

Partnership for Urban South Hampshire

Homes for Growth

Sub Regional Housing Strategy 2007 - 2011



CONTENTS

FOREWORD	PAGE	3
EXECUTIVE SUMMARY	PAGE	4 - 6
INTRODUCTION	PAGE	7
BACKGROUND	PAGES	8 -12
NATIONAL AND REGIONAL DRIVERS	PAGES	13 -18
NEEDS AND HOUSING MARKET ISSUES	PAGES	19 -29
PUSH HOUSING PRIORITIES/ISSUES	PAGES	30 -37
RESOURCES	PAGES	38- 44
ACTION PLAN	PAGES	45 - 48

Annexes

- Annex 1: Existing Local Authority Housing Strategies**
- Annex 2: Fit For Purpose (FFP) Housing Strategies & Business Plans**
- Annex 3: Housing Priorities for PUSH LAs taken from existing Fit For Purpose (FFP) Housing Strategies**
- Annex 4: Private Sector Priorities as identified in LA Strategies & Plans**
- Annex 5: Homelessness Priorities as identified in LA Homelessness Strategies**
- Annex 6: Housing Priorities for PUSH LAs taken from existing “Fit for Purpose” Business Plans**
- Annex 7: Supporting People**
- Annex 8: Strategic Sites**
- Annex 9: Stakeholder List**

FOREWORD

Good housing is central to personal economic and social well being. It impacts on our health, our wealth and our happiness. The Sub Regional Housing Strategy starts with the assumption that everyone in PUSH should have access to a decent home. PUSH has a long established Housing Working Group and this group has a key role to play in acting as a champion in housing issues.

PUSH is about not just about economic growth – it's about smart growth. This is growth that is carefully managed to link improvements in economic performance with associated improvements in infrastructure, ensuring the provision of additional homes in the area is carefully delivered to promote sustainable communities.

The most important priority for this Sub Regional Housing Strategy is to support economic growth by increasing the supply of housing to deliver a balanced housing market including family and affordable homes. Housing has a key role to promote and stimulate the economy. Housing policies need to consider wider economic, environmental and social regeneration ambitions including developing the right mix of housing to meet existing and future needs. The type of housing available has the potential to enhance economic development objectives. To facilitate this there will be a need to anticipate the requirements of future households, and develop housing which is going to be attractive to higher income and skilled households, delivering homes of the highest possible quality. Good design will be a critical component, enabling building at higher densities. We are keen to encourage the construction of a greater number of larger, family sized, homes where this is required to meet an identified local need and create mixed communities.

At the same time we need to avoid concentrations of disadvantage. In existing areas of disadvantage, new housing can help to improve the physical environment and change the social balance through tenure diversification.

New housing will form a small percentage of homes for PUSH. That is why it is critical we make best use of this stock and ensure all tenures meet the decent homes standard by 2010. This is particularly challenging in the private sector. In addition, as PUSH responds to climate change, the new Code for Sustainable Homes and other initiatives will be important tools.

Most housing investment in PUSH will come from the private sector, but if our plans are to be successful external investment through the Regional Housing Board for affordable housing and improvements in the social and private sectors will be required. This Strategy is ambitious for South Hampshire. PUSH seeks the support of regional and national partners to realise our ambition.

Councillor Keith House
Chairman, PUSH Housing Members' Panel

EXECUTIVE SUMMARY

Our Vision

The PUSH vision is for sustained economic growth to create a more prosperous, attractive and sustainable South Hampshire, offering a better quality of life to all who live, work and spend leisure time here.

Our vision translates into nine key objectives:

PUSH OBJECTIVES

- Providing a buoyant and diverse economy
- Reducing inequalities and developing skills
- Securing sustainable communities
- Safeguarding a quality environment
- Providing quality housing for all
- Improving accessibility
- Providing quality recreational and leisure facilities
- Improving Health
- Maintaining the separation of settlements

Housing can therefore be seen to play an important role in helping to deliver the PUSH vision.

The challenges we face

In keeping with the rest of the South East region demand for homes to rent or buy is growing faster than supply. And as house prices have grown faster than wages it is becoming increasingly difficult for young people to get a step on the housing ladder.

However, new build housing only represents a small percentage of the total housing stock, typically 1% a year, and in order to deliver our vision for South Hampshire we also need to make better use of the existing housing stock. By improving both the condition and by making better use of the existing stock we will be able to tackle a number of the objectives set out in our vision.

This strategy not only sets out the needs of future households, but that of existing households. We therefore need to ensure that a mixture of dwellings are provided to cater for the changing demographics, which includes addressing the balance for smaller 1 or 2 bedroom properties, and the ongoing need for more family accommodation.

Meeting the challenge

The South Hampshire authorities have identified that in order to meet shared long term aims there needs to be a more unified and joined up approach across the sub region. PUSH is therefore committed to improving efficiency and delivery through joint working, and this is being led by the Housing Theme Group.

In the longer term the PUSH authorities will be looking to replace their existing individual Housing Strategies with an all encompassing sub-regional strategy. This strategy is a first step towards a more unified and joined up approach across the sub region.

THE 4 STRATEGIC HOUSING PRIORITIES FOR PUSH ARE:

To support economic growth by increasing the supply of housing to deliver a balanced housing market including family and affordable homes.

To improve the condition and management and make better use of the existing housing stock

To drive long-term economic prosperity through the principles of sustainable development

To meet the needs of everyone including homeless and vulnerable groups

Monitoring and Reviewing progress against the Priorities

To support economic growth by increasing the supply of housing to deliver a balanced housing market including family and affordable homes.

The Programme of Delivery produced by PUSH sets out how and where the housing numbers are to be delivered. Existing individual Local Authority Annual Monitoring Returns (AMRs) set out housing trajectories for past and future completions against individual local authority planning requirements.

PUSH have also set ambitious targets to provide a better mix of housing and will be looking to deliver a range of dwelling sizes in line with the Strategic Housing Market Assessment. (see Action Plan).

The draft South East Plan sets out a requirement for 80,000 homes in South Hampshire with 30% to 40% of these new homes to be affordable, of which 65% should be for rent.

To improve the condition and management and make better use of the existing housing stock

PUSH is committed to all of the social housing stock meeting the target of being 100% decent by 2010.

To drive long-term economic prosperity through the principles of sustainable development.

PUSH will seek to improve both the quality of the new and existing stock, which includes monitoring the energy efficiency of both private and public housing, through the use of SAP ratings, and building regulations, which includes increasing the percentage of homes to be developed at level 3 of the Code for Sustainable Homes

To meet the needs of everyone including homeless and vulnerable groups.

The PUSH LAs are committed to having reduced the numbers in temporary by 50% by 2010, to have no more than 1,054 households in TA.

The detail behind how these priorities will be addressed and tackled are set out in **CHAPTER 5: PUSH HOUSING PRIORITIES AND ISSUES**

Supporting Documents:

- PUSH Business Plan
- PUSH Programme of Delivery
- The draft South East Plan 2006 – 2026 (Regional Spatial Strategy)
- Individual Local Authority Housing Strategies
- Individual Local Authority Homelessness Strategies
- Individual Local Authority Annual Monitoring Returns (AMRs)
- Portsmouth City Council Supporting People Strategy
- Southampton City Council Supporting People Strategy
- Hampshire County Council Supporting People Strategy
- Fareham Borough Council Housing Revenue Account (HRA) Business Plan
- Gosport Borough Council (HRA) Business Plan
- New Forest District Council (HRA) Business Plan
- Portsmouth City Council (HRA) Business Plan
- Southampton City Council (HRA) Business Plan

INTRODUCTION

1.1 This sub regional housing strategy is a strategy for the whole housing market area of PUSH. This is a departure from the Fit For Purpose Housing Strategies already in place, which had a strong focus on the social housing market in individual local authority areas. This sub regional approach adopted by PUSH reflects the latest guidance in PPS3 regarding Housing Market Assessments. It also links with the clearly identified sub region within the Regional Housing Strategy (RHS), Regional Economic Strategy (RES) and the draft Regional Spatial Strategy (RSS)/South East Plan 2006 – 2026.

1.2 This strategy also needs to be read in conjunction with the PUSH Business Plan which sets out how the PUSH vision will be delivered.

1.3 PUSH have agreed on 4 strategic housing priorities these are:

To support economic growth by increasing the supply of housing to deliver a balanced housing market including family and affordable homes.

To improve the condition and management and make better use of the existing housing stock

To drive long-term economic prosperity through the principles of sustainable development.

To meet the needs of everyone including homeless and vulnerable groups.

1.4 Section 4: Background and Section 5: National & Regional Drivers provide the policy context behind this strategy, with Section 6: Needs and Housing Market issues providing the evidence base behind these priorities.

1.5 Sections 7 to 9 set out how the priorities will be addressed, and how the barriers to delivery will be tackled, and what resources the PUSH LAs have at their disposal. This is then translated into actions/measures in the Action Plan, which complements the PUSH Business Plan.

2 BACKGROUND

2.1 What is PUSH?

- 2.2 The Partnership for Urban South Hampshire (PUSH) is a voluntary working partnership of eleven Local Authorities (LAs) stretching from the New Forest to East Hampshire, which has come together to address the economic and regeneration issues facing the urban South Hampshire Sub Region, focused on the cities of Portsmouth and Southampton.
- 2.3 There are six local authorities, which are predominantly urban in character, whose land is wholly within PUSH: Eastleigh, Fareham, Gosport, Havant, Portsmouth and Southampton. A further four authorities - East Hampshire, New Forest, Test Valley and Winchester - have parts of their districts within the South Hampshire region, but in general have a more rural focus. Hampshire County Council is the final Local Authority partner in PUSH (but unlike the unitary and district authorities are not required to provide a Housing Strategy).
- 2.4 PUSH has established a structure for taking forward activity to implement its vision and strategy. This is broadly divided into 4 blocks: Economic Issues, Housing Issues, Planning Issues and Sustainability Issues. Transport issues are largely led by Transport for South Hampshire, which has been formalised as a Joint Committee of the County and two unitary authorities and forms the transport 'arm' of PUSH. Infrastructure is considered as a cross-cutting issue within the present structure. The present working structure is set out in **Figure 1**, though this will evolve further in the second half of 2007.
- 2.5 The geographic area covered by PUSH is shown in **Figure 2**.

Figure 1: Overall Structure of PUSH

Partnership for Urban South Hampshire
Organisational Structure
(August 2007)

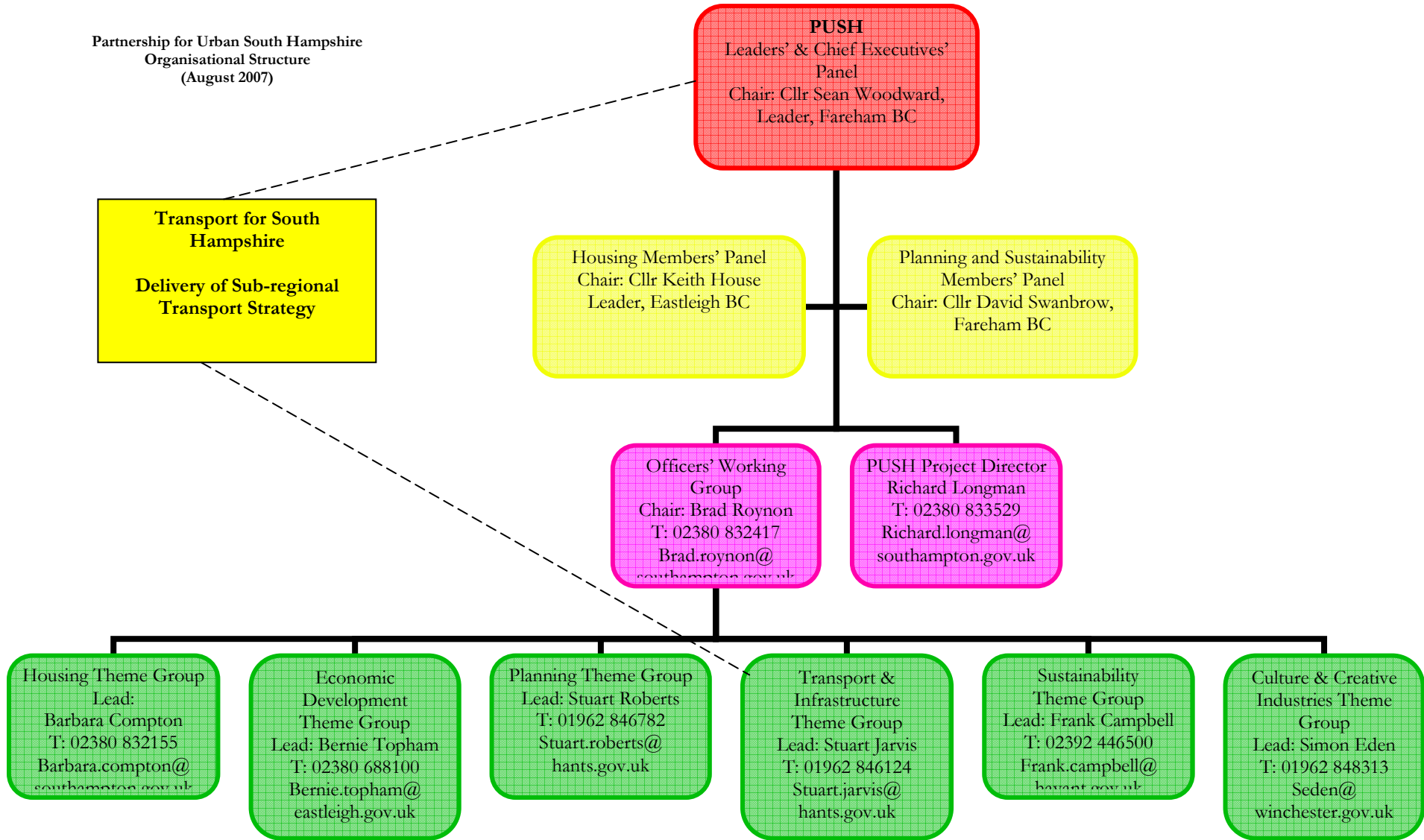
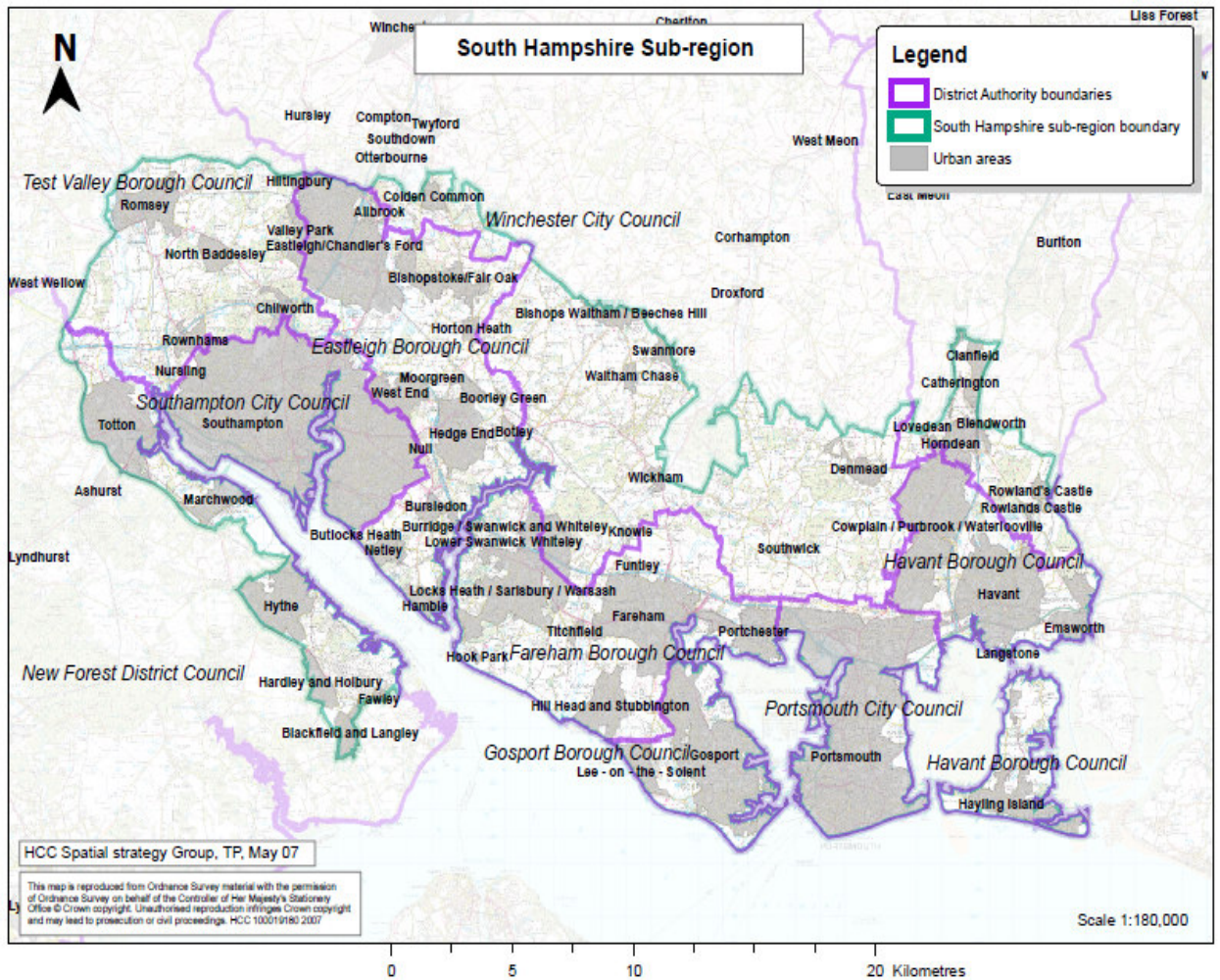


Figure 2: A map of the PUSH sub region



2.6 The PUSH Housing Group

2.7 This group consisting of housing members and officers across the 11 LAs has been tasked with delivering the housing aspirations of PUSH, with housing contributing towards the wider economic, social and environmental aims of PUSH. They have looked at a range of issues on a cross boundary basis to consider how collectively the LAs could deliver more effective housing strategy and services. In addition, a sub regional Housing Market Assessment has already completed and an affordable housing policy approach is being prepared to cover the whole sub-region. This group has also led on the production of this Sub-Regional Housing Strategy.

2.8 What is the PUSH Vision?

2.9 The PUSH vision is to deliver sustainable managed growth in the sub region, with the following main objectives:

- To address the economic regeneration and development needs of the sub-region by delivering a growth rate in GVA from 2.7% per annum in 2006 to 3.5% by 2026.
- To create 59,000 net new jobs and improvements in business productivity in support this goal
- To ensure growth is facilitated by an adequate supply of appropriate employment sites within the sub-region, including the creation of around 2 million square metres of new employment space.
- To deliver sufficient new homes over the period to ensure that housing availability and affordability do not constrain this growth objective.
- To provide a suitable volume and mix of housing types and tenures, to meet the affordable housing needs of the sub region over the period.
- To ensure that these development goals are met in a sustainable way, which ensures that the quality of life of the sub-region is enhanced and separation of settlements is maintained.
- To ensure that future growth rates are directly related to the provision of appropriate and adequate infrastructure to meet the needs of existing and expanding communities within the sub-region.

2.10 The PUSH vision in the Sub Region has been developed into a sub regional strategy which has been submitted to the South East of England Regional Assembly (SEERA), and has been incorporated into the draft South East Plan.

2.11 Why a Sub Regional Housing Strategy?

2.12 The South Hampshire authorities have identified that in order to meet shared long term aims there needs to be a more unified and joined up approach across the sub region. PUSH is therefore committed to improving efficiency and delivery through joint working, and this is being led by the Housing Theme Group.

2.13 All 10 LAs (excluding Hampshire County Council) in the sub region have delivered Fit For Purpose Housing Strategies and these cover a range of time periods. A full list of the existing Fit For Purpose Housing Strategies and Business Plans (Stock Holding LAs only) is set out in **Annexes 1 & 2**. All 10 of these LAs are at different stages in terms of refreshing or reviewing their existing strategies, and in the longer term PUSH authorities are looking to replace the individual housing

strategies with an all encompassing sub-regional strategy. This will need to be complemented by an additional strategic document for the LAs with only part of their districts in the sub region.

- 2.14 The existing housing priorities as set out in the individual housing strategies have been mapped, and these are set out in [Annex 3](#).
- 2.15 In 2005 PUSH commissioned a Housing Market Assessment which was carried out by independent consultants DTZ. This was updated in 2006 using resources from the Regional Housing Board (RHB) to ensure that it met with the new guidance. A HMA has already been undertaken for the Blackwater Valley which includes Hart & Rushmoor. A new HMA is being undertaken for Central Hampshire and the New Forest and once completed in 2007 results will provide a full picture for the whole of Hampshire. This work will complement the PUSH HMA completed in 2006. All three of these HMAs will have been completed by DTZ, which will enable the data to be aggregated/disaggregated to examine emerging and future housing market areas.

2.16 How the Sub Regional Strategy was developed

- 2.17 On 9 October 2006 a meeting of the PUSH housing and planning officer groups considered the national and regional drivers for housing and the key issues for PUSH to address. This meeting also considered key data for the HMA. Consensus was reached on outline housing priorities for PUSH which were discussed, re-evaluated and redefined at a much wider stakeholder meeting held on 16 January 2007. This group included elected members, developers and RSLs. A full list of the stakeholders who attended this second event is set out in [Annex 9](#).
- 2.18 PUSH has consulted widely on this strategy, and sought comments from the South East of England Regional Assembly (SEERA), the PUSH sustainability group, PUSH Housing & Planning Officer groups, and the appropriate PUSH member groups.

3 NATIONAL AND REGIONAL DRIVERS

- 3.1 Although this strategy is about the local housing needs in the sub-region and how to address these issues, it also needs to be seen in the context of both wider national and regional policies/strategies and related funding processes.
- 3.2 There is a number of National and Regional Drivers which underpin this sub regional housing strategy. These include:
- the Housing Act 2004,
 - Sustainable Communities: Homes For All (2005),
 - the Barker Review (Government response Dec 2005),
 - Local Government White Paper (2006),
 - Regional Housing Strategy (RHS) 2006 – 2008,
 - the South East Plan (RSS) 2006 – 2026,
 - Planning Policy Statement 3 (PPS3) Housing (2006),
 - Lyons Review of Local Government Funding (2007)
 - Draft Climate Change Bill (2007)
 - Energy White Paper (2007)
 - Code for Sustainable Homes (2007)
 - Housing Green Paper (2007),and
 - the Comprehensive Spending Review (CSR) 2007.
- 3.3 The Government’s aim is that by 2010, all social housing should be brought into decent condition, with most of the improvement taking place in deprived areas, and to increase the proportion of private housing occupied by vulnerable groups that is in decent condition.
- 3.4 One of the key issues that have emerged from these documents is a shift in emphasis to delivering “a balanced housing market”, as opposed to a tight focus on affordable housing only. This links to making more effective use of the existing housing stock to better meet local housing need, and for local authorities to deliver better outcomes across a range of agendas, health, education, housing etc in a more integrated way.

3.5 National Drivers

- 3.6 The National Priorities are clearly set out in the Sustainable Communities: Homes for All a Five Year Plan launched in 2005, which has 10 key aims: [Five Year Plan - Sustainable Communities: Homes for All - Communities and Local Government](#)
- 1) Increase the supply of new social rented homes
 - 2) Expanding Choice Based Lettings (CBL) nationwide
 - 3) Improving the quality and availability of private rented accommodation
 - 4) Encouraging homeownership
 - 5) Continued support to provide affordable homes for key workers
 - 6) Provide a decent home across both the public and private sector
 - 7) Helping older people to live independently at home
 - 8) Reducing Homelessness
 - 9) Promoting Energy Efficiency
 - 10) Creating sustainable, mixed communities
- 3.7 The Local Government White Paper (LGWP) (2006) promotes sub regional working recognising the pressures in particular on smaller district councils in terms of the necessary skills and capacity to deliver housing strategies, and encourages partnership working. [Strong and prosperous communities - The Local Government White Paper - Communities and Local Government](#).
- 3.8 The LGWP also refers to the need for strategies to be evidence based and supported by the new Housing Market Assessments (HMA) guidance published in 2007. PUSH is ideally placed to respond, having been a pilot in the South East region. The development of a sub regional housing strategy is a natural progression. The new HMA methodology piloted by PUSH has been adopted into Planning Policy Statement 3 (PPS3).
- 3.9 The LGWP also reinforces the local focus that needs to be taken in formulating strategies, and the increasing role of Local Area Agreements (LAA) and Multi Area Agreements (MAA) for delivering the key strategic aims in the Locality. As the LAA process evolves we will expect to see a more joined up and unified approach in which housing and planning will have a key role to play.
- 3.10 The LGWP also highlights the need for integration of strategic documents: for instance, including Housing Strategies within

Sustainable Community Strategies, and linking appropriately to Local Development Frameworks (LDFs).

- 3.11 The Housing Green Paper (HGP) published in July 2007, sets out the renewed commitment that the Government has in addressing housing issues, which includes delivering more affordable sustainable homes, whilst continuing to improve the condition and quality of the existing stock, and taking into account issues such as climate change, and infrastructure provision.
- 3.12 The HGP also reinforces the messages set out within the LGWP around effective delivery through collaborative working at all levels, to help deliver sustainable communities. This includes the better integration of housing and planning policy, and how implementation should be seen as “a shared endeavour”. A copy of the HGP is available from the following link: [Homes for the future: more affordable, more sustainable - Housing Green Paper - Communities and Local Government](#)
- 3.13 The proposals highlighted in the Housing Green Paper present a number of opportunities for PUSH, for example:
- Launch of prospectus for five new eco towns and villages with an invitation to councils to bid
 - Consultation on new powers for councils to set up Housing Development Companies for building more affordable homes. Government is seeking views on allowing councils to keep rents from any new social units built, and retaining right-to-buy receipts from them, in the future.
 - Councils that deliver more houses than expected will get more money in the form of a new Housing and Planning Delivery Grant
 - £300m for Community Infrastructure Funds in growth areas, growth points and new eco towns
 - Implementation of measures to speed up the planning system
 - For stock holding authorities – reform of the council housing subsidy regime to be undertaken in the future
- 3.14 PUSH will explore how these opportunities can contribute towards meeting the PUSH vision of delivering sustainable managed growth in the sub region. For example, there are currently no plans to bid for extra settlements in the PUSH area. However, PUSH will in consultation with CLG see what scope the planned urban extensions and Strategic Development Areas (SDAs) have to access Eco-town funding.

- 3.15 In addition, PUSH are also keen to explore the possibility of establishing a Local Housing Company in South Hampshire, and welcome any additional funding to facilitate more affordable housing.

3.16 The Regional Drivers

(i) The Regional Spatial Strategy

- 3.17 National housing priorities are amplified further in the draft South East Plan, which underwent Examination in Public (EiP) between November 2006 and March 2007. [South East Plan : View The Plan](#). The draft plan is to be finalised during 2008.
- 3.18 The draft plan recognises South Hampshire as a defined sub region and has six headline housing priorities, which are then addressed in the South Hampshire section of the plan:
- 1) Deliver the Plan's target for housing provision (annual average of 28,900 net additional dwellings).
 - 2) At least 60% of all housing to be developed on brownfield land
 - 3) At least 30% of all new homes to be affordable
 - 4) Increasing housing density to 40 dwellings per hectare
 - 5) Make more efficient use of the existing housing stock
 - 6) Create more small scale affordable housing in rural sites.
- 3.19 Policy SH12 of the draft South East Plan sets out the proposed scale and location of housing development in PUSH, with provision for an additional 80,000 new homes between the period 2006 to 2026.
- 3.20 The draft Plan sets out proposed annual housing allocation targets for each individual LA, and for two proposed Strategic Development Areas (SDAS), one North of Fareham and the other North/North East of Hedge End, although both of these are not scheduled to come on stream until after 2016.
- 3.21 PUSH are also committed to addressing the environmental concerns as set in policy SH14 of the draft South East Plan, through the development of common policies for inclusion within their individual Local Development Frameworks. This policy also includes effective coastal zone management, regarding the issue of rising sea levels and flooding, and the need to address climate change, which includes encouraging the use of recycled materials in construction, new

developments to have at least 10% of energy demand from renewable sources in housing schemes over 10 dwellings, and a decrease between 8% and 20% in water use.

(ii) Regional Housing Strategy

3.22 The Regional Housing Strategy focuses upon three headline priorities

- 1) To build more affordable homes
- 2) To bring decent homes within the reach of people on lower incomes
- 3) To improve the quality of the new and existing housing stock.

3.23 A copy of the regional housing strategy is available from the following link: [South East England Regional Assembly : Regional Housing Strategy](#).

3.24 A review of the RHS has just been completed, and a revised document has been developed. A copy of the amendments to the current strategy were supplied to the Housing Minister on 28 June 2007, a copy of which can be found from the following link: http://www.southeast-ra.gov.uk/our_work/planning/housing/docs/housing_inv_in_the_regions-funding_recs_2008-11.pdf

(iii) The Regional Economic Strategy

3.25 This sub-regional housing strategy links to the vision set out by the South East England Development Agency (SEEDA) for the South East to be a world class region achieving sustainable prosperity. The Regional Economic Strategy (RES) for the South East responds to a new global context; sets targets to ensure that success is more widely accessible; and identifies the importance of quality of life as a competitive advantage. In setting out the challenges faced and how the region intends to address them to achieve the vision over the next decade, it sits within the overall context of the Integrated Regional Framework for sustainable development in the South East, and alongside the draft South East Plan as the region's spatial strategy it sets the following challenges:

- 1) The Global Challenge.
- 2) Smart Growth.
- 3) Sustainable Prosperity.

3.26 The success of the sub regional agenda including ambitions for housing is fundamental to delivering the aims of the RES.

3.27 Pursuing and attaining sustainability is recognised as one of the major challenges faced by the South East. Sustainable development therefore lies at the heart of the RES and runs through it as a continuous, unifying thread. Through the commitment to safeguarding quality of life as a competitive advantage, it is specified as one of the three values defining the RES vision. It is fundamental to the success of both meeting the global challenge and to achieving each of the drivers of smart growth. It underpins a number of themes such as culture and rural issues. It forms an objective in its own right, with a focus on what the region can do in practical terms to reduce the ecological footprint while simultaneously tackling the pressing issues of security of water and energy supplies and reducing waste. These ambitions are shared by PUSH and picked up both in this sub-regional housing strategy and in other policy areas.

4 NEEDS AND HOUSING MARKET ISSUES

4.1 Explaining the Need

- 4.2 PUSH has established a comprehensive picture of housing need through an independent Housing Market Assessment and an analysis of the latest Housing Strategy Statistical Appendix (HSSA). This section provides the key evidence base which has been used to shape the housing priorities for PUSH, which includes evidence around affordability, housing completions and private sector issues.

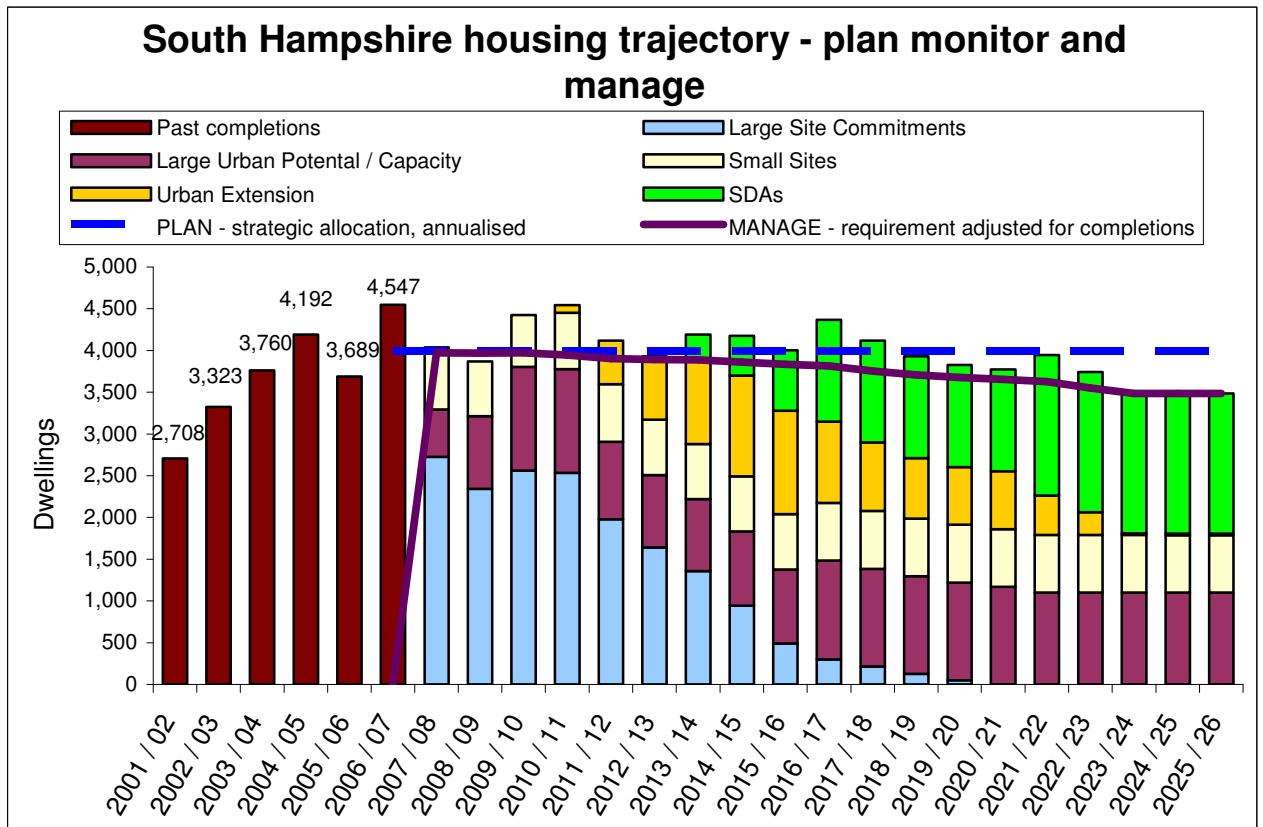
4.3 Supporting Economic Growth

- 4.4 The sub-regional housing strategy is not just about responding to identified need from analysis of data. Housing also has a key role in supporting economic growth so part of the purpose of this strategy is to promote and stimulate the economy. Housing policies need to consider wider economic and social regeneration ambitions including developing the right mix of housing to meet existing needs and attract households to the area. Attracting higher income and skilled households to the sub region is of particular importance. The type of housing available has the potential to enhance economic development objectives. To facilitate this there will be a need to anticipate the requirements of future households, and develop housing which is going to be attractive to higher income and skilled households. At the same time we need to create sustainable mixed communities and use variety of housing types and tenures to help avoid concentrations of disadvantage. In existing areas of disadvantage, new housing can help to improve the physical environment and change the social balance through tenure diversification.

4.5 Meeting demand

- 4.6 PUSH's Housing Market Assessment (HMA) has identified an ongoing need for more housing. The draft South East plan proposes that 80,000 new homes will be needed in the sub region over the period 2006 – 2026 to meet the backlog of existing need and to provide for newly arising demand.

Figure 3: Actual and Projected Annual Housing Completion Numbers in PUSH 2001/02 to 2010/11



4.7 The housing trajectory chart above sets out both the cumulative numbers of houses that have been completed between 2001/02 and 2005/06, and the projected numbers to be completed through to 2010/11.

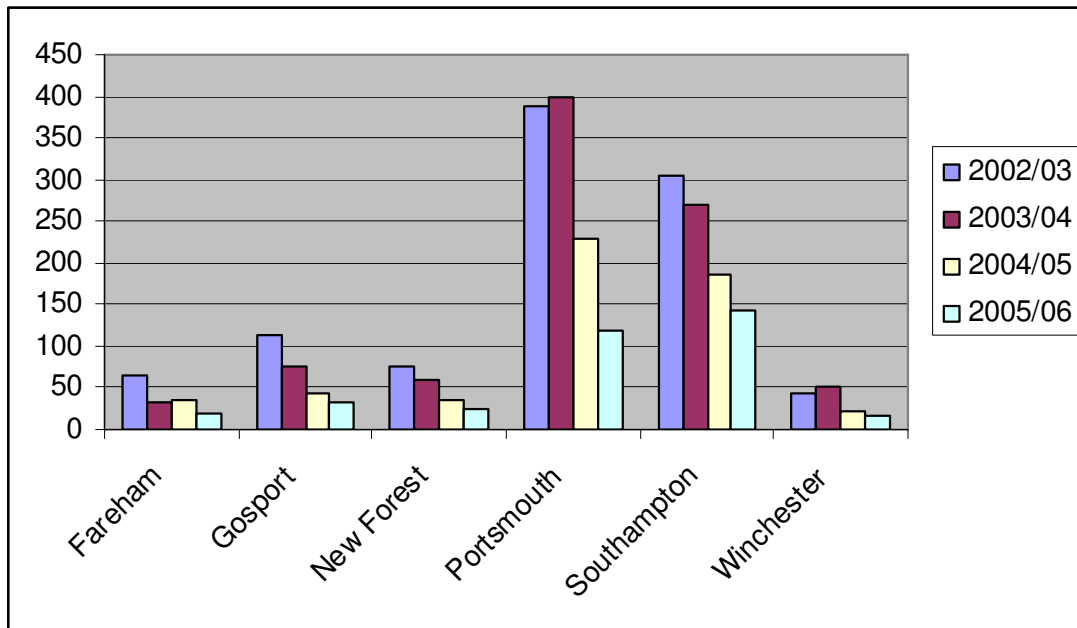
4.8 Affordability

4.9 Between 1999 and 2006, house prices in South Hampshire have more than doubled whilst earnings have increased at a slower rate, resulting in a 60% decline in affordability. In the 2005 HMA it was identified that a minimum income of £33,000 was required to buy a home, and with house prices continuing to increase at a faster rate than earnings, the affordability issues are continuing to worsen.

4.10 The supply of affordable (social) housing has continued to fall in the period 1991 to 2001, with numbers of new RSL units not keeping pace with Right to Buy, leading to an absolute decline in the sector of 1,000 dwellings. From 2003/04 onwards the number of Right to Buy sales

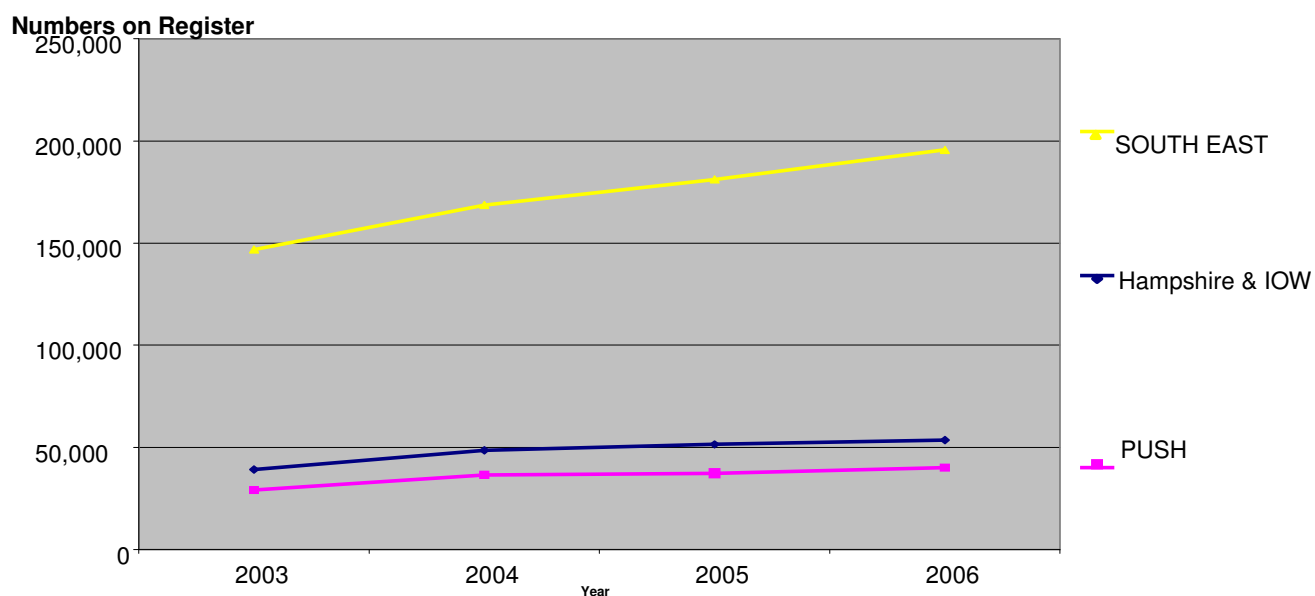
has dramatically slowed, for example in Southampton some 304 homes were sold through RTB in 2002/03 with sales having fallen by over 50% in 2005/06 to 143. This volume of sales is the highest in the South East region. There are a number of factors that have contributed to this reduction sales, but it is another indicator of declining affordability, even with the benefit of RTB conditions.

Figure 4: RTB sales in the 6 stock holding LAS in PUSH between 2002/03 and 2005/06



4.11 Demand for affordable housing in the PUSH region remains strong with overall numbers on the LA housing registers in most cases seeing a year on year increase. This is a trend which has been replicated across the County and in the South East region. As a rough indicator, for the PUSH group of authorities, there were in 2006 around 11,000 more applicants on LA housing registers compared to 2003 (note: data cannot be disaggregated for those LAs only partially included within PUSH e.g. East Hampshire, New Forest, Test Valley and Winchester).

Figure 5: Numbers on LA Housing registers between 2003 and 2006



Local Authority	2003	2004	2005	2006
East Hampshire	2,238	2,115	2,229	2,890
Eastleigh	3,424	4,446	4,515	5,014
Fareham	1,625	2,353	735	1,448
Gosport	1,412	1,668	1,833	2,013
Havant	2,349	2,480	2,256	2,202
New Forest	2,428	3,339	3,891	4,241
Portsmouth	5,525	8,960	7,965	6,661
Southampton	6,697	8,128	9,255	11,126
Test Valley	2,189	2,092	2,698	2,885
Winchester	1,737	1,481	2,126	2,590
Hampshire & IOW	39,183	48,588	51,514	53,656
PUSH	29,124	36,624	37,296	40,087
South East	146,880	168,735	181,196	195,700

4.12 The draft South East Plan indicates that about 35% of new housing needs to be affordable. Making allowance for the effects of Right to Buy and ongoing remodelling of the existing stock, a target of between 30% – 40% affordable housing (both social rented and intermediate housing) therefore needs to be delivered in new developments, equating to between 24,000 and 32,000 new homes.

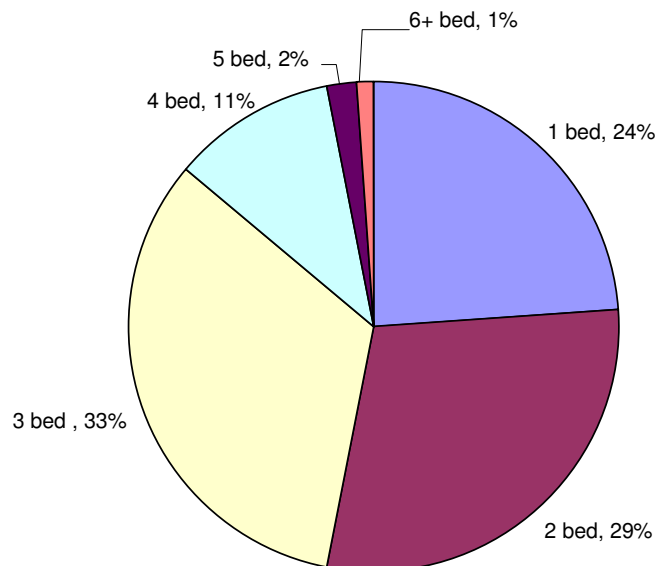
4.13 The updated HMA also recommended an affordable housing number in this region, with 28,500 affordable homes up to the period 2026. This strengthens the case for the policy proposed in the draft South East Plan, and emphasises the importance of securing affordable housing targets in new developments to satisfy both the backlog and newly arising demand.

4.14 Housing Types

4.15 Further analysis of the housing registers highlights that the highest volume of need is for smaller 1 or 2 bedroom properties. However, there is an increasing pressure for more larger family homes which is again evidenced from the housing registers, and the length of time these larger households remain on the waiting list for one of these properties to become available.

4.16 The HMA identifies the ageing demographics in the PUSH region, with the vast majority of household growth being in single person households of which over 50% will be pensioners.

Figure 6: Estimated Requirement for Different Size Dwellings in South Hampshire to 2026 as supplied by DTZ in the Housing Market Assessment (HMA)

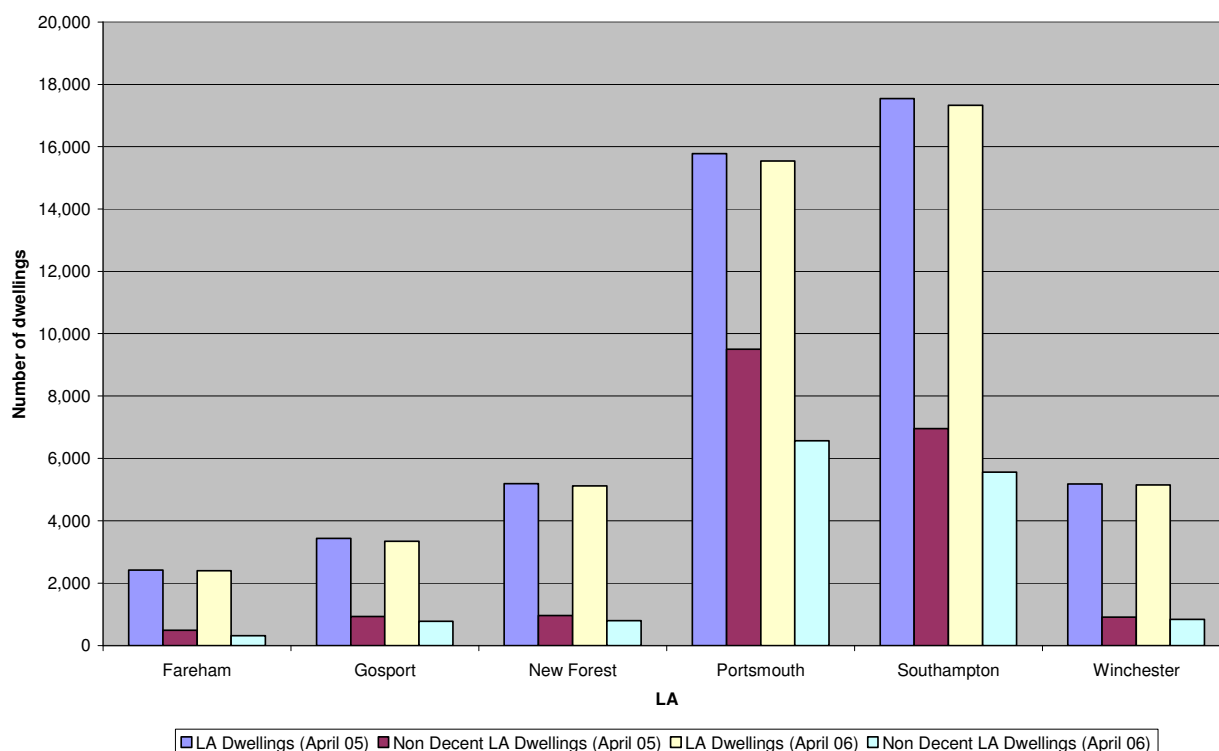


4.17 The Condition of the Housing Stock

4.18 A top government housing priority is ensuring that all social housing meets the Decent Homes Standard by 2010. In general terms the Housing Association stock is relatively modern and RSLs are on track to meet the DHS target. All six stock-holding LAs completed stock option appraisals in 2005 and concluded that they had sufficient funds to meet the Decent Homes target, and have Fit For Purpose HRA Business Plan setting out how they plan to improve and repair their homes over the next 30 years. This includes a commitment to at least maintaining the Decent Homes Standard (DHS) beyond 2010, and ongoing future reviews to meet the needs of their current and future residents, which could include delivering additional improvements above DHS e.g. improving the environment on estates.

4.19 Figure 7 below sets out the numbers of stock units held by the six stock-holding LAs in PUSH, with the number of homes which are currently non-decent. These are dominated by Portsmouth and Southampton.

Figure 7: Decent Homes position in LA stock in PUSH as at April 2006

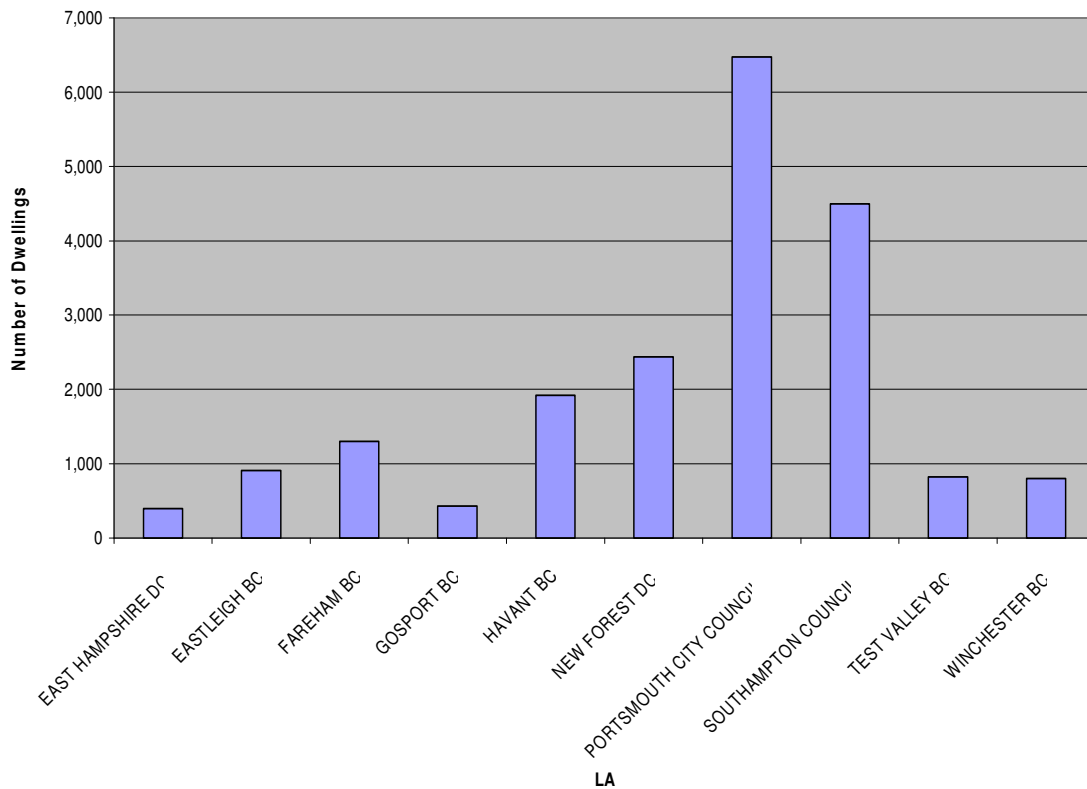


4.20 Three of the six stock holding authorities (Fareham, Portsmouth and Southampton) were recognised as priority areas by the Regional Housing Board for Decent Homes funding in the public sector, and will

receive funding to support their decent homes programmes through to 2010.

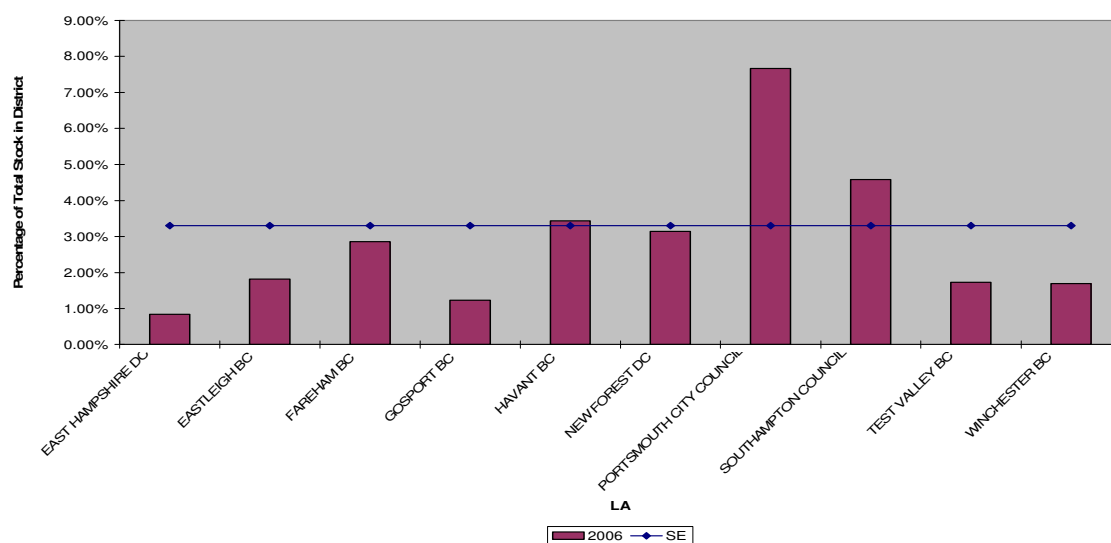
- 4.21 The six stock holding authorities have plans in place to meet the 2010 Decent Homes target, with all of the RSL stock in all of the PUSH authorities on track to meet the 2010 deadline.
- 4.22 In 2006/07, 22 out of the 67 LAs in the South East region were granted additional funding to address Private Sector Renewal issues in their area. Three of these LAs being in the PUSH sub-region (Gosport, Portsmouth and Southampton) with it being recognised that this is a long term issue for the sub region given the very high levels of home ownership and private renting. For instance, between 76% of Southampton's and 93% of Fareham's housing stock is in the Private Sector.

Figure 8: Total numbers of unfit homes in all tenures stock in PUSH as at April 2006



- 4.23 Four of the authorities in the South Hampshire sub-region have a higher number of unfit homes than the average for the SE region in 2006. This is a top priority for PUSH authorities to address, recognising how unfit homes impact upon the health and wellbeing of PUSH residents. Portsmouth has the second highest number of unfit homes (6,470) in the South East, after Brighton (10,269).

Figure 9: Total percentage of unfit homes in all tenures stock in PUSH as at April 2006



4.24 The position improves slightly when a comparison on unfitness is made as a proportion of the total housing stock with Portsmouth having the 5th highest proportion in the South East region, and Southampton 14th highest out of the 67 housing authorities.

4.25 In the Housing Act 2004 it was set out that the unfitness standard would be replaced by the Housing Health and Rating System (HHSRS). This new system came into effect on 6 April 2006 and is a hazard based system which focuses upon the impact of the defect on the occupant rather than the fact of the defect itself. In time data collated will reflect this new measure.

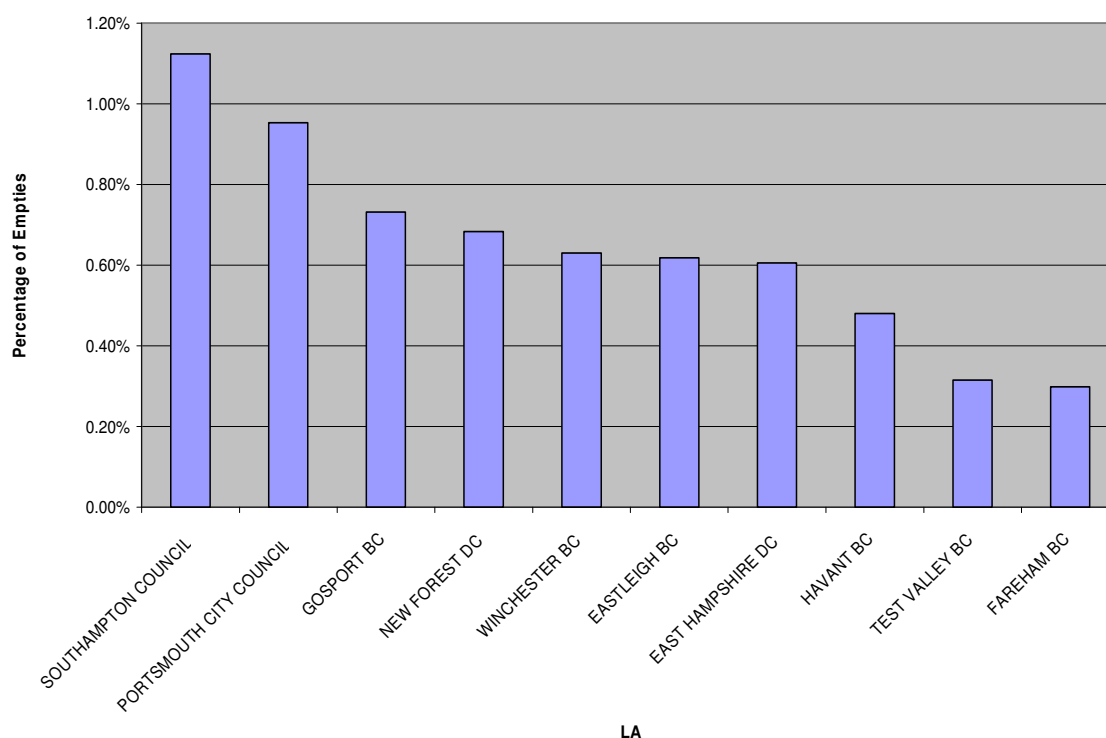
4.26 The Regional Housing Board has recently announced a bidding round for future private sector renewal funding for the period 2008 to 2010 and PUSH will be looking to secure additional funding to address the private sector issues identified in this strategy.

4.27 Empty Homes (empty greater more than 6 months)

4.28 Southampton, Portsmouth and New Forest have a higher number of empty homes than the South East Average: the two unitaries have the 4th and 8th highest numbers respectively of empty homes in the South East region (see Figure 10).

4.29 Reducing the number of empty homes is vital for regeneration: empty homes can blight neighbourhoods, and fall into disrepair and have wider negative impacts upon the wellbeing of local residents (for instance becoming targets for vandalism and anti-social behaviour). Bringing long term empty homes back into use can also have an impact, albeit limited, in meeting local housing need.

Figure 10: Empty Homes in PUSH in 2005/06



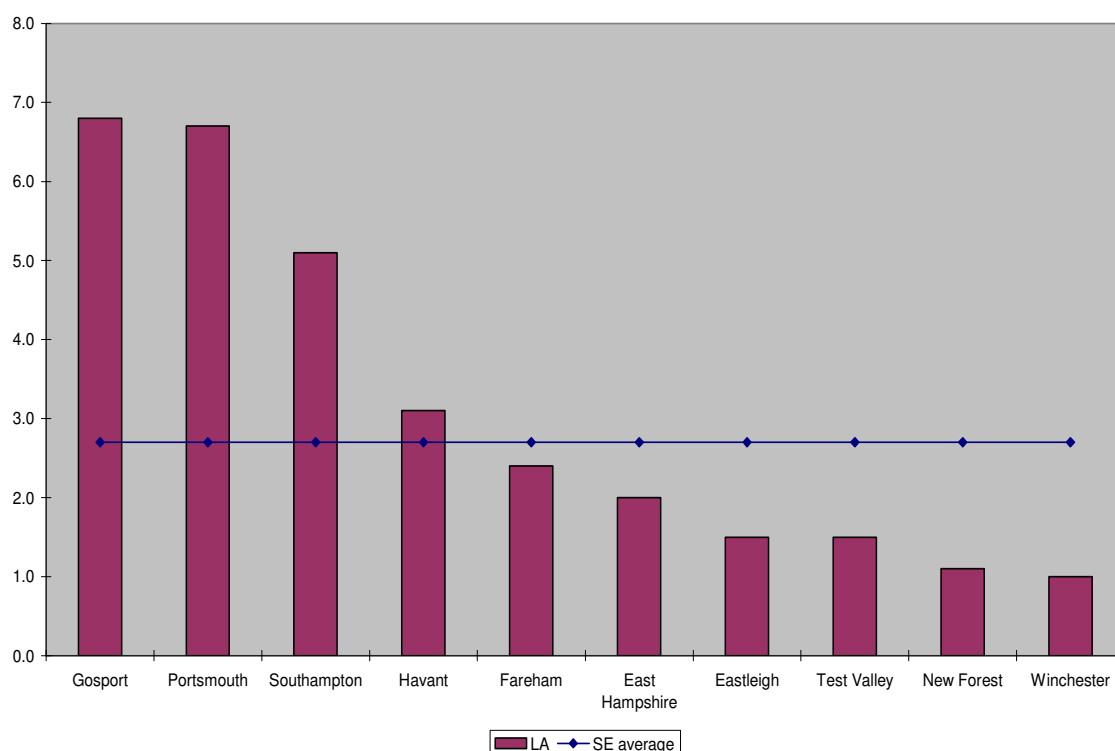
4.30 Homelessness

4.31 Southampton and Portsmouth are recognised as homelessness hotspots in the South East region, with neighbouring Gosport and Havant having high homelessness acceptances as a proportion of the population. Gosport had the second highest level of homelessness acceptances (6.8 per 1,000 households) in 2005/06, with only Hastings (7.2) higher. The adjoining unitary council of the Isle of Wight also has a relatively high homelessness level (3.6 acceptances per 1000 households) which is above the South East average of 2.7.

4.32 Good progress have already been made by the LAs in reducing levels of homelessness through the implementation and regular reviews of their individual homelessness strategies, as demonstrated by all of the LAs having met the government target of having no families in Bed & Breakfast by March 2004. These strategies are also focused on preventing homelessness, which has resulted in a significant decline in the number of homelessness acceptances.

Note: Homelessness acceptances are where the LA accepts the applicant as homeless, the applicant is eligible for assistance and is in priority need.

Figure 11: Homelessness Households Acceptances per 1,000 households in 2005/06 in PUSH



4.33 Another key target that the LAs in PUSH will need to address is meeting the government target of reducing numbers in temporary accommodation by 50% by 2010. (This is based on baseline figures all Local Authorities submitted to Government in December 2004). This follows on from the 2002 target of having no families in Bed & Breakfast, which was achieved by all of the PUSH housing authorities. The table below sets out the baseline for the PUSH authorities in meeting the temporary accommodation target and the outturn for 2005/06.

Local Authority	Baseline (2004)	Progress 2006/07
East Hampshire DC	202 (Target 101)	154
Eastleigh BC	48 (Target 24)	32
Fareham BC	130 (Target 65)	51
Gosport BC	356 (Target 178)	304
Havant BC	409 (Target 205)	278
New Forest DC	416 (Target 208)	264
Portsmouth CC	126 (Target 63)	109
Southampton CC	267 (Target 134)	165
Test Valley	126 (Target 63)	71
Winchester CC	70 (Target 35)	44

4.33 Conclusion

- 4.34 It can clearly be seen that there are number of core areas that PUSH will need to tackle in this strategy in order to facilitate a balanced housing market in the sub-region that can cater for the existing and future housing needs of the sub-region. Many of these reflect the headline priorities as set out in the Regional Housing Strategy, and in central government policy. At its heart is the issue of affordability and a lack of appropriate mix of housing available to meet the needs of both private and public sector. Analysis of the housing data also underlines the need to address issues around stock condition and management. These are therefore the primary focus of this sub-regional strategy.

5 PUSH HOUSING PRIORITIES/ISSUES

5.1 The 4 Strategic Housing Priorities for PUSH are:

- To support economic growth by increasing the supply of housing to deliver a balanced housing market including family and affordable homes.**
- To improve the condition and management and make better use of the existing housing stock**
- To drive long-term economic prosperity through the principles of sustainable development.**
- To meet the needs of everyone including homeless and vulnerable groups.**

5.2 All of the PUSH local authorities have individual housing strategies in place, which are aligned with the sub regional approach, and it is at this level that individual actions are addressed. Links to these strategies are set out in Annex 1.

5.3 Delivery of individual housing targets by Local Authority are set out in individual housing strategies, and should be looked at in conjunction with the PUSH Business Plan.

5.4 The four tables below set out how the housing priorities will be addressed, and how any barriers to delivery will be tackled. Our ambitious plans depend on support from a range of key agencies such as the Regional Housing Board, GOSE, SEEDA and the Environment Agency. This is expanded on further in Section 6: Resources and Section 7: Action Plan & Monitoring the Strategy.

PRIORITY 1: TO SUPPORT ECONOMIC GROWTH BY INCREASING THE SUPPLY OF HOUSING TO DELIVER A BALANCED HOUSING MARKET INCLUDING FAMILY AND AFFORDABLE HOMES (TOP PRIORITY)

How the priority will be addressed	How the barriers will be tackled
<p>Increasing the overall supply of housing across all tenures, including affordable housing, and looking to develop further the intermediate housing market. This includes promotion of more family homes, and providing the right accommodation to attract higher income and skilled households to the PUSH area to drive economic growth.</p> <p>Delivering the PUSH housing figures as set out in the draft South East Plan, including delivery through use of Strategic Development Areas (SDAs) and Urban Extensions and through maximising the use of brownfield sites and regeneration e.g. Rowner.</p>	<p>By removing infrastructure barriers, setting clear commitments to infrastructure provision, and forming an effective body to lobby for sufficient resources to deliver these infrastructure requirements</p> <p>By engaging with local communities and having political leadership and commitment to the delivery of new housing, and improving communication between all parties concerned</p> <p>We need to demonstrate how new homes are for the benefit of all local people, and how they will contribute to a sustainable and prosperous South Hampshire.</p> <p>We will need to improve the understanding of housing needs and issues amongst a broader range of Council members and officers, and communicate these needs and issues to the wider local population,</p> <p>Barriers need to be broken down between developers and local authorities so that both parties have a better understanding of the pressures that each faces in achieving their objectives, e.g. why the authority is after a specific mix of housing, or what the viability issues are from a developer’s perspective that could make a scheme unworkable.</p>

PRIORITY 1: TO SUPPORT ECONOMIC GROWTH BY INCREASING THE SUPPLY OF HOUSING TO DELIVER A BALANCED HOUSING MARKET INCLUDING FAMILY AND AFFORDABLE HOMES (TOP PRIORITY)

How the priority will be addressed	How the barriers will be tackled
<p>Getting the right mix and type of housing (development matched to local requirements not just number driven developments).</p> <p>Promote family housing to encourage the creation of mixed communities</p> <p>Ensure sufficient affordable housing is provided to close the gap between demand and supply</p>	<p>By influencing the housing type and mix in new developments and ensuring new housing is delivered in sustainable locations, and offers a wider choice to those in need of housing.</p> <p>By looking to promote intermediate housing solutions Through progressing individual LA Local Development Frameworks (LDFs) in a co-ordinated way and consistent with housing needs and priorities.</p> <p>Through the use of a Local Delivery Vehicle to help increase supply</p> <p>By reviewing existing affordable housing policies across the sub-region and where appropriate promoting a common affordable housing framework to help deliver more affordable housing.</p>

PRIORITY 2: TO IMPROVE THE CONDITION AND MANAGEMENT & MAKE BETTER USE OF THE EXISTING HOUSING STOCK

How the priority will be addressed	How the barriers will be tackled
<p>Reducing the number of Empty Homes in the sub-region, and looking at how this will contribute to improvement to the overall condition of the housing stock. This also includes the contribution that these dwellings can make towards meeting housing need.</p> <p>Reducing levels of overcrowding/under occupation by exploring the use of a package of incentives to be offered across all housing stock (not just affordable housing stock), to help free blockages within the housing market, to enable households to have the appropriate accommodation to meet their needs.</p> <p>Offering more housing choice by providing a range of tenure options e.g. rent, shared ownership etc.</p> <p>Achieving the Government’s Decent Homes Standard targets by 2010, and sustaining it post 2010 in both the private & public sector, with the main focus being on the former. This includes exploring the use of equity release and low interest home improvement loans. Annex 6 sets out the priorities for the 6 stock holding LAs in PUSH, with the priorities taken from their Fit For Purpose Housing Revenue Account (HRA) Business Plan. This also includes ongoing engagement with tenants, regarding future improvements to the stock e.g. DHS+.</p>	<p>By using the tools of the Housing Act 2004 to improve properties in the private sector, for example, enforcement, licensing of HMOs, accreditation, Interim Management Orders and Empty Dwelling Management Orders.</p> <p>Using incentives (in all tenure) to encourage households to downsize where under-occupation occurs, these being targeted at the appropriate time to enable households to move within the overall housing stock</p> <p>Improving the quality of new build smaller dwellings, to ensure that they meet need, and are provided in sustainable locations where existing support structures are in place.</p> <p>Developing and promoting a range of assistance measures to enable home owners to achieve Decent Homes Standard including equity release products to address issues around residents in the private sector being asset rich, but cash poor, with potential recycling of funds.</p>

PRIORITY 3: TO DRIVE LONG TERM ECONOMIC PROSPERITY THROUGH THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT

How the priority will be addressed	How the barriers will be tackled
<p>Ensure developments meet the aims of the PUSH Sustainability Plan. This includes policies developed to bring about a step change in the development of sustainable buildings in the area to test the impact of all new buildings on and their resilience to climate change, e.g. by only allowing development that is located where the necessary social and economic infrastructure (services, community facilities, jobs and shops) is already accessible by sustainable modes of transport, or can be made accessible by means other than the private car; balancing the regeneration needs of PUSH with the need to protect and enhance biodiversity, setting appropriate targets</p> <p>Promote high quality design</p> <p>Using a common framework to encourage private developers and support Housing Associations to ensure all new housing meets the highest ratings in the Code for Sustainable Homes.</p> <p>Using Sustainable & Modern Methods of Construction as set out in the CLG (ODPM) paper “Sustainable Communities: Homes for All” (Jan 2005).</p> <p>Create places which are pleasant, where people want to live and promote quality of life in economic, social and environmental terms to ensure truly Sustainable Communities</p>	<p>By ensuring that housing is provided as part of a wider range of community facilities e.g. health, transport, education and leisure.</p> <p>Through linking housing development with potential regeneration opportunities to try and reduce polarisation of disadvantage in the sub-region.</p> <p>PUSH will ensure that any new housing developments will be carefully planned, from the earliest possible opportunity, and will engage with all interested/affected parties at the earliest possible date. This is particularly relevant for the Strategic Development Areas (SDAs) and the urban extensions given the scale and potential impact of these proposals. These developments will reflect local needs and incorporate the agreed housing numbers set out within the South East Plan.</p> <p>The PUSH Local Authorities have produced a list of large strategic sites to deliver the PUSH vision, and these are set out in Annex 8.</p> <p>PUSH will continue to enter regular and early dialogue with developers and relevant agencies to ensure that delivery on site(s) are not delayed, and that new homes are delivered within agreed timescales.</p>

PRIORITY 3: TO DRIVE LONG TERM ECONOMIC PROSPERITY THROUGH THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT

How the priority will be addressed	How the barriers will be tackled
<p>By looking to reducing energy and water consumption, through the use of technology, and ensuring that these factors are taken into account when designing new residential dwellings. This links with government agenda on climate change.</p> <p>Building Lifetime Homes and the use of Disabled Facilities Grant (DFG), looking at how delivery of these new units and adaptations can allow individuals to remain independent longer in their own homes, and deliver sustainable communities.</p>	<p>Aiming to integrate housing services with a range of other relevant key services e.g. voluntary sector, supporting people, health care and Primary Care Trusts (PCTs).</p>

PRIORITY 4: TO MEET THE NEEDS OF EVERYONE INCLUDING HOMELESS AND VULNERABLE GROUPS

How the priority will be addressed	How the barriers will be tackled
<p>Taking a proactive role in trying to prevent homelessness e.g. outreach, and looking to achieve the government target of reducing the numbers in temporary accommodation by 2010 by 50%. Annex 5 sets out the Homelessness Priorities as set out in the individual LA homelessness strategies.</p> <p>To continue to address the needs of older people in the sub-region, a long term issue for the sub-region as identified in future demographic progressions. These are to be taken forward through the two unitary and the County Supporting People Strategies. The priorities of the existing supporting people strategies are set out in Annex 7.</p> <p>To continue to work together to promote best practice and independent living as set out in the respective Supporting People strategies.</p>	<p>To continue to address the needs of all client groups including young people, older people and BME in the sub-region through the two unitary authorities' and the County's Supporting People Strategies.</p> <p>By reducing the numbers in temporary accommodation in line with 2010 CLG target.</p> <p>By developing a range of options for meeting the housing needs of the elderly i.e. promoting independent living, this includes extra care housing provision and telecare.</p>

6 RESOURCES

6.1 Most investment in housing is from the private sector in PUSH with billions being spent annually on housing developments, the buying and selling of properties and home improvements.

6.2 The resources Local Authorities invest in housing play an important role, investing in affordable housing and promoting decency standards in the public and private sectors. This section sets out the resources currently available to Local Authorities to deliver their housing priorities and concludes by identifying the resources PUSH is likely to need over the next five years (this has been cross referenced with the PUSH Business Plan). Achieving these resources will be critical to PUSH delivering its ambitious plans for housing. This document is therefore a bidding/lobbying document for the Regional Housing Board/Housing Corporation.

6.3 Existing Resources

6.4 Local authority capital funding for housing is made up of:

- Supported borrowing allowances
- Other unsupported borrowing
- Usable capital receipts
- Private Sector Renewal Grant
- HRA specific grants/contributions
- General Fund specific grants/contributions
- Revenue Contributions to Capital Outlay (RCCO)
- MRA(HRA only)

6.5 In addition the main funding for the provision of affordable funding is provided by the Housing Corporation. RSLs are invited to bid to the Housing Corporation for capital funding towards the costs of developing affordable housing. The Housing Corporation discusses these bids with the local authority who will ensure that projects will meet local needs. A key factor in securing successful bids is their deliverability.

6.6 The resources available to deliver the sub-regional Housing Strategy are heavily influenced by external factors:

- Decisions by the CLG on HRA subsidy. With more and more rent income being paid over to CLG as rents are driven up through rent restructuring it is vital that, as a minimum, this money is recycled back to Councils through real increases in subsidy allowances. The level of HRA subsidy is a major determination of the level of RCCO than can be sustained each year
- Decisions by the Regional Housing Board on the level of supported borrowing for the HRA capital programme and Private Sector Renewal Grant for the Housing General Fund programme. Levels of future funding are uncertain, and the size of the PSRG directly effects the level of loans/grants that are available to improve conditions in the private sector. It is noted that the RHB plan to switch funding from improving properties in the private sector from grant funding those authorities in most need to requiring local authorities to bid for money from 2008/9. This will impact directly on Portsmouth, Gosport and Southampton. These are areas of high need for investment in private sector renewal, the switch away from needs based investment will have major consequences in terms of the ability of local authorities to tackle Category One Hazards,
- Decisions by the Housing Corporation on the amount of grant given to RSLs who operate in PUSH.
- The unfitness system has been used as a rough guide to identify areas to target improvements and has been used as a tool for the Regional Housing Board to make informed decisions upon where to concentrate resources in addressing the stock condition in the Private Sector.

6.7 The dramatic slow down in RTB sales reported earlier has also had an impact on Local Authorities resources, and their ability to use these capital receipts to fund further new affordable homes or potentially address areas such as unfitness in the private sector.

6.8 The plans and aspirations PUSH has for housing are fundamental and integral to delivering its other goals particularly economic development. PUSH must secure sufficient resources from external funding resources to deliver these plans. Subsidy from government will be critical if PUSH is to deliver decent homes and more affordable homes.

6.9 A breakdown of the current resources available is set out below for all of the Local Authorities in PUSH.

6.10 It should be noted that this is the total allocation for the unitary and district LAs, and that the resource position for East Hampshire, New Forest, Test Valley and Winchester covers the whole of their district and not just the PUSH area.

Capital Expenditure by Local Authority (HRA)				
Local Authority	2007/08	2008/09	2009/10	2010/11
	(£'s in 000s)	(£'s in 000s)	(£'s in 000s)	(£'s in 000s)
East Hampshire	N/A	N/A	N/A	N/A
Eastleigh	N/A	N/A	N/A	N/A
Fareham	2,336	2,363	2,392	2,439
Gosport	4,606	3,976	2,356	2,174
Havant	N/A	N/A	N/A	N/A
New Forest	5,343	4,750	4,750	4,750
Portsmouth *	23,533	19,905	19,951	17,770
Southampton	32,590	25,882	19,625	20,248
Test Valley	N/A	N/A	N/A	N/A
Winchester	7,446	6,346	6,346	6,346
Total	7,446	6,346	6,346	6,346

Note: Only Fareham, Gosport, New Forest, Southampton, Portsmouth and Winchester are stock holding authorities with the other Local Authorities having transferred their stock to Registered Social Landlords (RSLs)/Housing Associations. Portsmouth Capital Expenditure includes HRA DFG expenditure.

Private Sector Grants/Loans by Local Authority				
Local Authority	2007/08	2008/09	2009/10	2010/11
	(£'s in 000s)	(£'s in 000s)	(£'s in 000s)	(£'s in 000s)
East Hampshire	58	45	45	45
Eastleigh	54	60	70	80
Fareham	105	105	105	105
Gosport	20	50	70	90
Havant	0	0	0	0
New Forest	102	102	102	102
Portsmouth	4,756	4,757	4,119	3,757
Southampton	1,948	1,699	1,699	1,700
Test Valley	80	150	150	0
Winchester	170	170	170	170
Total	7,293	7,138	6,530	6,049

Disabled Facilities Grant (DFG) by Local Authority				
Local Authority	2007/08	2008/09	2009/10	2010/11
	(£'s in 000s)	(£'s in 000s)	(£'s in 000s)	(£'s in 000s)
East Hampshire	834	550	550	550
Eastleigh	600	650	700	700
Fareham	265	265	265	265
Gosport	220	400	400	300
Havant	1,000	1,000	1,000	1,000
New Forest	424	424	424	424
Portsmouth	1,048	1,030	1,061	1,093
Southampton	1,247	1,139	1,143	1,150
Test Valley	780	700	700	0
Winchester	450	450	450	450
Total	6,868	6,608	6,693	5,932

Private Sector Expenditure (Other) by Local Authority				
Local Authority	2007/08	2008/09	2009/10	2010/11
	(£'s in 000s)	(£'s in 000s)	(£'s in 000s)	(£'s in 000s)
East Hampshire	0	0	0	0
Eastleigh	47	47	47	47
Fareham	20	20	20	20
Gosport	0	0	0	0
Havant	0	0	0	0
New Forest	0	0	0	0
Portsmouth	1,113	1,345	1,272	851
Southampton	350	50	0	0
Test Valley	0	0	0	
Winchester	58	8	8	8
Total	1,588	1,470	1,347	8

6.11 When submitting bids for future funding, PUSH will seek to align their bids with both regional and local priorities, which includes addressing issues of sustainability, tenure mix, quality of build and location, good design, value for money and deliverability.

6.12 The alignment above fits neatly with the priorities identified by PUSH, and will address a number of the barriers to delivery identified earlier in this strategy.

6.13 The majority of new build social housing is funded through the Housing Corporation and are delivered by RSL partners in PUSH, the total allocations by Local Authority are set out below for Social Housing for Rent, Intermediate Market Rent, and Homebuy Newbuild for 2006 - 2008. These figures are the total allocations for the Local Authority area, and will in the case of East Hampshire, New Forest, Test Valley and Winchester, included homes delivered outside of the PUSH area, but within these districts boundaries.

6.14 The total allocation figures include Social Housing Grant (SHG), Other Public Subsidy (OPS) and Recycled Capital Grant Funding (RCGF). Full details on the allocations can be found from the Housing Corporation website (http://www.housingcorp.gov.uk/server/?search_word=allocations+2006-2008&submit=Search&change=SearchResults).

2006 – 2008 South East Affordable Housing Allocations by Local Authority – Result of 2006/8 Bidding Round – Housing Corporation					
Local Authority	Allocation	Homes Delivered			
		For rent	Intermediate Market Rent	Homebuy Newbuild	Total
East Hampshire	£9,142,237	141	10	67	218
Eastleigh	£13,009,500	242	0	25	267
Fareham	£5,638,200	100	0	3	103
Gosport	£9,922,267	119	0	41	160
Havant	£5,252,118	78	0	55	133
New Forest	£8,625,974	111	6	74	191
Portsmouth	£22,767,997	290	0	174	464
Southampton	£19,619,663	252	21	166	439
Test Valley	£14,866,880	323	5	53	381
Winchester	£8,383,000	153	0	97	250
Total	£117,227,836.00	1809	42	755	2606

6.15 In addition the table below shows all other funding for new social/affordable housing i.e. from sources other than the Housing Corporation.

All other funding for new social/affordable housing including Local Authority funding				
Local Authority	2007/08	2008/09	2009/10	2010/11
	(£'s in 000s)	(£'s in 000s)	(£'s in 000s)	(£'s in 000s)
East Hampshire	3,192	3,170	905	905
Eastleigh	903	993	854	750
Fareham	4,159	1,222	190	230
Gosport	780	330	330	330
Havant	0	0	0	0
New Forest	2,825	1,595	1,591	1,591
Portsmouth	3,090	3,720	800	1,000
Southampton	5,628	3,108	2,159	1,100
Test Valley	3,760	1,870	1,000	N/A
Winchester	2,300	1,200	1,200	1,200
Total	26,637	17,208	9,029	1,200

6.16 Projected Future Resources Needed for Housing (Bridging the Gap)

6.17 If PUSH is to achieve its ambitions then it is important that it receives adequate funding to provide more affordable housing, improving the public sector stock and private sector renewal. The figures below are taken from the PUSH Business Plan from 2006/07 to 2010/11, includes actual provision for 2006/07 and 2007/08 and estimates for 2008/09 onwards

Housing	2006/07 to 2007/08	2008/09	2009/10	2010/11
Affordable Housing - Delivery of at least 7,125 affordable homes over 5 years	£117.28m over 2 years (Affordable /Intermediate Housing)	£50m (AH) (65% / 927 units) £13m (IH) (35% / 498 units)	£50m (AH) (65% / 927 units) £13m (IH) (35% / 498 units)	£50m (AH) (65% / 927 units) £13m (IH) (35% / 498 units)
Decent standards of accommodation across private sector	£7.737m over 2 years		£21.225M needed over the period 2008/09 to 2010/11.	
Estimated Total Spend to meet Decent Homes standards for accommodation across public sector	68.097m	51.543m	44.702m	37.455m

AH = Affordable Housing. IH = Intermediate Housing

6.18 The PUSH group of Local Authorities will continue to explore additional routes to secure funding to meet the aims of this strategy, for example bids to the Regional Housing Board for private sector renewal funding.

7 ACTION PLAN / MONITORING THE STRATEGY

- 7.1 The strategy will be monitored on an annual basis with the key indicators reviewed, and necessary remedial action taken to address any shortfall. Housing need data will continue to be reviewed as well updating arrangements for the Housing Market Assessment, to ensure that there is a robust evidence base for the existing strategy targets, and to provide scope to review or amend as appropriate.

- 7.2 Full details as to how the PUSH vision will be delivered are set out in the PUSH Business Plan

- 7.3 The performance against these priorities for 2006/07 is set out below, and the initial targets set through to 2010/1.

- 7.4 The targets are to be updated on annual basis and will take into account past performance.

ACTION PLAN 2006/07 – 2010/11¹

TO SUPPORT ECONOMIC GROWTH BY INCREASING THE SUPPLY OF HOUSING TO DELIVER A BALANCED HOUSING MARKET INCLUDING FAMILY AND AFFORDABLE HOMES					
Action/Measure	2006/07	2007/08	2008/09	2009/10	2010/11
To deliver 20,450 new homes between 2006 and 2011	4,547	4,497	4,243	4,282	4,213
Number of 1 bed properties delivered (Flats)	1,297	Data is to be collected and provided for future years by individual LAs/Hampshire CC			
Number of 1 bed properties delivered (Houses)	47				
% of 1 bed properties delivered (24% target as per HMA)*	27%	24%	24%	24%	24%
Number of 2 bed properties delivered (Flats)	2164	Data is to be collected and provided for future years by individual LAs/Hampshire CC			
Number of 2 bed properties delivered (Houses)	246				
% of 2 bed properties delivered (29% target as per HMA)	48%	29%	29%	29%	29
% of 3 bed properties delivered (33% target as per HMA)	14%	33%	33%	33%	33%
% of 4 bed properties delivered (11% target as per HMA)	10%	11%	11%	11%	11%

¹ PUSH ahead of schedule in 2006/07 with 4,547 units delivered which is above annualised target of 4,000, and if current plans are delivered in line with the housing trajectory some 21,782 units will be delivered by 2010/11. Housing Completions need to be seen in the context of 20 Year South East Plan, which will have fluctuations in delivery against annual targets over the life of the strategy

TO SUPPORT ECONOMIC GROWTH BY INCREASING THE SUPPLY OF HOUSING TO DELIVER A BALANCED HOUSING MARKET INCLUDING FAMILY AND AFFORDABLE HOMES

Action/Measure	2006/07	2007/08	2008/09	2009/10	2010/11
To deliver at least 7,125 new affordable homes between 2006 and 2011	1,265	1,425	1,425	1,425	1,425
% of social rented properties supplied (Target of 65% of the Affordable Housing Supplied to be for social rented over the 5 Year Period)	N/A	65%	65%	65%	65%
% of intermediate housing supplied (Target of 35% of the Affordable Housing Supplied to be Intermediate over the 5 Year Period)	N/A	35%	35%	35%	35%

TO IMPROVE THE CONDITION AND MANAGEMENT AND MAKE BETTER USE OF THE EXISTING HOUSING STOCK

All 6 stock holding LAs to have made all of their stock decent by 2010 ²	76%	82%	88%	95%	100%
All RSL stock throughout PUSH to meet the Decent Homes Standard by 2010	N/A	N/A	N/A	N/A	100%

² The 6 stock holding LAs are on track to meet 2010 DHS target, and collectively slightly ahead of schedule with 76% of the stock decent against a target of 75%

TO DRIVE LONG-TERM ECONOMIC PROSPERITY THROUGH THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT					
Average SAP rating in the Social Sector	Individual LAs to monitor SAP rating, and collective PUSH decision to be taken regarding targets for future years				
Average SAP rating in the Private Sector	Individual LAs to monitor SAP rating, and collective PUSH decision to be taken regarding targets for future years				
% of homes to be developed at level 3 of the Code for Sustainable Homes	Targets to be agreed between PUSH LAs for future years				
TO MEET THE NEEDS OF EVERYONE INCLUDING HOMELESS AND VULNERABLE GROUPS					
Action/Measure	Dec 2006	Dec 2007	Dec 2008	Dec 2009	Dec 2010
To have reduced the numbers in temporary accommodation as at December 2004 by 50% by 2010. (22% reduction by December 2006) ³	17%	29%	36%	43%	50%

³ Good Progress has been made by the PUSH LAs against the temporary accommodation target with a 22% reduction being achieved by 2006, well above the target of 17%

Annex 1: Existing Local Authority Housing Strategies

Local Authority	Strategy Period	Housing Strategy
East Hampshire	2003 – 2008	EHDC Downloadable Form: http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/FormsbyName/D0B0062DE698D0EB8025710200351342
Eastleigh	2006 – 2011	Housing Strategy: http://www.eastleigh.gov.uk/ebc-1478
Fareham	2006 – 2009	http://www.fareham.gov.uk/pdf/shousing/HsgStrat.pdf
Gosport	2004 – 2007	Gosport Borough Council online: http://www.gosport.gov.uk/sections/your-council/council-services/housing-services/housing-strategy-2004---2007
Havant	2005 – 2010	http://www.havant.gov.uk/PDF/Housing%20Strategy%202005-2010.pdf
New Forest	2003 – 2008	New Forest: The New Forest Housing Strategy: http://www.newforest.gov.uk/index.cfm?articleid=4285
Portsmouth	2005 – 2010	Portsmouth Housing Strategy 2005 - 2010: http://www.portsmouthcc.gov.uk/living/6298.html
Southampton	2007 – 2011	http://www.southampton.gov.uk/Images/Housing%20Strategy%202007%20-%202011_tcm46-178771.pdf
Test Valley	2004 – 2007	http://www.tvbc.gov.uk/PDF/Housing%20Strategy%202004-2007.pdf
Winchester	2004 - 2007	http://www.winchester.gov.uk/Documents/Strategies/HousingStrategy04-07.pdf

Annex 2: Fit For Purpose (FFP) Housing Strategies & Business Plans

LOCAL AUTHORITY	Current Housing Strategy Period	FFP date	Business Plan Period	FFP date
EAST HAMPSHIRE DC	2005 - 2008	Mar-04	LSVT	
EASTLEIGH BC*	2003 - 2006	Sep-03	LSVT	
FAREHAM BC	2004 - 2009	May-04	2004-2034	Oct-04
GOSPORT BC	2004 - 2007	Sep-03	2003	Sep-03
HAVANT BC	2005 - 2010	Nov-05	LSVT	
NEW FOREST DC	2004 - 2007	Jul-05	2005-2035	Jul-05
PORTSMOUTH CITY COUNCIL	2005 - 2010	Oct-05	2004-2034	Aug-05
SOUTHAMPTON CITY COUNCIL*	2003 - 2007	Apr-04	2003 - 2033	Apr-04
TEST VALLEY BC	2004 - 2007	Dec-03	LSVT	
WINCHESTER BC	2004 - 2007	Jun-04	2004-2034	Jun-04

* Denotes a new strategy has replaced FFP version (see section Delivering the PUSH Housing Priorities)

Annex 3: Housing Priorities for PUSH LAs taken from existing Fit For Purpose (FFP) Housing Strategies

		EAST HAMPSHIRE DC	EASTLEIGH BC	FAREHAM BC	GOSPORT BC	HAVANT BC	NEW FOREST DC	PORTSMOUTH CC	SOUTHAMPTON CC	TEST VALLEY BC	WINCHESTER BC
Delivering A Balanced Housing Market across all tenures	Delivering A Balanced Housing Market	✓	✓	✓	✓	✓	✓	✓		✓	✓
	Affordable Housing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Empty Homes						✓	✓			✓
	Low Demand										
	LCHO/KWL				✓			✓	✓		✓
	Providing Housing in rural communities	✓					✓				✓
Improving Housing Options	CBL	✓	✓	✓	✓			✓			✓
Improving the condition of the housing stock	DHS (LA Stock)			✓	✓		✓	✓	✓		✓
	DHS (Private Sector) (2)	✓	✓	✓	✓		✓	✓	✓	✓	✓
	Overcrowding							✓			
	Energy Efficiency		✓	✓				✓	✓		✓
	Area/Estate Regeneration & Renewal	✓			✓			✓	✓		
	Homelessness	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Promoting Social Inclusion	Meeting BME Need	✓	✓		✓		✓	✓			✓
	Meeting G & T need	✓	✓		✓		✓	✓			✓
	Meeting the Need of Vulnerable Groups (1)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Addressing Social Isolation							✓		✓	✓
	Health & Wellbeing		✓								✓
	Improving the Housing Service		✓		✓						✓

Key

- DHS Meeting the Decent Homes Standard by 2010
- CBL Choice Based Lettings
- BME Black & Minority Ethnic Groups
- G & T Gypsy & Traveller
- LCHO Low Cost Home Ownership
- KWL Key Worker Living
- (1) includes Supporting People & Supported Housing
- (2) includes Private Sector Renewal

Note: priorities are taken from existing FFP strategies and/or latest updates, it is noted that all LAs are included within the County Wide Gypsy & Traveller survey, but due to the age of individual strategies this may not be an identified as a priority.

Annex 4: Private Sector Priorities as identified in LA Strategies & Plans

	EAST HAMPSHIRE DC	EASTLEIGH BC	FAREHAM BC	GOSPORT BC	HAVANT BC	NEW FOREST DC	PORTSMOUTH CITY COUNCIL	SOUTHAMPTON CITY COUNCIL	TEST VALLEY BC	WINCHESTER BC
Reducing Serious Hazards in the Home (HHSRS)		✓	✓			✓	✓	✓		✓
DHS for vulnerable groups	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
To provide Disabled Facilities adaptations		✓	✓	✓	✓	✓	✓	✓	✓	✓
To reduce accidents in the home & fear of crime		✓	✓							
To address fuel poverty		✓	✓		✓	✓	✓	✓		
To improve the Energy Efficiency Rating		✓	✓	✓	✓	✓	✓		✓	✓
To make best use of stock (reducing empty homes)		✓	✓		✓	✓		✓	✓	
Maintaining Independent Living & Social Inclusion		✓	✓				✓			

Annex 5: Homelessness Priorities as identified in LA Homelessness Strategies

	EAST HAMPSHIRE DC	EASTLEIGH BC	FAREHAM BC	GOSPORT BC	HAVANT BC	NEW FOREST DC	PORTSMOUTH CC	SOUTHAMPTON CC	TEST VALLEY BC	WINCHESTER BC
Delivering Homelessness Strategy through Partnership Working	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Halving the numbers in temporary accomodation	✓		✓	✓	✓		✓	✓	✓	✓
Meeting B & B targets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Address the needs of Rough Sleepers							✓			✓
Reduce numbers of Repeat Homeless		✓		✓	✓	✓	✓		✓	✓
Providing Debt Advice				✓						
Carry out Home Visits		✓	✓	✓	✓	✓			✓	✓
Use Spend to Save Policy				✓		✓			✓	✓
Extend Private Leasing Scheme		✓		✓		✓	✓		✓	✓
Providing Financial Assistance			✓	✓		✓	✓		✓	

Note

HBC policy on TA was agreed in 2003 before the reduction was set as National Policy

Annex 6: Housing Priorities for PUSH LAs taken from existing “Fit for Purpose” Business Plans

	FAREHAM BC	GOSPORT BC	NEW FOREST DC	PORTSMOUTH CITY COUNCIL	SOUTHAMPTON CITY COUNCIL	WINCHESTER BC
Meeting 2010 DHS Target	✓	✓	✓	✓	✓	✓
Providing Sustainable Management of LA stock post 2010	✓	✓	✓			
Improving Tenant Satisfaction	✓	✓	✓	✓		✓
To Continously Improve the Housing Service	✓	✓	✓	✓	✓	
Improve the effectiveness and efficiency of the repairs service °	✓			✓	✓	✓
To review sheltered housing schemes *	✓	✓				
To identify and deal with problem void properties	✓					
To improve the knowledge and information held by LA on its own stock	✓				✓	
To provide a decent environment for residents	✓			✓		
To increase Tenant Consultation & Involvement	✓				✓	✓

Key

DHS

Meeting the Decent Homes Standard by 2010

* includes stock remodelling, conversion of bed sit flats, potential redevelopment of sheltered accomodation

°includes improving the ratio between planned and responsive repairs

Annex 7: Supporting People

		HAMPSHIRE CC	- Eastleigh	- East Hampshire	- Fareham	- Gosport	- Havant	- New Forest	- Test Valley	- Winchester	PORTSMOUTH CC	SOUTHAMPTON CC
Floating Support	Domestic Violence		✓	✓	✓	✓	✓	✓		✓		✓
	Homelessness				✓		✓	✓		✓	✓	✓
	Young People				✓		✓	✓		✓	✓	✓
	OP with Supported Needs						✓	✓	✓	✓	✓	
	Learning Disabilities		✓				✓	✓		✓	✓	✓
	Physical or Sensory Disability						✓				✓	✓
	Generic		✓		✓		✓	✓	✓	✓	✓	
	Mental Health Problems					✓	✓	✓		✓	✓	✓
	Substance Misuse				✓	✓	✓	✓	✓	✓	✓	✓
	Ex Offenders			✓			✓	✓		✓	✓	✓
Accommodation based	Domestic Violence									✓	✓	
	Learning Disabilities		✓		✓		✓	✓				
	Teenage Parents		✓				✓	✓		✓	✓	✓
	Advice Worker		✓		✓							
	Mental Health Problems		✓		✓		✓	✓	✓	✓	✓	
	Single Homeless			✓	✓		✓		✓	✓	✓	
	Ex Offenders		✓	✓			✓		✓			
	Substance Misuse			✓	✓	✓				✓	✓	
	Young people		✓		✓	✓	✓	✓		✓	✓	
	Extra Care SA		✓		✓	✓	✓	✓	✓			
	Dual Diagnosis				✓	✓						

Key

SA Sheltered Accommodation

Annex 8: Strategic Sites

Site	Status / type	Dwellings	Est Start Date	Est Completion Date	Planning Status
Eastleigh: Dowds Farm Hedge End	Urban Extension	760	2006/07	2011/12	Under Construction
Gosport: Royal Clarence Yard & St George Barracks North	Large Site Commitment	700	2002/03	2010/11	Under Construction
Rowner (700 units, 500 replacements for demolitions)	Large Site Commitment	200	2008/09	2013/14	In LP/LDF
Gosport: Daedalus	Large Site Commitment	500	2005/06	2014/15	Under Construction
Havant: West of Waterlooville (I)	Urban Extension	600	2008/09	2012/13	In LP/LDF
Havant: Leigh Park 1	Urban Capacity	1,000	2011/12	2021/22	Preferred option
Havant: Leigh Park 2	Urban Extension	500	2011/12	2021/22	Preferred option
Portsmouth: Historic Ships Car Park (Queen Street)	Large Site Commitment	570	2006/07	2010/11	Under Construction
Portsmouth: Pompey Village	Urban Capacity	530	2008/09	2013/14	In LP/LDF
Portsmouth: Somerstown	Urban Capacity	1,200	2011/12	2025/26	In LP/LDF
Portsmouth: Station Square	Urban Capacity	500	2008/09	2014/15	In LP/LDF
Portsmouth: Tipner	Urban Capacity	1,500	2009/10	2015/16	In LP
Portsmouth: Port Solent	Urban Capacity	2,000	2012/13	2019/20	In LDF
Southampton: Vospay/Thornycroft (Woolston)	Large Site Commitment	1,510	2009/10	20018/19	In LP/LDF
Southampton: City Centre South (12 sites)	Urban Capacity	1,803	2008/9	2013/14	In LP, sites allocated or permitted
Southampton: Drivers Wharf / Meridian	Urban Capacity	1,000	2010/11	2016/17	In LP, sites allocated or permitted
Southampton: City Centre North (6 sites)	Urban Capacity	1,118	2008/9	2013/14	In LP, sites allocated or permitted
Southampton: Estates Regeneration, 5 key estates	Urban Capacity	4,000	2008/9	2025/26	tbc
Test Valley 1 (2 or more sites)	Urban Extension	2,300	2012/13	2022/23	No planning status; consulting on preferred options early 2008
Test Valley 2 (2 or more sites)	Urban Extension	1,000	2012/13	2022/23	No planning status; consulting on preferred options early 2008
Winchester: West of Waterlooville (I)	Urban Extension	1,400	2008/09	2015/16	In LP/LDF
Winchester: West of Waterlooville (II - Extension)	Urban Extension	1,000	2012/13	2017/18	In LP/LDF (as reserve site)
Winchester: North of Whiteley	Urban Extension	2,800	2009/10	2014/15	No planning status; consulting on issues & options early 2008
Strategic Development Area: North-North-East of Hedge End	Strategic Development Area	6,000	2015/16	2025/16	In draft RSS
Strategic Development Area: North of Fareham	Strategic Development Area	10,000	2014/15	2025/26	In draft RSS
Total		44,491			

Annex 9: Stakeholder List

Adams Integra	Asset Trust
Aster Group (Testway)	Atlantic Housing Association
Barratt & Kings Oak Homes	Bellway Homes
Communities & Local Government (CLG)	David Wilson Homes
East Hants District Council	Eastleigh Borough Council
Fareham Borough Council	Foreman Homes
Government Office for the South East (GOSE)	Geoffrey Osborne
Gosport Borough Council	Hampshire County Council
Havant Borough Council	Hermitage Housing
Hermitage Housing	Homebuilders Federation
Housing Corporation	Hyde Housing Association
JPPMS - Landowners	Kelsey Housing Association
Kier Partnership Limited	Kings Oak Homes Ltd
Luken Beck Partnership	Mansell Partnership Housing
McCarthy and Stone	New Forest District Council
Persimmon Homes	Peter
South East of England Development Agency (SEEDA)	Southampton City Council
Signpost Housing Association	Southern Housing Group
Southern Private Landlords	Spinnaker Housing Group
Sovereign Housing Association	Test Valley Borough Council
Testway Housing	Wessex Housing Group
Welling Partnership	Winchester City Council
Western Challenge Housing Association	
Winchester Housing Group	



Partnership for Urban South Hampshire
1st Floor
North Block
Civic Centre
Southampton
SO14 7LY

Email: projectdirector@push.gov.uk

