scheme.	2005/2006	n/a	Pilot schemes have taken place at Oakridge and in the Town Centre (Crown Heights)	We won't meet the Government target for 25% of authorities to have a CBL scheme by 2005, and for all authorities by 2010.	£30k for new IT system	Housing Associations Housing Partnership Board HCC Social Services	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Office of the Deputy Prime Minister (ODPM) requirement that 100% of local authorities have a CBL scheme by 2010.	Quality and Choice: A Decent Home for All



Team Responsible: Housing Needs and Advice **Manager Responsible:** Housing Needs Manager

Key priority: Address levels of homelessness in the Borough

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
41	To raise the awareness of services available to homeless people in the borough.	Meet the targets in the Homelessness Strategy	2008	n/a	n/a	Homeless people will not be able to access the services available to assist them.	ODPM Grant of £40k to assist in homeless initiatives for 2004/2005 Homelessness and Advice Team staff time	Housing Associations North Hants PCT (Mid Hants PCT) Supporting People	Homelessness Strategy 2003-2008 Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Pride in our Place. A Community Strategy for Basingstoke and Deane 2003-2013 Basingstoke and Deane Community Safety Strategy 2002-2005 Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy North Hants PCT Delivery Plan	Homelessness Act 2002 South East Regional Housing Strategy
42	Investigate the different options to improve the delivery services to homeless applicants across the borough	Meet the targets in the Homelessness Strategy	2008	n/a	n/a	Service to homeless people will not improve. Gaps in service condition will not be identified.	ODPM Grant of £40k to assist in homeless initiatives for 2004/2005 Homelessness and Advice Team staff time	Housing Associations North Hants PCT (Mid-Hants PCT) Housing Partnership Board Supporting People	Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy	Homelessness Act 2002 South East Regional Housing Strategy

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
43	Ensure there is adequate support provision for homeless people, both during and after their homeless application	Meet the targets in the Homelessness Strategy	2008	n/a	n/a	Being homeless leaves many people very vulnerable. Without additional assistance at this time, people may not be able to deal with the other parts of their lives effectively. If we are unable to continue assisting people after their application has been dealt with, we will not be able to help to prevent repeat homelessness.	ODPM Grant of £40k to assist in homeless initiatives for 2004/2005 Homelessness and Advice Team staff time	Social Services Stonham Housing Association Housing Partnership Board Supporting People	Homelessness Strategy 2003-2008 Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy	Homelessness Act 2002
44	Increase and improve the provision of suitable temporary and permanent accommodation	Meet the targets in the Homelessness Strategy	2008	n/a	n/a	Government Bed and Breakfast targets may not be met if the levels of accommodation are not increased. Accommodation needs to be suitable for the use of families and vulnerable people, to ensure the issues they are already facing are not made worse through inadequate accommodation.	ODPM Grant of £40k to assist in homeless initiatives for 2004/2005 £11,000 to the women's refuge £117,000 for PSL properties Supported Lodgings scheme £11,000 £39,000 for the rent deposit scheme Homelessness and Advice Team staff time	Housing Associations Supporting People Supporting People Supported Lodgings scheme £11,000 £39,000 for the rent deposit scheme Homelessness and Advice Team staff time	Homelessness Strategy 2003-2008 Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy	Homelessness Act 2002 Bed and Breakfast Unit Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
45	Improve partnership working and communication with other service providers	Meet the targets in the Homelessness Strategy	2008	n/a	n/a	We would not be able to highlight potential homeless cases, making it more difficult to prevent them.	ODPM Grant of £40k to assist in homeless initiatives for 2004/2005 Homelessness and Advice Team staff time	Housing Associations HCC Social Services Probation Service Hampshire Youth Service Connexions Health Partnership Housing Partnership Board Supporting People	Homelessness Strategy 2003-2008 Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy	n/a
46	To reduce homelessness for vulnerable groups through partnership working.	Increase the number of Housing Associations signed up to the Vulnerable Persons' Protocol.	2005	n/a	n/a	Homelessness amongst vulnerable groups will increase, due to lack of appropriate support when accommodated.	ODPM Grant of £40k to assist in homeless initiatives for 2004/2005 Homelessness and Advice Team staff time	Housing Associations Housing Partnership Board HCC Social Services CAB Health Partnership Supporting People	Homelessness Strategy 2003-2008 Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Pride in our Place. A Community Strategy for Basingstoke and Deane 2003-2013 Basingstoke and Deane Community Safety Strategy 2002-2005 Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy North Hants PCT Delivery Plan	n/a

Priority area: Housing Benefit

Team Responsible: Housing Benefit **Manager Responsible:** Benefit Manager

Key priority: Community Safety

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
47	Improve the length of time taken to assess housing benefit claims	To continue to assess 90% of complete claims within 14 days of becoming complete	2007	n/a	Initial target achieved. Now needs to be maintained	A delay in awarding housing benefit can lead to possession action, and even eviction in some cases	Housing Benefit Team staff time	Housing Benefits	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Homelessness Strategy 2003-2208	Department of Work and Pensions – Best Practice Guide for Benefits Admin Housing and Council Tax Benefit Legislations Benefit Fraud Inspectorate
48	Reduce the length of time taken to assess housing benefit claims	To continue to achieve an average of 42 days to process a claim from receipt to assessment	2007	n/a	Initial target achieved. Now needs to be maintained	A delay in awarding housing benefit can lead to possession action, and even eviction in some cases	Housing Benefit Team staff time	Housing Benefits	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Homelessness Strategy 2003-2208	Department of Work and Pensions – Best Practice Guide for Benefits Admin Housing and Council Tax Benefit Legislations Benefit Fraud Inspectorate

Priority area: Meeting the Housing Needs of Vulnerable Groups

Team Responsible: Housing Improvements **Manager Responsible:** Housing Improvements Manager

Key priority: To ensure the needs of disabled applicants are met

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
49	Address the issue of sub-standard accommodation for vulnerable groups	Develop an action plan to increase the proportion of private homes in decent condition occupied by vulnerable groups.	2007	n/a	n/a	Vulnerable people will continue to live in sub-standard accommodation.	Housing Improvements Team staff time	HCC Social Services	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007	Decent Homes Target Implementation Plan

Team Responsible: Housing Development **Manager Responsible:** Housing Development Manager

Key priority: To ensure the needs of disabled applicants are met

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
50	Ensure sufficient affordable housing and support for elderly or disabled residents.	Develop a strategy to deal with the growth of the frail elderly population in the borough.	2005/2006	n/a	n/a	Without a strategy we will be unable to maximise service provision.	Older Persons' Housing Needs Strategy £30k	HCC LSP HCC Social Services Health Improvement Team North Hamis PCT (Mid Hamis PCT) Supporting People	Basingstoke and Deane Community Safety Strategy 2002-2005 Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy Homelessness Strategy 2003-2008 Cultural Strategy	Hampshire County Council – Housing Position Statement Local Transport Plan Supporting People The National Service Framework for Older People Quality and Choice for Older Persons' Housing

Team Responsible: Housing Improvements Team **Manager Responsible:** Housing Improvements Manager

Key priority: Assisting older people to remain in their homes

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
51	Increase the use of technology to assist older people remain in their homes.	Introduce 3 telecare homes as part of the HCC pilot scheme.	n/a	2004/2005	n/a	Older people may not be able to remain in their own homes	£45,000	HCC Social Services Housing Associations Housing Partnership Board	n/a	n/a
52	Increase the awareness of fuel poverty, and use a multi-agency co-ordinated approach to reducing fuel poverty.	Review the operation of the Warm Homes Partnership annually	n/a	Annually	n/a	Vulnerable people will continue to live in cold homes with the inherent health implications.	Housing Improvements Team staff time £50,000	Voluntary and statutory partners	Warm Homes Partnership Initiative	Tackling Fuel Poverty – A Beacon Council Toolkit for local authorities.

Team Responsible: Supporting People **Manager Responsible:** Supporting People Co-ordinator

Key priority: Support to vulnerable people

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
53	Monitor the action plan of the Borough Supporting People Strategy	Produce an annual update of the Borough Supporting People Strategy	n/a	Annually	n/a	Vulnerable people needing housing support will not be able to access appropriate services that will enable them to maintain their tenancy	Supporting People Officer office and overheads	Supporting People Team District Core Group Housing Benefit Team Health Improvement Team HCC Social Services Community Safety and Health Improvement Business Unit North Hants PCT (Mid-Hants PCT) Probation Service Carers Housing Associations Support agencies Special interest groups	Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy	ODPM – Supporting People Guidance

Team Responsible: Supporting People **Manager Responsible:** Head of Housing Services

Key priority: Support to vulnerable people

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
54	Continue to support Supporting People in the Borough	Assist the Supporting People Team in meeting the targets required in the Supporting People Strategy.	2005 (Supporting People Strategy)	n/a	n/a	Joint working is essential for the successful implementation of the Supporting People Strategy. Without it the initiative may fail.	Supporting People Officer, office and overheads Housing Service Staff	Supporting People District Core Group Housing Benefit Team HCC Social Services Community Safety and Health Improvement Business Unit North Hants PCT (Mid-Hants PCT) Probation Service Carers Housing Associations Support agencies Special interest groups Housing Partnership Board	Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy	ODPM – Supporting People Guidance

Objective Update 2003/2004

Team Responsible: Supporting People **Manager Responsible:** Supporting People Co-ordinator

Key priority: Initiate a better method of prioritising need

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
55	Through partnership working, assess levels of need, supply, and any gaps in service, for vulnerable people in housing need.	Carry out a mapping process to maximise Transitional Housing Benefit to the size of the budget	April 2005	n/a	Supply mapping has been completed. Housing needs mapping is on going.	Gaps in service provision will not be addressed.	HCC –independent researcher to be commissioned	HCC Social Services Supporting People Team Housing Partnership Board Health Partnership	Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy	ODPM –Supporting People Guidance

Team Responsible: Housing Needs and Advice **Manager Responsible:** Housing Needs Manager

Key priority: Produce a better method of allocating accommodation to special needs groups

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
56	Develop a centralised referral system for all special needs accommodation	Referrals to be made through the Supported Housing Panel	April 2003	n/a	Completed. Panel is up and running, and working very well. Its continued use needs to be ensured.	People with support needs may not be allocated appropriate accommodation and, therefore not receive the support and care they need. A consequence of this is eviction, adding to the cycle of homelessness. Before this was implemented there was no cohesion in letting of supported accommodation, which led to unnecessary vacancies and high demand for property.	Housing Needs and Advice Team staff time	Health HCC Social Services Supporting People Team	Developed out of a local need Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy	ODPM –Supporting People Guidance

Team Responsible: Housing Needs and Advice **Manager Responsible:** Housing Needs Manager

Key priority: Vulnerable young people

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
57	Ensure there is sufficient and appropriate accommodation for homeless 16/17 year olds, together with adequate support services	Work with statutory and voluntary agencies and Housing Associations to increase suitable accommodation with support services	n/a	One unit per year	Supported Lodgings Scheme set up with Stonham Housing Association in May 03. 14 people housed. 2 units provided at Oakley Lodge July 03. 16/17 year olds now housed through the Supported Housing Panel, which has reduced under 18 homelessness.	Young people housed without supported accommodation or floating support run a high risk of repeat homelessness.	£21k	Stonham Housing Association Other partner Housing Associations HCC Social Services Hampshire Youth Service Connexions Supporting People Team	Basingstoke and Deane 3 Year Plan and Budget Strategy 2004-2007 Basingstoke and Deane Youth Strategy 2004-2010 Basingstoke and Deane Supporting People Strategy Hampshire Supporting People Strategy	Homelessness Act 2002 More than a Roof

Priority area: Funding affordable housing development

Team Responsible: CROAP Working Party Manager Responsible: Head of Housing Services

Key priority: To consider the funding options available to fund affordable housing post LASHG

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
58	Investigate the options available to fund affordable housing	To develop and prepare supplementary planning guidance on developer contributions and community infrastructure, in support of policies in both the Adopted Local Plan and the Local Plan Review. This sets the basis for negotiations with developers, to secure affordable housing infrastructure and community provision, as part of new developments or towards off site provision.		Consultation Summer 2004 Adoption of SPG Oct 2004	Draft SPG being produced. This will be presented to members in September along with the results of the CROAP working party. Including objectives 52 onwards.	Without the appropriate resources, the future development of affordable housing will remain uncertain, and we will be unable to meet the housing need in the borough.		Housing Associations Housing Developers Planning and Transport Legal Services	Capital Replacement Options Appraisal Project (CROAP) Working Party	Sustainable Communities Building for the Future 2003
59	Investigate the options available to fund affordable housing	Work with housing associations to explore the possibility of forward funding housing developments by the associations.		Oct 2004	Initial investigations have been completed and shown that this will be of little use on s.106 sites. Forward funding of non s.106 sites will be discussed if suitable sites become available. Full details of the investigation will be presented to Members in October 2004.	Without the appropriate resources, the future development of affordable housing will remain uncertain and we will be unable to meet the housing need in the borough.		Housing Associations Planning and Transport Legal Services	CROAP Working Party	Sustainable Communities Building for the Future 2003

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
60	Investigate the options available to fund affordable housing	Investigate the PFI or the mini PFI to fund future housing development.		Oct 2004	The PFI will be covered in the report to Members detailing all the options for funding affordable housing in September 2004. However, it is unlikely that the PFI will be an option for non-HRA projects. We are involved in the investigation on the mini PFI being carried out by HATC Ltd once/if the ODPM has accepted the mini PFI we can consider it as an option.	Without the appropriate resources, the future development of affordable housing will remain uncertain and we will be unable to meet the housing need in the borough.		Legal Services Financial Services	CROAP Working Party	Sustainable Communities Building for the Future 2003
61	Investigate the options available to fund affordable housing	We aim to be more creative about the use of our land to assist, where possible, with the delivery of affordable housing.	Ongoing until 2007 as part of the Council's 3 year Plan and Budget Strategy		We have secured the development of 100 units of affordable accommodation, and 60 private units, on the North Houndmills site we own. This has resulted in 62% affordable housing (including key workers) on the site which is substantially more than the normal 40% (including key workers) required on s.106 sites.	Without the appropriate resources, the future development of affordable housing will remain uncertain and we will be unable to meet the housing need in the Borough.		Planning and Transport Legal Services Financial Services	CROAP Working Party Basingstoke and Deane 3 year plan and Budget Strategy	Sustainable Communities Building for the Future 2003

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
62	Investigate the options available to fund affordable housing	Investigate the possibility of using external finance provided by companies such as the Asset Trust to fund housing development on specific sites.		Oct 2004	Officers have received a presentation from the Asset Trust. The outcome will be presented to members in October 2004.	Without the appropriate resources, the future development of affordable housing will remain uncertain and we will be unable to meet the housing need in the borough.		Housing associations Private housing companies Legal Services Financial Services	CROAP Working Party	Sustainable Communities Building for the Future 2003
63	Investigate the options available to fund affordable housing	Investigate the possibility of the Council being involved in the Cross Regional Mobility initiative, with particular reference to the Council receiving ADP allocations from London boroughs in return for nomination rights. We aim to link this with skills shortages in the borough, particularly in retail, hospital support posts and for school caretakers.		Oct 2004	The Housing Corporation is currently discussing with the ODPM why the initial bids from London Boroughs failed. As a result of this, we are currently waiting for further information from the Housing Corporation on how this project is to proceed. In the meantime we have offered to meet West London authorities to discuss ways to progress this project.	Without the appropriate resources, the future development of affordable housing will remain uncertain we will be unable to meet the housing need in the borough.		Housing Corporation Housing Associations London Borough Councils The London Mayors Office	CROAP Working Party	Sustainable Communities Building for the Future 2003 ODPM

No.	Action	Initiative	3 year target	Annual Target	Progress to date	What happens if we don't do this?	Resources	Key Partners	Corporate Source	Government Source
64	Investigate the options available to fund affordable housing	Investigate the possibility of using Council capital to fund development and then long lease the units to housing associations.		Oct 2004	This will be part of a comprehensive report to Members in October 2004.	Without the appropriate resources, the future development of affordable housing will remain uncertain and we will be unable to meet the housing need in the borough.		Financial Services Legal Services Planning Services Property Services Housing Associations	CROAP Working Party	Sustainable Communities Building for the Future 2003
65	Investigate the options available to fund affordable housing	To investigate the possibility of the continued use of Council capital to support affordable housing provision.		Oct 2004	There is £5.3m reserve funding to support the delivery of the Council's key priorities, provision of affordable housing is an important one. Members will be considering their approach to this following a report to be submitted in October 2004.	Without the appropriate resources, the future development of affordable housing will remain uncertain, and we will be unable to meet the housing need in the borough.		Financial Services Legal Services	CROAP Working Party	Sustainable Communities Building for the Future 2003



Basingstoke and Deane Borough Council

Civic Offices London Road Basingstoke Hants RG21 4AH

Telephone 01256 844844 Fax 01256 845200

www.basingstoke.gov.uk

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