

2020-24 Housing and Homelessness Strategy

Meeting the affordable housing needs of our borough.



Basingstoke
and Deane

Basingstoke and Deane Borough Council

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Housing Choices for All

Draft BDBC 2020-24 Housing and Homelessness Strategy Outline

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Cabinet Member's Introduction

Our ambitious new Housing Strategy ensures that we are creating opportunities at every stage of life for all residents across Basingstoke and Deane. This document focuses on increasing housing choices, available to the borough's residents who have housing needs.

Whether it's a family with children bidding for a home to rent from the Council's Housing Register; a rough sleeper taking their first steps into more secure accommodation; first time buyers searching the web for their first home purchase; or older people who want to move to a smaller home, everyone should have the opportunity to make good choices and the Council can act as the catalyst for their needs to be met.

The 2016-2020 Housing and Homelessness Strategy set a number of ambitious targets, which it is successfully meeting: affordable housing supply has increased; rough sleeping has reduced significantly; and we have implemented the 2018 Homeless Reduction Act changes, throughout the lifetime of the strategy.

This new 2020-24 Strategy seeks to build on that success and be ambitious for the future about what we can achieve. While the strategy is not policy, it sets a direction of travel which will influence other decisions in our housing and homelessness teams, together with the planning teams to ensure we deliver what our residents want to see. In light of the recent Covid19 pandemic, it is even more important to ensure that those who need support, can access it easily and promptly. The Council is committed to targeting resources to ensure we meet our ambitious vision for the future.

The key change in this new strategy is the focus on affordable home ownership. We know that people in our Borough aspire to own their own home and we need to ensure we are facilitating this need as a council. Over the last two years, we have seen an imbalance in the number of new affordable homes delivered for rent, compared for low cost home ownership. I believe this to be an imbalance that needs attention. With the Local Plan due to be reviewed, this Strategy document will act as a platform for increasing affordable home ownership, while progressing innovative schemes and approaches which deliver results.

Overall, our new housing strategy seeks to capitalise on changes made to national policy, allowing us to have a balanced approach to the homes we deliver across the borough. We are committed to maximising opportunities for all residents seeking housing choices across Basingstoke and Deane.

Setting the Scene

Our vision for housing and homelessness in the borough is more than a hand up for those who want support and a safety net for those who need it. The council's vision is for people from all backgrounds to have an increasing number of choices from a better quality range of housing that both meets their needs and provides a platform to realise their wider ambitions. We will need to work with our partners to help refine this vision and the actions that will deliver it.

The council is required by law to have a Homelessness Strategy - and BDBC's homelessness strategy sits within this broader Housing and Homelessness Strategy 2020-24. It is a vital document setting out the strategic framework within which the council and our partners seek to achieve optimal outcomes within available shared and scarce resources for those in housing need across the borough. This strategy provides a broad direction of travel and identifies our key priorities. It has been developed throughout 2019 by way of a comprehensive programme of activities which culminated in a widespread consultation exercise – to ensure the strategy puts the needs of our residents at the heart of what we do.

The importance of progressing an aspirational agenda which reaches out in different ways to all our borough residents became ever more paramount in 2020 following the outbreak of Coronavirus. This strategy will begin its journey whilst still in the midst of managing the impact of the virus, as we begin taking tentative measures towards recovery and look to the future beyond.

Although much may still be unknown about the medium to long term changes likely to result or needing to be tackled as a result of Coronavirus, the key strategic objectives and priorities set out within this Housing and Homelessness Strategy remain constant. It will be the detail of the supporting action plans and measures to deliver those priorities which will require the dynamism, fluidity and flexibility of the Council and its partners to deliver those objectives throughout the life of the Strategy. The priorities the Council, in partnership with stakeholders is adopting to meet the challenges identified, are captured in Tables 2 and 3 of this Strategy document.

This strategy will shape and inform the development and implementation of relevant work programmes and operational action plans for the council and our partners. There have been some significant strategy and policy changes both nationally and locally that need to be taken into account with the drafting of this Strategy and acceptance of likely challenges and changes that are likely to emerge during the 2020-24 period.

The new strategy will also look to align the housing and homeless agenda with wider challenges that need to be addressed both nationally and locally. In addition to responding to post-Coronavirus needs and issues, this will include tackling the climate emergency, delivering the Council's new 2020 -24 plan priorities and *Horizon 2050* as well as the Place Shaping agenda, central to the emerging Local Plan.

The 2016-20 Housing and Homelessness Strategy

The Basingstoke and Deane 2016-20 Housing and Homelessness Strategy was adopted in November 2016. A number of key performance indicators and measures were identified for delivery and, overall, the performance of the strategy to date has been extremely successful. Particular highlights include:

Table 1 – 2016-20 Strategy Achievements

Key Achievement	What has been achieved?	Why is this significant?
New Affordable Homes Delivered	During 2016-2019, 792 new homes have been delivered	This is twice the amount (<u>326</u>) provided in the 3 years prior to this period. The annual target within the strategy was 300 new homes each year and 415 were delivered in 2018/19. The split of 70:30 rent : intermediate tenures has complied with the policy requirements of the Local Plan A total of 579 new homes are forecast for 2019/20
Preventing homelessness and minimising B&B	No 16/17 year olds were placed in B&B and no families with children were in B&B for longer than 6 weeks Suitable placements into the private rented sector doubled – from 40 to 110 each year in 2018/19 New prevention services were developed at the Joshua Tree The Council successfully implemented the new Homelessness Reduction Act (HRA) 2017	These are key Government and legal requirements In spite of challenging housing market conditions we have made effective use of the private sector to prevent households becoming homeless. Successful housing outcomes for over 200 vulnerable households have been achieved since the new service launched in 2016 The HRA has been the most significant new piece of homelessness legislation since 2002
Reducing Rough sleeping	Numbers of rough sleepers have reduced from 26 in 2016 to 5 in 2019	A comprehensive range of trailblazing initiatives have achieved this significant reduction - steered through the work of the Social Inclusion Partnership and the pioneering impact of the unique commissioning arrangement for homelessness services with Hampshire County Council.
Social Housing Relets	Over 2,000 new Social housing properties were available during 2016/17 to 2018/19	A 50% increase from the year the strategy started An 8 year high in new lettings achieved in 2018/19, Waiting times on the housing register for 2 and 3 bedroom accommodation are decreasing, with applicants now waiting roughly 18-24 months to be rehoused
Increasing Access to Low Cost Home Ownership	Twice annual Help to Buy Events have been delivered. The council's new Own Home Loan for first time buyers under 35 has been developed and launched	Over 1,000 households accessed help and advice since these events began. Surveys show 98%+ satisfaction levels from residents attending. This is an innovative new scheme which will complement national initiatives and include the option of purchasing existing properties (rather than just new build)

Strategic Fit with National and Local Policies

National Policies

Since the Housing and Homelessness Strategy 2016-20 was adopted, housing has continued to occupy a central place in the government's domestic agenda. Three significant documents have been published in recent years to which the Council has had to have regard to when considering its housing strategic approach:

Social Housing Green Paper *A new deal for social housing* (Aug 2018)
National Planning Policy Framework [updated Local Plan review requirements and updated definition of affordable housing] (July 2019)
Homelessness Reduction Act (2017)

Also published was Homes England's Five Year Strategic Plan which sets out the government's housing investment agency's priorities up to 2022/23.

In 2019, there was a change in leadership in government and in the absence of a further iteration of the Social Housing Green Paper, it is not possible to take a view on what direction housing policy will take in England. However a focus on increasing delivery of affordable home ownership products is likely to remain. Uncertainty remains over the impact that Brexit will have on domestic policy issues such as labour to build new homes and the possible changing status of residents who are from the EU27 countries but have been resident in the UK for many years.

Local Policies

The council's current Local Plan 2011-2029 was adopted in 2015, and includes a requirement for delivering 850 dwellings per annum. The Plan includes a range of other policies that influence the type, form and size of homes brought forward and in particular, Policy CN1 sets a requirement for 40% affordable housing on qualifying sites, with a 70/30 (rented/intermediate) tenure split.

The council is currently undertaking an update of its Local Plan covering the period up to at least 2040 – part of this work will involve seeking a robust and up-to-date evidence base to provide an understanding of the borough's current and future housing needs. The study will comply with national planning policy requirements, as set out in the National Planning Policy Framework 2019 (NPPF) and Planning Practice Guidance and reflect best practice.

The Council will adopt a new Council Plan 2020-24 in March 2020 ([link](#)) which identifies four key strategic priorities aimed at putting residents at the heart of everything we do. The priorities are:

Strengthening communities
Protecting and enhancing our environment
Improving safety
Planning for the future

The new Housing and Homelessness Strategy 2020-24 will have a pivotal role in delivering key components within each of these priority areas

The new Council Plan 2020-24 has been informed by the findings of Horizon 2050 – A Vision for the Future of Basingstoke and Deane - which was published in May 2019. This vision document produced jointly by the Basingstoke Area Strategic

Partnership and the Council and sought to set out a long-term community and place-focused vision for the future of Basingstoke and Deane. It paints a clear picture of the type of place residents, businesses and partners wish the borough to be in 30 years' time. The housing component of Horizon 2050 stated:

“To meet future demand there is a need to build more homes. These homes must cover a full spectrum of house types and ownership to meet residents’ aspirations but also to ensure that good quality housing is available. They should be built to meet a range of access needs and be affordable to all. These homes must reflect the changing demographic trends, in particular an ageing population and changing work patterns.”

Source: BDBC – Horizon 2050

Developing a new Strategy for 2020-24

Work to inform and develop a new Housing and Homelessness Strategy has included:

- ❖ Compiling and analysing a comprehensive desktop data, housing and borough contextual characteristics and evidence base. The key elements can be viewed as a separate annex document to this strategy.
- ❖ Assessing the key successes and achievements of the current strategy to ensure all positive and strength-based outcomes can be further developed and reflected in our strategic priorities moving forward. Clearly a new strategy should look to retain, build on and extend these assets and achievements - but also embrace and encourage the enthusiasm and commitment demonstrated by our partners in addressing housing and homelessness issues.
- ❖ Understanding emerging themes, priorities and ongoing gaps and pressures. On a broad level these include the need to tackle climate change following the council’s declaration of a climate emergency, as well as supporting the development of the Council’s Place Shaping Agenda. However social, economic, housing market and welfare factors will continue to place pressures on housing needs, homelessness, and unmet aspirations towards low cost home ownership for many of our residents.
- ❖ Engaging our partners and consulting our communities to develop our understanding of housing issues and the options to deal with them, as well as opportunities to innovate and access new funding and inward investment. Throughout 2019 we sought feedback from stakeholders either through soft consultation, primary engagement activities, forums and events and culminating in the launch of a widespread public consultation exercise.

We used the outcome of this work, particularly the engagement with partners, to confirm a set of strategic themes which would underpin our strategic approach.

These are:

- **Choice** (for all)
- **Collaboration** (working in genuine partnership), and
- **Customer-driven** (putting residents’ needs and aspirations at the forefront of our services, and **co-production** of service design and delivery)

We also developed a set of priorities that drive the content of our strategy which will inform the change the council is seeking to make are:

Preventing homelessness

Eradicating rough sleeping

Housing Choice and Quality

Tackling Climate Change and Future Proofing Housing

Place Shaping

A shared vision - consultation

We carried out a widespread consultation about these priorities between November 2019 and January 2020. The consultation confirmed that:

- Over 90% of 131 respondents to a survey strongly agreed or agreed that preventing homelessness and eradicating rough sleeping should be a priority
- Over 80% strongly agreed or agreed that Housing Choice and Quality and Tackling Climate Change should be a priority
- Over 75% strongly agreed or agreed that Place shaping should be a priority

Of the five priorities the **TOP 3** were preventing homelessness, tackling climate change and eradicating rough sleeping

Table 2 - (on a page): Our Priorities for the Strategy will therefore be:

WHAT ...are our key priorities	WHY ...do we need and want to do this	HOW ...will we achieve our objectives and be measured on our performance
Preventing Homelessness	The council has primary legal responsibility for preventing homelessness. These duties have been extended and enhanced under the new Homeless Reduction Act 2017	<ul style="list-style-type: none"> ▪ Build on the success of our approach to homelessness prevention over the past four years to help ensure the most vulnerable in the community receive the services and support that they need via an innovative range of support, advice and information channels and tools ▪ Re-design and focus the structure of our in-house homeless prevention team to ensure homelessness is prevented at the earliest opportunity and a customer-focussed range of options and support are available across an innovative range of information tools and channels ▪ Progress effective partnership working in order to optimise working relationships and access to support and resources from partners and government to help deliver the prevention programme
Eradicating Rough Sleeping by 2024	Rough sleeping is a distinct, complex and harmful type of homelessness and affects the most vulnerable in our community.	<ul style="list-style-type: none"> ▪ Learn from and build on the success of our cross partner rough sleepers Covid response ▪ Embed and develop the progressive work of the Social Inclusion Partnership (SIP) to ensure rough sleeping in the borough is eradicated by refreshing and delivering the Rough Sleeping Plan in response to changing needs and pressures ▪ Ensuring psychologically informed approaches underpin our work on homelessness and rough sleeping ▪ Through the SIP, optimise working relationships and access to support and resources from the community, our partners and government to help deliver the rough sleeping plan ▪ Explore opportunities to improve and develop new supported housing schemes ▪ Develop new emergency hostel provision for single homeless
Housing Choice and Quality	All residents of the borough who have housing needs have choices from a wide range of quality products throughout key stages of their lives, and this quality will be consistent across all tenures. The availability of decent housing across a full affordability spectrum directly confers economic, social and environmental benefits which underpin sustainable growth and stable communities.	<ul style="list-style-type: none"> ▪ Deliver nominations for all affordable and social rented housing vacancies to local households in need through a single point of access through the housing register ▪ Explore and develop a range of customer information and advice channels in order to meet a broad range of needs ▪ Maximise the number of additional affordable homes for rent and affordable home ownership (in line with the current and future Local Plan targets) and optimising sustainable delivery to ensure it meets local needs ▪ Explore the use of targets for Social Rented housing within overall AH rented targets as part of Local Plan review discussions ▪ Ensure new affordable housing delivery meets a range of needs by size, type, tenure and affordability including smaller households and family housing ▪ Research what local people seeking affordable home ownership can afford to buy; forecast how many people will be seeking this accommodation over the medium to long term; use research findings inform the Local Plan Review process and develop initiatives ▪ Deliver the new Own Home Loan and continue Help to Buy initiatives and events ▪ Manage our private rented sector enforcement and regulatory powers so the private rented sector is maintained to a decent standard; relevant Houses in Multiple Occupation are licensed; and reduce the number of empty homes where possible ▪ Support residents to live in their homes for as long as they wish by supporting delivery of accessible and adaptable dwellings and allowing for appropriate adjustments to be made if they become disabled or suffer from a long term illness.
Tackling Climate Change and Future Proofing Housing	There is a climate emergency and how new housing is designed and existing housing adapted, along with changing people's behaviours, is core to tackling this issue.	<ul style="list-style-type: none"> ▪ Work with local housing associations to ensure that recently adopted council policy on tackling the Climate Emergency are addressed through reviewing how carbon emissions can be reduced from existing housing stock as well as newly developed stock ▪ Influence emerging Local Plan policies, in respect of energy efficient and sustainable housing ▪ Work with RP's to ensure, where practical and feasible, adapted properties are recycled and targeted for use by disabled people who require them
Place Shaping (area and environment)	People's perception of their homes and feelings of well-being are largely influenced by the place in which they live	<ul style="list-style-type: none"> ▪ Roll out the Place Shaping Framework, assessments and prioritisation principles endorsed by Cabinet in March 2020 ▪ Develop area based 'Place Shaping' frameworks for priority areas that will: empower communities to shape their future area and environment; create places where people want to live and channel investment where it is most needed. ▪ Work with key delivery partners to help ensure their contribution is maximised to proactively support the Place Shaping agenda. This will also be a platform for housing associations to promote positive asset management strategies and their approach to community investment. ▪ Ensure the delivery of Manydown generates added place shaping value for the borough, particularly for adjacent residential areas.

Equality Impact Assessment

An equality impact assessment was carried out to consider the impact of the strategy on the protected characteristics groups, such as disability, gender, age and race (Equality Act 2010). This concluded that the strategy would be positive for a wide range of groups. In particular, individuals who are on the council's housing register looking for social rented accommodation, people who want to access low cost home ownership, those who are homeless or threatened with homelessness and people living in areas that have been identified as requiring regeneration.

Measuring Success – our Strategic Outcomes

The Housing and Homelessness Strategy 2020-24 sets out a concise overall direction of travel with broad outcome objectives which will be delivered by targeted action plans.

Table 3 – Measuring our Success

Priority Objective	What will Success Look Like?
Preventing Homelessness and Eradicating Rough Sleeping	<ul style="list-style-type: none"> - There will be nil use of B&B for homeless 16/17 year olds - No homeless family with children (or pregnant family member) will have to occupy B&B for longer than 6 weeks - All known rough sleepers supported into safe accommodation in response to COVID will be offered support to move on and access settled accommodation they require - We will reduce rough sleeping in the borough by 50% by 2022 and eradicate it by 2024 - We will prevent homelessness through private sector and Joshua Tree placements for at least 100 households each year - We will redevelop and deliver a new, fit for purpose emergency single homeless hostel
New Affordable Housing Delivery	<ul style="list-style-type: none"> - We will deliver a Minimum 300 new affordable homes per annum (build started and build completed)
Housing Choice, and Quality	<ul style="list-style-type: none"> - We will delivery of up to 3 Basingstoke and Deane Help to Buy events per annum (when post COVID social distancing restrictions are lifted) - We will roll out and review of Own Home Loan - We will maintain a single point of access housing register for all social housing rented vacancies which offers choice and clarity of options through new, open and accessible customer access channels - We will delivering annual lettings reviews to Scrutiny Committee - We will support and inform the review of the council's Local Plan - We will develop and improve the range of suitable supported housing and shared schemes for single homeless and vulnerable households - We will deliver a risk based HMO inspection regime incorporating licensed and non-licensable HMOs across the borough - We will deliver a DFG service which achieves minimum customer 95% satisfaction
Tackling Climate Change and Place Shaping	<ul style="list-style-type: none"> - We will roll out the Place Shaping Framework, assessments and prioritisation principles endorsed by Cabinet in March 2020 by commencing the pilot assessments of the 3 priority areas. - Through our partnership working with landlords and registered providers, we will support delivery of the Council's strategic actions and frameworks for these key areas through our work with housing providers - We will monitor time and resource requirement and partnership involvement

Monitoring our Progress

An annual Housing and Homelessness Strategy performance review summary will be issued to align with publication of the Council's Planning Authority Monitoring Report

The review will include updates and analyses for each of the priority areas and measurement against specific targets as follows

The strategy will also be monitored through:

- Published Annual Strategy Reviews
- Business Unit and Directorate Service Plan Monitoring
- Member and Portfolio Holder Briefings, updates and workshops
- Key Partnership Forums
- Overview and Scrutiny Committees
- Performance Panel reports / briefings
- Returns and reviews by Ministry of Housing, Communities and Local Government (MHCLG)

Funding the Housing and Homelessness Strategy

Delivery of the Housing and Homelessness Strategy 2020-24 is supported by significant revenue and capital budgets.

The budgeted revenue expenditure for Homelessness is £1.9M in 2020/21. The income budget is £1.2M, and includes £0.4M grant from Hampshire County Council towards supporting People, £0.4M Flexible Homeless Support grant from Government to support homeless prevention and, £0.2M for rough sleeping initiatives. The net cost to the council is £0.7M and is met from the council's own resources. The council has been awarded one off homeless prevention funding of £0.1M for 2020/21.

In addition to revenue budget, there is also a capital budget for the Own Home Loan Scheme, which offers residents up to £0.03M in the form of an equity loan to reach the deposit required for a mortgage, or to bridge the gap between their maximum mortgage offer and property purchase value. The budget is £0.6M for 2020/21, but will be requested to be re-phased into 2021/21 and 2021/22.

The council also has a budget for Mandatory and Discretionary Disabled Facilities Grants of approximately £1.4M per annum. This is partly funded by government grants which are allocated by HCC. Future levels of funding are a decision for Hampshire County Council and are not yet known.

The council also has a Housing and Homeless Revenue Reserve with a balance of £0.9M and section 106 developer contributions reserved for housing of £1.3M. These capital sums support the enabling and delivery of the council's Housing and Homelessness Strategic objectives. A total of £0.8M is allocated for capital spend, with a further £0.9M expected, subject to scheme progression.

Section 106 contributions must be applied as capital funding for specific affordable housing delivery. The management of these works can also be met from within existing staff resources.

Glossary

Affordable Homes – housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Source: MHCLG National Planning Policy Framework (Feb 2019)

Authority Monitoring Report – Local Planning Authorities are required, under Section 113 of the Localism Act 2011, to produce an annual AMR. The AMR monitors: the implementation of the Local Development Scheme; the progress and effectiveness of the council's Local Plan (adopted in May 2016); the extent to which the planning policies set out in the borough's Local Plan are being achieved. It also includes a 5 year housing land supply position statement.

B&B – Bed and Breakfast accommodation which is used by the council to accommodate households in priority need in an emergency situation where there is no other suitable form of accommodation available.

Council Plan – A corporate council document, annually updated, that sets out the strategic priorities for the council over a four year period.

DFG – A Disabled Facilities Grant is available from the council to pay for essential housing adaptations to assist disabled people stay in their own homes.

EU27 – The 27 countries that were members of the European Union in the period between 2007 and 2013.

Help to Buy Event – A free event held within the council offices with Registered Providers, financial advisors, solicitors and building societies present where residents can get advice on accessing low cost home ownership.

Horizon 2050 – A shared vision to ensure that residents have high quality homes, jobs and leisure and community facilities for decades to come, reflecting the aspirations and ambitions of different organisations and residents.

Houses in Multiple Occupation – A house in multiple occupation (HMO) is a property occupied by at least 3 people who are not from one household, but share facilities such as the kitchen and bathroom. A large HMO is one which is rented to 5 or more people who form more than 1 household, and some or all tenants share toilet, bathroom or kitchen facilities.

Housing Register – A register maintained by the council of the households who are eligible to access affordable rented accommodation through a Choice Based Lettings scheme. Households who qualify to join the register must meet the requirements of the Housing Allocation Scheme – a statutory document that sets out the rules by which affordable rented housing is allocated.

Intermediate Housing – A generic term to describe accommodation which is intended to be affordable for working households available for rent, ownership or a combination of rent and ownership. Such households do not usually qualify for affordable rented housing and are not able to afford to access housing on the open market for rent or ownership.

Local Plan – The overarching planning document that identifies where development will take place, how new jobs will be supported and how the precious environment of the borough will be protected and enhanced. It also allocates major sites and locations for development to meet the needs of our growing population

National Planning Policy Framework (Feb 2019) – The government document detailing its national planning policies for all planning authorities (including Basingstoke and Deane) and how those policies should be applied. .

Own Home Loan – An in-house equity loan scheme which offers residents up to £30,000 in the form of a loan to reach a deposit required for a mortgage or to bridge the gap between their maximum mortgage offer and property purchase value.

Place Shaping Agenda – A vision for attractive neighbourhoods with community infrastructure that meets local need and places and communities where people want to live, can thrive and feel they belong.

Registered Providers (RP's) – Housing associations who are registered as providers of affordable housing with the government appointed Regulator of Social Housing.

Rough Sleeping Plan – A plan developed by Basingstoke and Deane’s Social Inclusion Partnership to reduce rough sleeping and increase social inclusion.

Social Housing Green Paper – A wide-ranging government review of the issues facing the social housing sector published in 2018 for consultation, setting out themes and actions to ensure social homes provide an essential, well-managed service for all those who need it.

Social Inclusion Partnership – A strategic collaborative forum attended by practitioners and organisations whose interest is to reduce homelessness and increase social inclusion.

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