

Housing Strategy Action Plan Update

March 2016 – May 2019

ANNEX

PRIORITY 1 : The Economy and Responding to New Legislation and Guidance				
WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Responding to Policy Changes	<p>Once the new definition of Registered Provider and Affordable Housing is known, develop a new Affordable Housing Supplementary Planning Document detailing TVBC's policies, requirements and priorities in relation to:-</p> <ul style="list-style-type: none"> • Tenure mix, affordable housing distribution (pepper-potting) and partnership and community involvement. • Affordability in terms of income and prices • Seeking to substitute Affordable Rent or Shared Ownership homes for Starter Homes, where the latter are unlikely to be affordable and/or insufficient market interest from would be purchasers. • Flexibility on affordable tenure split to enable cross subsidy on a scheme by scheme basis, to ensure developments are financially viable and reflect local housing need 	New AH SPD provides clear guidance to Developers on the requirements for affordable homes in Test Valley	Draft circulated Dec-2018; Feb 2019 (Timescale reviewed due to revised NPPF Jul 2018 and outcome of the Local Plan Housing & Issues Paper consultation)	<p>The draft AH SPD responds to:-</p> <ul style="list-style-type: none"> • Revised National Planning Policy Framework received Jul 2018 with revised definition of Affordable Housing • Implementation of Housing White Paper – Fixing our Broken Housing Market. • Housing & Issues consultation for the Local Plan. • Corporate Plan consultations. • Social Housing Green Paper – Nov 2018 <p>Draft AH SPD and accompanying Housing Advice Note approved for public consultation by Cabinet 17th April 2019.</p>
Housing & Planning Act 2016 Starter Homes	Monitor the impact that Starter Homes have on the traditional forms of affordable housing	A report outlining the impact of the new tenure on delivery of affordable rent and shared ownership	April -2019 2020 (Awaiting technical guidance)	<p>The NPPF includes Starter Homes as an affordable housing option but <u>still</u> no technical guidance has been issued.</p> <p>Timescale also reviewed as no Starter Homes have been built as yet.</p>

PRIORITY 1 : The Economy and Responding to New Legislation and Guidance

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Extended Right to Buy	Work closely with RPs to invest their capital receipts from the extended Right to Buy to fund replacement affordable homes in Test Valley	No of affordable housing stock lost to RTB replaced on a one for one basis in Test Valley	2017 - 2019	<p>No implementation date for full roll-out has been announced. A large regional pilot scheme will begin in the Midlands in 2018 which will last for one year.</p> <p>In relation to Secured Right to Buy, the number of homes sold:- 2016 – 2017 = 10 2017 – 2018 = 7 2018 – 2019 = 10</p> <p>Right to Acquire home sold:- 2016 – 2017 = 1 2017 – 2018 = 4 2018 – 2019 = 1</p> <p>No of Funded Replacement Affordable Homes these capital receipts provided in Test Valley 2016 – 2017 = 62 2017 – 2018 = 75 2018 – 2019 = 20</p>
Promoting apprenticeships, training and job opportunities	Maximise training and employment opportunities via S106 Planning Agreements (Employment and Skills Plan) to deliver construction jobs, training, work placements, careers guidance and work experience on new developments	Number of Employment and Skills Plans secured through S106 Agreements	On going	<p>The milestone has been reviewed as it is not possible to obtain this data on an annual basis as the figures are reported upon completion of the Employment & Skills Plan which is over the construction period which can cross several years.</p> <p><u>Employment & Skills Plans</u> 2016 - 2017 Fen Meadows – Bloors (draft)</p>

PRIORITY 1 : The Economy and Responding to New Legislation and Guidance

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
				<p>Ganger Farm - Barratts (draft)</p> <p>2017 - 2018</p> <p>Andover Leisure Centre – Pellikann Construction (draft)</p> <p>Picket Twenty – Persimmon Extension (draft)</p> <p>2018 – 2019</p> <p><u>Hoe Lane – Ashfield Partnership (Draft)</u></p> <p><u>Parkers Farm – Taylor Wimpey (Agreed and being implemented)</u></p> <p><u>West of Cupernham Lane – Stratland Estates Ltd (Draft)</u></p> <p><u>Picket 20 Extension – Persimmon (Agreed and implemented)</u></p> <p><u>Walworth Road – Bellway Homes Ltd (Wessex) (Draft)</u></p> <p><u>Granger Farm – Barratts (Agreed and being implemented)</u></p> <p><u>Goch Way (Peake Meadows) Foreman Homes/Vivid – No ESP agreed as Appeal Case but are undertaking employment and skills activities</u></p> <p><u>10 Walworth Road – Foreman Homes – (Draft)</u></p> <p><u>Adanca Park – MSC Group – (Agreed and implemented)</u></p>
Welfare Reform & Work Act 2016	Implement the actions in the Preventing Homelessness Strategy and Action Plan and adjust as necessary within the changing economic and legislative priorities. Annual review to be carried out	More residents supported and where appropriate, alternative housing options identified	2016 - 2019	<p>2016 - 2017</p> <p>63 decisions on homelessness applications</p> <p>43 households accepted as statutorily homeless</p> <p>427 households prevented from becoming homeless through prevention and early intervention work.</p>

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WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
				<p>2017 - 2018 70 decisions on homelessness applications 53 households accepted as statutorily homeless 382 households prevented from becoming homeless through prevention and early intervention work.</p> <p>2018 – 2019 <u>4 households were accepted as statutorily homeless.</u> <u>323 households were prevented from becoming homeless through prevention and early intervention work.</u></p>
	Work closely with RPs and monitor the impact of Universal Credit and adjust the Council's development and investment priorities accordingly	A Report, if required, to request the adjustment of the Council's development and investment priorities	Dec 2019	<p><u>Rollout of the Universal Credit full service for new claims is due to complete in Test Valley in July 2018.</u></p> <p><u>Once this has been operational for 12 months, a review can take place.</u></p> <p><u>Universal Credit Full Service was extended in July 2018 to cover residents living in the Andover area. All working age customers can now claim Universal Credit unless they are in receipt of a Severe Disability Premium. Customers living in Supported Accommodation or Temporary Accommodation will continue to have their housing costs met via Housing Benefit. The managed migration of existing Housing Benefit customers to Universal Credit has</u></p>

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				been delayed until 2020.
	<p>Work with RPs to safeguard, where possible, for Supported Housing which will hopefully be exempt from the 1% rent reduction now and in future. (NOTE: Government confirmed on 8th August 2018 social housing tenant's housing benefit, including supported housing tenants, will not be capped in line with Local Housing Allowance, which is used to set benefit rates for tenants of private landlords.</p> <p>This would have caused problems for supported housing providers as rents pay for enhanced services which are above rents paid by private tenants.</p>	Progress stalled supported housing developments	2016 - 2017	<p>In progress - 54 unit Extra Care Scheme – 2017/2018</p> <p>OJEU Contract awarded and start on site scheduled for Spring 2018</p> <p>2018/19</p> <p>Property demolished: May 2018,</p> <p>Site Surveys and Investigations: May - Dec 2018</p> <p>Commencement works : Apr 2019</p>

PRIORITY 2: Housing Need

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Downsizing Opportunities	Negotiate with Developers and RPs for a range of house types and sizes with particular emphasis on smaller sized homes to offer real alternatives to those households who wish to downsize	Number of smaller 2 and 3 bed homes being built per annum (all tenures – private and affordable homes)	2017 - 2019	<p>2016 - 2017 COMPLETED</p> <p>Total number of all new homes completed : 891 homes of which:-</p> <p>Total No. of all 2 beds = 277</p> <p><u>Total No. of all 3 beds =291</u></p> <p><u>TOTAL = 568</u></p> <p>51 of these units provided elderly accommodation such as Chantry Street in Andover (provided by Churchill), Duttons Road in Romsey (Renaissance Retirement) and former Hilliers site on Tadburn Road</p>

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				<p>Romsey (McCarthy & Stone). The figure also includes some annexe accommodation.</p> <p>2017 - 2018 Total number of all new homes completed : 826 homes of which:-</p> <p>Total No. of all 2 beds = 215 Total No. of all 3 beds = 281 TOTAL = 496</p> <p>9 of the two bed units have been referred to as providing elderly accommodation in relation to Chantry Street in Andover (provided by Churchill). This figure also includes some annexe accommodation.</p> <p>Data Source: Statistical data (HCC Housing Completion Monitoring).</p> <p>2018 – 2019 Statistical data from HCC will not be available on all housing completions (affordable and market) until June/July 2019.</p>
Accommodation for Under 35's	Work in partnership with schools and colleges in the borough to educate young people and their parents about their housing options and the risks of leaving home in an unplanned way	School/College projects set up	Spring 2017	<p>COMPLETED</p> <p>Completed two days training and awareness with Year 10 students at Test Valley School on 30th March 2017 and 1st December 2017 as part of a multi-agency approach to the Personal, Social, Health</p>

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				and Economics (PSHE) Education Curriculum.
	Investigate Home Share schemes for under 35s in the borough such as 'RentaRoom'	Publicise details of organisations and groups	Autumn 2018	Action revised to correspond with the work being undertaken as part of the Homelessness Prevention Action Plan adopted in March 2018.
Homelessness Prevention	Consult and progress the Action Plan set out in the Prevention of Homelessness Strategy	Action Plan updated, progress report completed	2017	COMPLETED Cabinet approved the Revised Preventing Homelessness Strategy 2018-2019 Delivery Plan on 14 th March 2018 and a Rough Sleeping Action Plan was approved in March 2019.
	Actively promote a positive message about the need for new homes and the community and economic benefits they bring	Press releases and consultation events completed	2017 - 2019	On going 2016 - 2017 Press releases produced for completion of:- <ul style="list-style-type: none"> • Dauntsey Drove, Andover – July 2016 • Ringbourne Copse in Barton Stacey – finalist in CPRE Sustainable Buildings Category of its Countryside Awards Events: <ul style="list-style-type: none"> • Rural Housing Week – July 2016 • Chilbolton Neighbourhood Plan Public Meeting – Sept 2016 • Parish Pathfinder Meeting - Oct 2016 2017 - 2018 Press releases produced for completion

PRIORITY 2: Housing Need

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
				<p>of:-</p> <ul style="list-style-type: none"> • The Landings, Over Wallop – July 2017 • Rural Housing Week - July 2017 • Peel Close, Romsey- Nov 2017 • Empty Homes Week – Nov 2017 <p>Events</p> <ul style="list-style-type: none"> • Community Planning Event – Oct 17 • Broughton Open Evening – School Lane scheme. <p>Note also that School Lane, Broughton scheme identified by national publication “Inside Housing” as their “Development of the Week” for week commencing 29th March 2018.</p> <p><u>2018 – 2019</u></p> <p><u>Press releases produced for completion of:-</u></p> <p><u>Fen Meadows, Nursling – July 2018</u></p> <p><u>Empty Homes Week Oct 2018</u></p> <p><u>Baroona, Romsey – Oct 2018</u></p> <p><u>Goch Way, Andover – Oct 2018</u></p> <p><u>Video Interview with a Housing Association Tenant as part of the draft Local Plan Consultation</u></p> <p><u>https://www.youtube.com/watch?v=DGHjGAEKfxY</u></p> <p><u>Article in Andover Advertiser Aug 2018 – Social Homes waiting times fall (but shortfall continues).</u></p>

PRIORITY 2: Housing Need

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
				Events <ul style="list-style-type: none"> • Housing Neighbourhood Plan Event – April 2018 • Andover & District Older Persons Forum – July 2018 • Rural Housing Week – July 2018 • Opening Ceremony for Goch Way, Charlton – Oct 2018 • CPRE Affordable Housing Conference – Nov 2018 (HARAH) • Kit Malthouse MP visit to HARAH scheme in Grateley – Nov 2018 • Hampshire's Community Led Housing Hub Launch – Feb 2019 • Opening Event at Luzborough Green, Romsey Mar 2019 • New Neighbourhoods Community Evaluation Event – March 2019
Adequate Supply of Temporary Accommodation	Ensure there is an adequate supply of good quality temporary accommodation including within the private rented sector by working	Deliver up to 100 properties for temporary accommodation.	2017 - 2019	COMPLETED Signed Service Level Agreement with Aster to provide 100 units of temporary accommodation. Currently up to 71 properties. To date, 101 properties have been provided.
	Aster Communities to ensure the replacement arrangements for the private sector leasing scheme reach their full potential			
Supporting Older People	Develop an Extra Care Scheme in Romsey	Extra Care Scheme completed	Summer 2020 – original preferred	Development & Management Contract awarded for 54 unit extra care scheme in Romsey to Ashley Homes Ltd and Places for People .

PRIORITY 2: Housing Need				
WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
			developer withdrew and contract retendered	Demolition: May 2018 Start on Site: April 2019
	Research options for equity release schemes which assist residents to move from family accommodation to smaller properties	Provide information on housing options	Dec 2018 July 2019	Timescale reviewed due to revised definition of Affordable Housing in NPPF.
Rural Housing Need	Work in partnership with Parish Councils, HARA and private developers to deliver affordable housing in rural areas. This may include: rural exception sites, community led development, neighbourhood planning, Community Land Trusts etc	10 new rural homes delivered	2016 - 2019	<ul style="list-style-type: none"> • 22 rural homes delivered 2016 – 2017 • 14 rural homes delivered 2017 – 2018 • 6 rural homes delivered 2018 – 2019 • Working with Community Benefit Society to deliver affordable housing scheme in North Test Valley. • Two informative events organised via HARA during Rural Housing Week in July 2017. • 2 Neighbourhood Plan Housing Need Surveys completed 2016 – 2017 (Chilbolton and Kings Somborne) • 1 RES Housing Need Surveys completed 2017 – 2018 (East Tytherley) • 1 Neighbourhood Plan Housing Need Surveys completed 2018 – 2019 (Houghton) • HARA Land Owners Event – Feb 2018
Objectively Assessed Housing Need Survey for Local Plan	Clearly set out the level of housing required in the borough to meet housing need and demand through an Objectively Assessed Housing Need figure as part of the Review of the Local Plan	Consultants Instructed	Autumn 2018 – timescale reviewed	A standard method of calculating housing requirements has been published by MHCLG. This sets out the housing requirement based on household

PRIORITY 2: Housing Need

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			due to consultations on methodology.	<p>projections. This will help inform the creation of a shared evidence base with other authorities. This will be used to inform the next local plan.</p> <p>A standard method of calculating housing requirements was proposed in the 'Planning for the Right Homes in the Right Places' consultation which closed in November 2017. The draft Planning Policy Guidance (March 2018) sets out the methodology for local assessed housing need and is the same as that consulted on in November 2017.</p>
Provision of Gypsy and Traveller permanent pitches in accordance with the Local Plan	To refresh the Gypsy & Traveller Accommodation Assessment and amalgamate the Gypsy & Traveller Development Plan Document as part of the Local Plan. To review approach and progress with the Gypsy & Traveller DPD through early stages of consultation.	Gypsy & Traveller Accommodation and Assessment completed Completed Scoping Report	Dec 2017 2018	<p>COMPLETED</p> <p>Updated GTAA completed May 2017</p> <p>On going</p>
	Additional permanent pitches to be delivered through the planning system and through the development of the identified site at Bunny Lane, Timsbury	Review on completion of above	2018	On going
	In partnership with neighbouring local authorities consider the transit arrangements to be delivered on a wider geographical basis		2018	On going
Supporting Vulnerable People	Working in partnership with the Aids & Adaptions Panel to consider the building of specially adapted properties to accommodate those with specific needs	Lifetime and/or wheelchair adapted homes developed	2016 - 2019	<p>2016 – 2017</p> <p>12 wheelchair adapted properties and 22 lifetime home properties were developed.</p> <p>2017 - 2018</p> <p>14 wheelchair adapted properties and 8</p>

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WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
				lifetime home properties were developed. <u>2018 – 2019</u> <u>7 wheelchair adapted properties and 0 lifetime home properties were developed</u> <u>:</u>
	Working in partnership with HCC to re-commission key housing related support services, including extra care	Delivery of housing related support services beyond 2018	2018	The Government announced a the new funding system on 31 st October 2017 introducing a 'sheltered rent' from April 2020, funding for other long term supported housing schemes and short term supported housing. <u>In August 2018, the Government confirmed that housing costs for supported housing will continue to be paid through Housing Benefit. There will be no introduction of a 'sheltered rent' which means there will be no cap on service charges in sheltered and extra care schemes.</u> Partnership working with HCC will continue to deliver local planning and commissioning for supported housing e.g. extra care and social inclusion services.
Sustainable Communities	Ensuring that housing delivered is attractive and meets the needs of residents, creating neighbourhoods and communities which are sustainable	All new open and low-cost market homes are sold.	On going	2016 - 2017 Advertising Help To Buy South roadshow events:- <u>22 April 2017 – Guildhall, Salisbury</u> <u>2017 – 2018</u> <u>Advertising Help to Buy South roadshow events:-</u>

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				17 June 2017 – St Mary's Stadium 2018 – 2019 Advertising Help to Buy South roadshow events:- 13 Oct 2018 – Southampton 21 Feb 2019 – Basingstoke

PRIORITY 3 : Housing Supply and Maximising Affordable Housing Development

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Maximise the supply of affordable homes on new developments	Implement TVBC's Local Plan Policy COM 7 which seeks a varied percentage of all new homes to be affordable on sites over 10 homes in urban and rural areas and a financial contribution on rural sites of 6 to 10 homes to provide a range of affordable housing tenures to meet housing need	200 new affordable homes per annum	Annually	<p>2016 – 2017</p> <ul style="list-style-type: none"> 266 new affordable homes delivered (highest level of affordable housing delivery in the County). <p>2017 – 2018</p> <ul style="list-style-type: none"> 217 new affordable homes delivered <p>2018 – 2019</p> <ul style="list-style-type: none"> <u>250 new affordable homes delivered</u> <p><u>OVER THE HOUSING STRATEGY PERIOD (3 YEARS) 733 NEW AFFORDABLE HOMES HAVE BEEN DELIVERED</u></p>
	Work with Registered Providers to seek Homes England (formerly the Homes & Communities Agency) funding to help deliver more affordable units on new schemes	Total HCA funding allocation for Test Valley including the number and value of Help to Buy: Equity Loans provided to Developers to First Time Buyers¹	Annually	<p><u>2016 – 2017</u> Nil HCA grant funding for 2016- 2017</p> <p><u>2017 – 2018</u> £11,000 Homes England Funding</p> <p><u>2018 – 2019</u> £33,000 Homes England Funding</p> <p><u>No. of Help to Buy: Equity Loans</u> 2016 – 2017 : 247 loans at a total of £13,517,100</p> <p>2017 – 2018 : 259 loans at a total of £16,600,847</p>

¹ MHCLG, Help to Buy (Equity Loan Scheme) and Help to Buy: NewBuy statistics: data 30 Sept 2018, England

PRIORITY 3 : Housing Supply and Maximising Affordable Housing Development

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
				2018 – 2019 (to Sept 2018) : 152 loans at a total of £9,573,998
	Where appropriate provide TVBC Affordable Housing Grant to our partnering RPs to ensure highly valued strategic schemes are viable	Report on outturn to Cabinet	June each year	2016 - 2017 COMPLETED Capital Programme Outturn Report to Cabinet on 21 June 2017. 2017 – 2018 COMPLETED Capital Programme Outturn Report to Cabinet 16 May 2018 2018 – 2019 COMPLETED Capital Programme Outturn Report to Cabinet on 15 May 2019
	To develop the way in which data collected through Hampshire Home Choice and Help to Buy South can be used to inform future affordable housing developments	Reports which identify all affordable housing need at Ward level	2018 - 2019	COMPLETED Data reports available from HHC and HTBS to illustrate Ward level need.
	Continue to investigate innovative methods and best practice conducted elsewhere together with keeping a review on the best use of the resources available to the Council	Consider piloting RentPlus scheme	2018 - 2019	On going – pursuing Rent to Buy scheme on new Major Development Areas (MDA) developments.
	Publicise and support national initiatives which seek to bridge the gap between affordable rented and outright home ownership	Advertise events and new products as and when available	On going	2016 - 2017 Advertised and promoted Help to Buy South events in Hampshire: 22 nd April 2017 – Guildhall, Salisbury 17 th June 2017 – St Mary's Stadium, Southampton.

PRIORITY 3 : Housing Supply and Maximising Affordable Housing Development

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
				<p>2017 - 2018 Help to Buy South events in Hampshire/Wiltshire 24th March 2018 – Guildhall, Salisbury 21st April 2018 – St Mary's Stadium, Southampton.</p> <p><u>Drafting an Information Leaflet on the various affordable housing products including low cost home ownership which will be available for publication on our website shortly.</u></p>
Smaller Family Homes	Establish a Developers' Forum with RPs to ensure new housing responds to the demographic change and household growth as detailed in the Evidence Base	Developers' Forum established	Mar <u>Sept</u> 2019	<p>Timescale reviewed to enable the new Household Projection Forecasts and Objectively Assessed Housing Need survey results to be utilised and to take account of the Issues and Options raised under the Local Plan review process.</p> <p><u>To be set up as part of the Housing Strategy Consultation process.</u></p>
New Ways of Working	Investigate development opportunities, for example, via Joint Venture Agreements, Project Enterprise and more innovative approaches		On going	<p>Enhanced Shared Equity Scheme approved by Cabinet on 18th April 2018.</p> <p>Opportunities considered on a site by site basis.</p>
Private Rented	Improve access for those who traditionally face barriers to the private rented sector by ensuring funding for the	Budget secured for Rent Deposit Loan	2016 - 2019	Assisted 42 (2016 - 2017); 47 (2017 - 2018) <u>and 58 (2018 – 2019)</u>

PRIORITY 3 : Housing Supply and Maximising Affordable Housing Development

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Sector	Rent Deposit Loan Scheme is adequate	Scheme No of households assisted through the RDLS (Revised performance indicator to show the number of households assisted rather than the amount of funding as this is more meaningful).		households to access and sustain accommodation in the private rented sector through RDLS. Total of 147 households assisted via the RDLS during the lifetime of this Housing Strategy.
	Provide advice to private landlords and ensure they are aware of the priorities within the Housing Strategy and housing need in the Borough	Private Sector Landlord Forum – attend 1 meeting per annum	Mar or Oct each year	2016 - 2017 COMPLETED Attended Private Sector Landlords Forum October 2016 to consult on the Housing Strategy 2016 – 2017. 2017 - 2018 COMPLETED Attended Private Sector Landlords Forum October 2017 2018 - 2019 COMPLETED Attended Private Sector Landlords Forum June 2018 and 9 May 2019
	Seek out development opportunities for increasing the supply of private rented accommodation through Project Enterprise and Valley Housing Limited	Property Portfolio increased	On going	5 properties secured by Valley Housing Limited in the private rented sector to assist the Council to meet statutory homelessness duties.

PRIORITY 3 : Housing Supply and Maximising Affordable Housing Development

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Housing Associations	Monitor the Registered Providers Partnership to ensure good practice, collection of enabling fee and that there is the capacity and resources to continually develop in the Borough	Annual RP Review Meeting	Apr each year	2016 - 2017 COMPLETED Annual Review of RP Partners completed April 2017. 2017 – 2018 COMPLETED Annual Review of RP Partners completed May 2018 2018 – 2019 COMPLETED Annual Review of RP Partners completed June 2018
	Encourage Registered Providers to promote their tenant incentive schemes to encourage tenants who are under-occupying to move to a home that better meets their needs	RP Partnership Meeting	On going	Registered Providers are continually encouraged to periodically promote their incentive schemes via the Preferred Registered Providers Meeting.
	Promote the use of mutual exchange to better meet tenants needs, including a mutual exchange fair where tenants from all landlords in Test Valley can be matched to more suitable properties.	Mutual Exchange Event held Introduced links to HomesFinder via Hampshire Home Choice website.	Spring 2019	Timescale has been reviewed due to the introduction of the Homelessness Reduction Act and limited staff resources. COMPLETED

PRIORITY 4 : Neighbourhood Planning and Community Benefits

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Brokering	Work with HARA and the National Community Land	Investigate benefits	Jan 2017	2016-197

Partnerships	Trust Network to support Parish Councils who wish to start up a Community Land Trust	of Associate Membership of the National CLT Network		<p>Working with Abbots Ann Vision to set up a Community Benefit Society with assistance from the National CLT Network. This is on going.</p> <p><u>2018 - 2019</u></p> <ul style="list-style-type: none"> Working with the Hampshire Community Housing Fund Group as to whether the partnership / hub can be extended to include all Hampshire LAs (including Test Valley). Member of the National CLT Network
	Investigate supported community self build opportunities and options	Information Leaflet developed on Self Build Guidance on Self Build incorporated with the draft AH SPD	Jul 2018 April 2020	<p>In progress – researching information currently available and level of demand.</p> <p><u>COMPLETED</u></p> <p>Provisions for self build incorporated within revised AH SPD and awaiting provisions within the new Local Plan</p>
Neighbourhood Planning	Through working with communities, ensure the need for affordable housing is recognised and understood with meeting other community aspirations and benefits through Neighbourhood and Parish Plans	Attending Parish Council and Open Meetings on Neighbourhood Planning	On going	<p>2016 - 2017</p> <ul style="list-style-type: none"> Attended Kings Somborne and Chilbolton Parish Council meetings to discuss Neighbourhood Plans Parish Pathfinder Meeting - Oct 2016 <p>2017 - 2018</p> <ul style="list-style-type: none"> Community Planning Event – Oct 17 Houghton NP Steering Group Meeting <p><u>2018 – 2019</u></p>

				<ul style="list-style-type: none"> • Attended Houghton Parish Council meeting to adopt the Housing Need Survey Report Sept 18 • Attended East Tytherley Steering Group meeting to discuss NP Survey. • Working with Nether Wallop and Wherwell on Housing Need Surveys
	Support Members, parish councils and community groups in developing neighbourhood plan and identifying the housing needs of the village by carrying out Neighbourhood Plan Housing Need Surveys	Neighbourhood Plan Housing Need Surveys carried out for Pathfinder Parish Councils	2016 - 2017	<p>2016 - 2017 NP Housing Need Surveys completed for Chilbolton and Kings Somborne Parish Council.</p> <p>2017 – 2018 NP Housing Need Surveys completed for Houghton Parish Council. Working with Wherwell Parish Councils on drafting a Housing Need Survey</p> <p>2018 – 2019 Working with Nether Wallop Parish Councils on drafting a Housing Need Survey</p>
	Assist with and promote the Community Planning Toolkit	Attend All Parish Community Planning Event	Oct 2016	<p>COMPLETED Attended Parish Pathfinder Event in October 2016. Community Planning Toolkit published on TVBC website.</p>
Rural Housing and Housing Need Surveys	Encouraging communities to consider their housing need within the context of the long term sustainability of their villages	Rural Housing Exception Site or Community Led Development	On going	<p>2016 - 2017</p> <ul style="list-style-type: none"> • Kings Somborne Housing Need Survey – Jan 2017 • Chilbolton Housing Need Survey –

		commenced		<p>April 2017</p> <p>2017 -2018</p> <ul style="list-style-type: none"> • <u>East Tytherley Housing Need Survey – Sept 2017</u> <p><u>2018 - 2019</u></p> <p><u>Working with 3 parish councils who are considering developing a CLT scheme.</u></p>
	Conducting Housing Need Surveys to identify the housing need within the village and details of hidden households aspirations			<p>Community led development commenced at:</p> <ul style="list-style-type: none"> • The Landings, Over Wallop • School Lane, Broughton • <u>Dauntsey Drove, Amport</u>

PRIORITY 5 : Improving Housing Quality

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
Decent, Warm & Healthy Homes	Encourage developers to exceed Part M of the Building Regulations to promote accessible and adaptable homes and Part L, conservation of fuel and power in new homes	Promote at Developers Forum	Mar - Sept 2019	Timescale reviewed as establishing Developers Forum has been postponed awaiting the new National Planning Policy Framework and will now form part of the Housing Strategy Consultation Programme.
	Engage with partner services to identify opportunities for joint working and service delivery to tackle housing as a long term barrier to health	Continue to review at Aids & Adaptations Panel, HAG and SHOG Meetings	2016 – 2019	Continue to review opportunities at Aids and Adaptations Panel , HAG and SHOG meetings.
	Implement the updated Private Sector Housing Policy	Updated Private Sector Housing Policy on website and implemented	Jan 2017	COMPLETED – Private Sector Housing Renewal Policy update approved by Cabinet Nov 2016. Changes implemented January 2017 and published on website.
	^{New} Develop new Private Sector Housing Renewal Policy to incorporate new legislation, enforcement powers and changes to the funding regime	Private Sector Housing Renewal Policy adopted by Cabinet	Summer 2019/2020	On going – consultation events being arrangedUndertaking review of new legislative powers and options for spending Better Care Funding.
Financial Assistance	Undertake targeted activity to support the most vulnerable members of the community who live in the poorest quality housing through campaigns and joint working with The Environment Centre and working closely with Occupational Therapists and the Home Improvement Agency	Facilitate quick and ready access to services which resolve property-related barriers to returning/staying home	On going	Fuel poor households are targeted through Hitting the Cold Spots service via trusted referral agents, promoting the service at community groups, providing training for frontline staff and use of existing data and mapping. The service is delivered by The Environment Service and households are supported through a Freephone advice line, home visits and events to access help to reduce energy bills and

PRIORITY 5 : Improving Housing Quality				
WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
				<p>funding for home energy efficiency works.</p> <p>Information Leaflet completed to promote the availability of Disabled Facility Grants.</p>
	Provide advice on welfare benefits to older people to help them maximise their income and remain in their own home via assessments, telephone enquiries and attending public events	Increase in older people being able to remain in their own home	On going	<p>Private Sector Housing Caseworker and Occupational Therapist actively creating promotional material and booking visits to promote service including potential downsizing options where this may be appropriate.</p> <p>Events Attended Carers Day – Nov 18, Andover</p>
Addressing Fuel Poverty	To implement the actions from the Home Energy Conservation Act Update Report and carry out a further review in two years	Actions reviewed and Update Report completed	May 2018	<p>COMPLETED</p> <p>HECA Update Report approved by Cabinet 15 Nov 2017.</p> <p>HECA Update Report to be submitted end of May 2019</p>
	Signpost customers to Eco Funding offers and other government schemes when available	Providing advice and advertise offers as and when available.	As and when available	<p>On going – articles in TV News and on TVBC Energy Efficient webpage. Hitting the Cold Spots project is promoted on a variety of different platforms accessible to TVBC residents including social media, TVBC and HCC websites, Hampshire Now and Discover Magazine as well as council staff bulletins.</p> <p>Facebook campaign for Hitting the Cold Spots undertaken Winter 2018/19</p>

PRIORITY 5 : Improving Housing Quality

WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
	Target energy efficient advice and assistance to the least energy efficient homes including mobile park homes	External Wall Insulation for Park Homes Campaign	On going	Through Hitting the Cold Spots, TVBC work in partnership with The Environment Centre to signpost or refer Test Valley residents to the scheme. Currently reviewing loans and grants to low income owners of mobile homes to provide external insulation as part of the HECA Action Plan. Statement of Intent approved by Cabinet 17th April 2019
	Utilise the EPC Maps produced by The Environment Centre to influence future service planning and delivery activities	Evidence base targeting of resources for budget requests	On going	EPC Maps were utilised to inform the HECA Action Plan Update and will assist the new Private Sector Housing Renewal Policy.
Mobile Homes Parks	To inspect and license all the mobile homes parks in Test Valley	License Mobile Home Parks	Jan 2017	COMPLETED All mobile home parks inspected and Licenses issued.
Regulating the Private Sector	Encourage private landlords and managing agents to provide good quality and well managed properties	Promote at Private Sector Landlord Forum	Mar 2017	COMPLETED
	Work with landlords to improve the sometimes poor image of the sector and investigate the benefits of implementing a TVBC accreditation scheme Rent Deposit Bond Scheme.	TVBC Rent Deposit Bond Accredited Scheme discussed at the Private Sector Landlords Forum	Dec 2018	New regulations to grant power to ban rogue landlords and agents from renting, rogue landlord database, minimum energy efficiency standards for PRS came into effect in April 2018. Working with Landlords on Rent Deposit Bond Scheme, and this forms

PRIORITY 5 : Improving Housing Quality				
WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
				part of the MHCLG Private Rented Sector Access Fund project with TVBC as lead authority working with Winchester City Council. .
Licensing Houses in Multiple Occupation	Develop a database to identify the number and location of private HMOs in Test Valley	Database completed	Feb 2017	COMPLETED Current mandatory HMOs on database.
	Undertake statutory duty to licence all mandatory HMOs under the provisions of the Housing Act 2004 Part	All mandatory HMOs licenced	On going	From 1 October 2018 all HMOs with 5 or more occupants in 2 or more households will require licensing. Review of Council Tax and Electoral Roll to identify potential unlicensed HMOs to visit and inspect. 20 additional HMO applications have been received.
	Use enforcement powers to raise standards where landlords refuse to work with TVBC or where landlords fail to license properties as necessary	Enforcement action and prosecution of non compliant/criminal landlords.		Operating from a position of working together with landlords to encourage improvements so that enforcement action is a last resort, one Improvement Notice was served for defects in property – Nov 17.
Empty Homes Action Plan	To update the Empty Homes Action Plan to include the revised Compulsory Purchase Order procedure and attracts and allocates resources to refurbish empty properties for those in housing need	Revised Empty Homes Action Plan	Mar 2018 Autumn 2019	On-going Empty Homes Policy being developed and due to proceed to Cabinet by the end of the year
	Offer financial assistance as per the Private Sector Housing Renewal Policy to enable empty properties to being brought back into use wherever possible, or to reduce the affect of the property on the neighbourhood.	Provision of Grants/Loans in accordance with the Private Sector Housing Renewal Policy	On going	On going as part of the consultation on the revised Private Sector Renewal Policy and Financial Assistance.

PRIORITY 5 : Improving Housing Quality				
WHAT WE WANT TO ACHIEVE	ACTIONS	MILESTONE	TIMESCALE	PROGRESS
	Respond to enquiries regarding long term empty properties and take informal or formal action as appropriate	Enquiries responded to and appropriate action taken		<p>2016 - 2017 Two enquiries received and appropriate action taken.</p> <p><u>2017 - 2018</u> <u>One enquiry received and appropriate action taken.</u></p> <p><u>2018 – 2019</u> <u>Two enquiries received and appropriate action taken.</u></p>
Maximise resources available for Aids and Adaptations work	Continue to fund a capital programme for Disabled Facilities Grants and housing renewal grants to assist residents whose independence may be at risk to remain in or return to their home in both private and public sector properties.	Disabled Facility Grants and Loans Budget sufficiently funded	On going	<p>2016 - 2017 £745,100 spent on DFGs and Housing Renewal Grants.</p> <p>2017 - 2018 <u>£682,200 spent on DFGs, Disabled Facility Loans and Housing Renewal Grants.</u></p> <p><u>2018 – 2019</u> <u>£557,400 spent on DFGs, Disabled Facility Loans and Housing Renewal Grants</u></p>
	Review the options available regarding the renewal of the service contract with the Home Improvement Agency. The current contract expires on 31 st March 2017.	Report to Cabinet on Options		<p>COMPLETED Report to Cabinet on 21 Dec 2016 and new post of Private Sector Housing Caseworker established from April 2017.</p>
	Work with Registered Providers to develop a protocol which sets out their financial contributions towards adaptations in the properties they own for their tenants.	Protocol agreed	Sept 2017	It has not been possible to develop a protocol as each Registered Provider has their own policy varying from nil contributions to £3,500 per property per annum.