

Housing and Homelessness Strategy 2023 to 2027

Measuring Success and Monitoring Report – 2025/26

Introduction

Basingstoke and Deane Borough Council (BDBC)'s Housing and Homelessness Strategy 2023-2027 ([Housing and Homelessness Strategy 2023 to 2027 \(basingstoke.gov.uk\)](https://www.basingstoke.gov.uk)) sets out a firm strategic direction of travel. It contains broad outcome objectives which will be delivered by targeted action plans.

The five priorities of the Housing and Homelessness Strategy 2023-2027 are as follows:

- Tackling Climate Change
- Preventing Homelessness
- Ending Rough Sleeping
- Affordable Housing Supply, Quality and Standards
- Regeneration and Place

The priorities have associated measures of success and objectives, and this report covers the five priorities as set out within the Strategy. It details how the service has performed against the targets and action plans committed and how the service has built on the success from the previous two years of the Strategy.

A highlight of some of our achievements during the year

Homelessness Prevention, Support and use of Bed and Breakfast

- Helping more than 9 out of 10 (93%) of all households who approach us avoid bed and breakfast by giving targeted advice and support;
- Around 400 households received an ongoing programme of support tailored to their individual needs, through our in-house prevention and support team. A clear part of this work was to help households maximise their income;
- Maintaining our statutory compliance of using **no** bed and breakfast for 16/17 year olds and **no** occupation of bed and breakfast accommodation for longer than 6 weeks for families with children or a pregnant family member;
- In spite of significant market pressures, securing 65 placements or renewals within the private rented sector (including 17 placements through the Accommodation For Ex-Offenders programme) and saving up to £250,000 in bed and breakfast costs

- Continuing our programme of work required to maintain our Domestic Abuse Housing Alliance (DAHA), with confidence of maintaining our accreditation when it will be presented at panel in June 2026;
- Gained White Ribbon re-accreditation in October 2025, the first local authority to achieve this.

Rough Sleeping and Homeless Pathway

- Our unique Social Inclusion Partnership celebrated its tenth year of achievements. It remains a beacon of best practice and has received national acclaim.
- The unique Winter Night Shelter delivered a vital service between December 2025 – February 2026
- The Council and its partners continue to record low levels of rough sleeping – most commonly across the year there were only 0, 1 or 2 rough sleepers on a given night;
- We completed the acquisition of May Place House. We will be embarking on a transformative refurbishment of the building to ensure our homeless pathway remains a pinnacle of good practice
- We continue to seek out new properties deliver additional low-level supported housing scheme - as part of the homelessness pathway. A new 5 bedroom home has been secured and services will commence during 2026/27

Affordable Housing Delivery and Strategic Projects

- A significant 71% of new rented affordable homes delivered in 2025/26 were secured at social rent levels, substantially higher than in recent years;
- A total of 47 new 4 and 5 bedroom affordable homes were delivered, exceptional performance compared to previous years;
- A total of 805 homes for rent were advertised through our Choice Based Lettings scheme, 95% of these were at social rent levels;
- The housing register decreased by a net total of 79 households on the housing register compared to the previous year due to intensive work to reflect real-time housing need;
- Over £300k of unallocated section 106 contributions dedicated for rural areas was used to ensure social housing units within rural areas would be retained within the social housing stock;

- Progress has continued to identify registered providers to make up the council's new preferred partners scheme;
- 88 bespoke low cost home ownership appointments conducted to directly assist residents to purchase low cost homes, 4 more completions through the council's unique Own Home Loan scheme and allocating new First Homes available within the borough;

Partnerships, Enforcement, Climate Change and Regeneration

- A highly successful Landlord forum event was delivered, attended by 25 local landlords. This underlines the positive relationship the landlord liaison team has developed – crucial given the implications of the Renters Rights Act which comes into effect in May 2026;
- We delivered a 3rd round of LAHF scheme capital funding which has delivered 23 units in total (which includes 4 for temporary accommodation for local homeless households). In total this has generated almost £3million of inward investment from central government into the borough's affordable housing stock;
- We have continued a robust management and enforcement of housing safety and standards for 263 properties, and almost £2million has been spent on Disabled Facilities Grants;
- Continuing our enabling work to support the progression of key regeneration schemes at South Ham and Buckskin and Winklebury;
- Basingstoke and Deane's Net Zero Steering Committee established, including participation by VIVID and SNG, demonstrating collaboration and desire to improve housing sustainability in the borough.

Housing and Homelessness Strategy Commitments

Here is a detailed update of the individual success measures identified within our Housing and Homelessness Strategy 2023-27:

Priority 1 – Tackling Climate Change

Success Measure	Target Met/ Not Met/ Ongoing	Comments
We will proactively support work on the climate change emergency including influencing housing association partners' strategies on design of new housing stock and their retrofit programmes for existing properties	Ongoing	Collaboration with key RPs, in particular VIVID on opportunities to maximise retrofit programmes in estates with mixed tenures of social, privately owned and privately rented homes, in areas that VIVID are due to invest in, utilising national grant schemes. Initial areas have been identified within 2025/26, with VIVID completing some initial works, although the bulk of the work will commence in 2026/27.
We will work collaboratively with housing providers to deliver improvements to reduce emissions in a co-ordinated approach through the development control process and through exploring grant funding opportunities	Ongoing	Housing association partners actively contributing to BDBC Net Zero Steering Committee to accelerate decarbonisation in the borough.
We will support the work and actions as set out within the Climate Change and Air Quality Strategy and the actions within the associated action plan	Ongoing	Housing remains a contributor to the ongoing corporate climate change emergency project group and net zero pathway project.
We will influence Local Plan policies to seek to achieve sustainable and efficient housing, with access to green space, in order to deal with future climate change and to enable lower carbon lifestyles as appropriate, for example through the inclusion of electric vehicle charging	Ongoing	Progress ongoing in national policy with national Future Homes Standard, anticipated in March 2027. Local Plan Update remains ongoing.
We will support new schemes which will address multiple additional issues, with better designed housing more resilient to future climate change alleviating fuel poverty and health issues	Met	Housing team would provide detailed technical support for affordable housing proposals, particularly those which meet or exceed key sustainability and efficiency requirements.
We will support the Climate Emergency team to raise resident and tenant awareness on how to improve sustainability in their homes and how to reduce carbon emissions	Met	Climate change and housing teams attending cross-cutting events such as landlord forum / low cost home ownership events to promote energy efficiency advice within the home. Corporate work ongoing around supporting landlords to improve efficiency of properties in the form of landlord grants.

Priority 2 – Preventing Homelessness

Success Measure	Target Met/ Not Met/ Ongoing	Comments
There will be nil use of bed and breakfast for homeless 16/17 year olds	Met	No 16/17 year olds placed into bed and breakfast

No homeless family with children (or pregnant family member) will have to occupy bed and breakfast for longer than six weeks and we will aim to place in emergency accommodation within the borough where safe and available	Met	No families with children or pregnant family member occupying bed and breakfast for 6+ weeks, with all placements within the borough where possible.
We will prevent homelessness through private sector and Joshua Tree placements for at least 100 households each year	Met	103 placements or renewals within the private sector and Joshua Tree, with 60 of these being placements into the private rented sector, inclusive of 17 placements through the Accommodation For Ex-Offenders programme.
We will secure Domestic Abuse Housing Alliance accreditation by the end of the 2024/25 financial year, providing a framework for good practice across key areas within the council	Met	DAHA accreditation secured in February 2025, with 12-month post accreditation audit due to be presented in June 2026.
We will continue our hands-on approach to support international government work regarding refugees and those seeking asylum	Met	Housing pressures managed due to ongoing work with partners at Home Office, HCC, police and health in respect of rapid turnaround asylum hotel within the borough. 162 Ukrainian households provided with advice, assistance or resettlement support since October 2022. 23 units delivered under LAHF programme.
We will adapt and continuously review our homelessness prevention options in light of wider housing market pressures including welfare reform and the cost-of-living crisis	Met	Service under constant review to adapt to significant market pressures. Funding streams continuously pursued, including delivery of the exceptional housing cost element of the Household Support Fund again in 25/26. A root and branch review of our homelessness customer journey resulted in a restructure of our housing service team.

Priority 3 – Ending Rough Sleeping

Success Measure	Target Met/ Not Met/ Ongoing	Comments
We will regenerate May Place House – commencing in 2023/24	Ongoing	Purchase of building completed with refurbishment scheduled to commence in summer 2026.
We will drive forward our ambition to end rough sleeping in the borough through the success of the Social Inclusion Partnership (SIP), ensuring that any occurrence of rough sleeping is prevented where possible, and where it does take place it is rare, brief and non-recurring.	Ongoing	Official rough sleeper count of 6, although most commonly 0,1 or 2 rough sleepers across outreach sessions conducted throughout the year.
We will continue to develop and monitor the range of suitable supported housing and shared schemes for single homeless and vulnerable households in order to meet the specific needs of individuals	Met	Continued success across range of innovative move-on schemes in the borough, with new property identified for a further low-level support scheme.
We will make best use of the accommodation available within the homelessness pathway to ensure that individuals are in the most appropriate environment for their specific needs to enable a positive transition into more settled accommodation	Met	Majority of move-ons (almost two thirds) from commissioned services for positive reasons with in 25/26, despite often multiple complex needs within this more intensive supported accommodation.

We will explore options for emergency provision over the winter periods in partnership with the SIP, local churches and the voluntary sector	Met	Winter night shelter delivered from December 2025 – February 2026 which was accessed by 35 individuals in total – 32 of these have not been found rough sleeping since the closure of the shelter.
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Priority 4 – Affordable Housing Supply, Quality and Standards

Success Measure	Target Met/ Not Met/ Ongoing	Comments
We will deliver new affordable housing in line with Local Plan targets and enhance and accelerate further delivery of affordable housing for social rent through to low cost home ownership	Nearly Met (within 11% variance)	268 affordable units delivered in 25/26. Although slightly below target medium and long-term affordable housing delivery remains strong.
We will map the land in council ownership that could enable the delivery of affordable homes (prioritising social rented homes). We will look at different options to enable the effective delivery of these homes	Ongoing	A council-owned site has been identified for affordable housing delivery with delivery strategy to commence in 2026.
We will focus any section 106 contributions designated for affordable housing to enable new affordable housing delivery or improvements to existing or proposed affordable stock	Met	Majority of existing s106 contributions for affordable housing were spent or committed in 2025/26.
We will require 100% nomination arrangements on new affordable housing delivered for rent	Met	Continue to achieve 100% nominations on rented units through s106 agreements.
We will actively support the delivery of new social rented opportunities and feed these aspirations into emerging Local Plan Update policies	Met	Fed into Local Plan Update with social rented aspirations which is included within the proposed updated Plan.
We will ensure that the affordable housing delivery meets a range of household needs by size, type, tenure and location to ensure that where possible, it is liveable throughout key stages of people's lives	Ongoing	71% of rented properties delivered at social rent levels – substantially higher than previous years. Significant increase of larger units of affordable housing delivered.
We will maintain a single point of access housing register for all social housing rented vacancies and deliver annual lettings reviews to Scrutiny Committee	Met	805 property adverts through the council's housing register. Net reduction of 79 households on the housing register compared to last year.
We will ensure robust enforcement of housing safety and standards across all tenures – including fire safety, high rise flats and damp and mould management	Met	263 complaints dealt with by environmental health team. Mostly in private properties but also often in housing association properties.
We will deliver a risk-based HMO inspection regime incorporating licensed and non-licensable HMOs across the borough to ensure safety	Met	62 HMO inspections with 83 licensed HMOs within the borough
We will deliver a Disabled Facilities Grant service which achieves minimum 95% customer satisfaction, supporting the strategic aim of enabling people to live independently in their homes for as long as possible	Met	170 approved DFGs completed with £1,868,600 spent and 100% customer satisfaction
We will investigate the implementation of a preferred housing association partner process	Ongoing	Preferred partners identified with signing of MOUs underway, with scheme anticipated to launch in Q1 2026/27
We will aim to bring long-term (over 6 months) empty homes back into use for rented opportunities where possible and achievable, whilst ensuring that the number of long-term empty homes within the borough remains under the national average	Met	Empty homes remain below national average, 128 hits on website and 33 empty homes reported to the team for investigation in 2025/26.
We will maintain our enhanced low cost home ownership offer for residents by delivering low cost home ownership events at least twice a year,	Met	88 appointments conducted to offer low cost home ownership advice to residents, with 100% satisfaction rates. 4 further completions

maintaining the innovative low cost home ownership register, enabling purchases through the Own Home Loan scheme and support the delivery of new low cost home ownership products such as First Homes		through the Own Home Loan scheme in 2025/26.
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Regeneration

Success Measure	Target Met/ Not Met/ Ongoing	Comments
We will take a collaborative engagement approach with key partners including VIVID, ward councillors and the community to maximise the social, economic and environmental benefits of the Winklebury regeneration	Ongoing	VIVID re-assessing scheme design, viability and deliverability with a resulting need to submit a new planning application. Formal pre-application in advance of full application to commence in 2026.
We will take a collaborative engagement approach with key partners including Sovereign, ward councillors and the community to agree a vision on the regeneration of Buckskin and South Ham	Ongoing	SNG announced initial phase of redevelopment with two small retrofit / refurbishment pilots. Overall masterplan remains in development.
We will lead a dynamic partnership group to secure vastly improved facilities at May Place House	Ongoing	Purchase of property completed with refurbishment work to commence in summer 2026.
We will support the corporate Neighbourhood Improvement Programme, with progress monitored against the council's capital programme	Ongoing	Various strands of activity ongoing to improve amenities within neighbourhoods.
We will encourage and enable the delivery of regeneration projects by housing associations and other partners which enhances both the quality and quantity of affordable housing opportunities and 'place making' in the borough, which also meets our climate priorities	Ongoing	Regeneration of small sites that arise through RPs that maximises benefits to residents will be supported including at sites in Brighton Hill and Brookvale and Kings Furlong, as well as council-owned parcels of land, alongside the larger strategic regeneration proposals.
We will collaborate proactively with partners to support regeneration of smaller sites as and when these opportunities arise	Ongoing	