

MINUTES OF THE MEETING OF THE PLANNING, TOWN & ENVIRONMENT COMMITTEE

Held on Friday 1st February 2019 at 10.00am at Ringwood Gateway, The Furlong, Ringwood.

PRESENT: Cllr Christopher Treleaven (Chairman)
Cllr Tim Ward (Vice Chairman)
Cllr Andrew Briers
Cllr Philip Day
Cllr Christine Ford
Cllr Gloria O'Reilly
Cllr Tony Ring
Cllr Angela Wiseman

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator
Sophie Emery, Student Advisor (*until 10:50am*)
Accalia Smith, Student Advisor (*until 10:50am*)

ABSENT: Cllr Hilary Edge

P/5572

PUBLIC PARTICIPATION

Jim Spark and John Dimmer addressed Members in respect of the proposed development of 143 houses on land off Snails Lane, Blashford. The Council had indicated at the Full Council meeting on 30th January that although this land is in the catchment area for Ellingham, Harbridge and Ibsley Parish Council, it would be appropriate to consider submitting a response to the consultation, due to its proximity to Ringwood and the impact it will have on traffic and infrastructure.

They indicated that they would attend the Committee meeting, when the matter is considered further, and provided contact details for any enquiries. The Facebook page is Blashford Meadows Environmental Protection Group (@BlashfordMeadow).

Two representatives from Linden Homes and one other member of the public were present for planning applications.

P/5573

APOLOGIES FOR ABSENCE

The Deputy Town Clerk reported that apologies for absence had been received from Cllr Edge.

P/5574

DECLARATIONS OF INTEREST

Cllr Day indicated that his wife had submitted application 19/10010 and, although it was not a declarable pecuniary interest, he did not take part in the discussion on that item.

Cllr Ring indicated that his neighbour had submitted application 18/01001 and, although this was not a declarable pecuniary interest, he did not take part in the discussion on that item.

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P/5575

MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the Meeting held on 4th January 2019, having been circulated, be approved and signed as a correct record.

P/5576

PLANNING APPLICATIONS

With the agreement of Members, applications 18/11640 Whitehall and 18/11648 Land at Crow Arch Lane and Crow Lane were brought forward, for the benefit of those present.

18/11640 – Whitehall – A neighbour addressed the Committee, highlighting the imposing nature of the proposed dormer windows to the side of the dwelling. Due to the proximity to his property it would be a bulky addition and result in overlooking.

Members recommended refusal (4) adding that the proposed extension would be overbearing for the neighbouring property at No 14, in terms of the length of the extension and the 2 dormer windows to the northern elevation. It was felt that any condition to prevent the windows opening or to make them obscured, would not resolve this issue.

18/11648 - Land at Crow Arch Lane and Crow Lane –

Representatives from Linden Homes provided Members with an update, since the matter was last considered in January. A number of consultee comments had been received and a meeting was scheduled with NFDC Planning and Urban Design Officers. The Construction Management Plan (CMP) had been submitted, which outlined how the southern parcel of the plot would be developed.

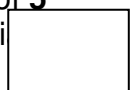
Members detailed their dissatisfaction with the (CMP) and were disappointed that concerns identified at the previous meeting, in respect of density, housing mix, access to the site and the proposed route for construction vehicles, had not been addressed.

The Student Advisors left the meeting at 10:50am.

The Committee recommended refusal (4). It considered the application, which included an increase in the number of dwellings proposed from 22 to 34, as overdevelopment of this parcel of land. The development is out of character with its rural setting and bearing in mind the nature and size of existing buildings in the area.

It was not accepted that the mix of houses provided on the open market, compared to affordable housing, satisfies the local demand and it was requested that provision be made for 1 and 2 bedroom open market properties.

The Construction Management Plan was considered not fit for purpose and there was disappointment that accessing the plot through the site (from Crow Lane) had not been detailed as an option, given the Committee's earlier comments and uncertainty about the bridge on Crow Arch Lane. There were also concerns with the proposed route for construction vehicles in terms of the suitability of roads and junctions for HGV use and safety of pedestrians and cyclists.



The remainder of the list was dealt with in list order.

18/01001 – Picket Hill House - Cllr Ring indicated that his neighbour had submitted the application and, although this was not a declarable pecuniary interest, he did not take part in the discussion on that item.

18/01012 – Hedge House – Cllr O'Reilly indicated that the applicant is a client and, although this was not a declarable pecuniary interest, she did not take part in the discussion.

19/01010 – Crown Tap - Cllr Day indicated that his wife had submitted the application and, although this was not a declarable pecuniary interest, he did not take part in the discussion on that item.

RESOLVED: That the observations summarised in *Annex A* be submitted, and the decision made under delegated powers be noted.

ACTION Nicola Vodden

P/5577

HOUSING ALLOCATION POLICY AND HOMELESSNESS AND ROUGH SLEEPING STRATEGY

Members considered the consultation documents (*Annex B*).

Housing Allocation Policy

Members considered the document well drawn up and the policy reasonable, however made the following comments:-

With regards to the change to the definition of members of the applicant's household, there was concern that the age of 35 had been stipulated. This would not account for dependants such as older family members and those with disabilities who are cared for by their family. A further category should be added to account for this situation.

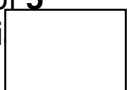
In respect of banding and criteria for prioritising applications (pages 5 and 6), it was noted that the rural connection policy does not apply to Ringwood (due to its urban location), but Members felt that this is an important consideration, not just in a rural setting. They indicated that, if all else is equal, where people have a local connection to a town, whether it be through family or employment, that this should be a supporting element and take priority, when the authority is considering a housing need.

In respect of suspension and removal from the housing register (pages 7 and 8), clarification was requested in respect accommodation that has been 'deemed suitable'. There was some concern that housing would be offered a distance from an established connection with a particular place, and that following two offers of this nature, an applicant with a genuine housing need would face suspension or removal from the list.

Cllr Day left the meeting briefly.

Rough Sleeping Strategy

Members did not find the consultation document user friendly and felt that it was more of a technical document, to provide guidance and direction for officers. It simply includes links to



other related literature and Members would have found it helpful to have been provided with a summary of each section, similar to the Housing Allocation document, with the specific points on implementation highlighted. The document also needed to provide greater clarity on NFDC's role and how it was separate and distinct from the voluntary sector.

Given that this is a public consultation document it should have been prepared in plain English and edited in a more consumable way. The Committee noted that not all members of the public have internet access and hoped that measures are in place to make clear information accessible to all.

RESOLVED: That the consultation questionnaires be submitted detailing the comments outlined above.

ACTION Jo Hurd

P/5578

ALLOCATION OF NFDC CIL RECEIPTS

Members considered the report in respect of allocation of NFDC CIL receipts (*Annex C*)

The Deputy Town Clerk confirmed that NFDC do not have a meaningful fund of CIL receipts at the current time. It was noted that there would be other 'calls' on the money, for example, the projects listed in the Infrastructure Delivery Plan.

There is a process in place for allocating funds and when there are sufficient funds for this to be considered, a meeting would be arranged and the Town and Parish Councils consulted.

RESOLVED: That the report in respect of NFDC CIL receipts be noted.

ACTION Jo Hurd

P/5579

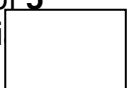
PROJECTS

A3 - Crow Stream – HCC are continuing to investigate how the culverting of the ditch , which is restricting flow of water, is to be maintained. The Deputy Town Clerk has asked that the extension to the footpath from Linden Homes access to Hightown Road be considered as part of this work.

A4 - Human Sundial – The Deputy Town Clerk met with two HCC officers who will work with the Council on this project. A method of work is awaited and costings for the tree socket and installation of the benches are being investigated, for an accurate budget to be determined. There is a 10 week lead in for the stonemason and there needed to be some care over the timing of the work due to events planned in the Market Place.

A6 – Sign Painting at Friday's Cross – The Chairman extended thanks to Cllr Day for his contribution to the sign, which emphasises the heritage of the town. Thanks were also extended to Ringwood Society.

C1 – Pedestrian Crossings Christchurch Road – There was no update.



C2 – A31 Improvement scheme – The Chairman was pleased to announce that the Highways England (HE) grant bid had been successful and £380,000 had been awarded to HCC towards town centre improvements. The Deputy Town Clerk confirmed to HCC that the Council wishes to be involved in this project and HCC will make contact when it is in a position to take this forward.

An update meeting with Highways England will take place at the end of February. Detailed plans, including a draft traffic management plan, would be discussed, as would town centre improvements to be funded from the successful bid.

C3 – Moortown drainage improvements - HCC officers are in consultation, no update available.

C5 – Improved signage for cyclepath – The Deputy Town Clerk conducted a survey of signage in the area and found it disjointed. HCC have agreed to look at this. It was noted that the land is under ownership of the developer and has not yet been handed over to HCC.

RESOLVED: That the update in respect of projects be noted (*Annex D*).

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 12.04pm.

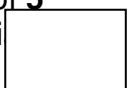
RECEIVED
27th February 2019

APPROVED
1st March 2019

TOWN MAYOR

COMMITTEE CHAIRMAN

Note: The text in the Action Boxes above does not form part of these minutes.



Annex A to Planning, Town Environment Committee Minutes 1st February 2019
Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
18/11053	2, Cottage Mews, 27, Christchurch Road, Ringwood. BH24 1DG	Replacement of 2 ground floor windows on front elevation (Application for Listed Building Consent)	Permission (1)	
18/11474	Four Seasons, Crow Lane, Crow, Ringwood. BH24 3DZ	Detached car port; widen existing access	Permission (1)	It was noted that the proposed car port was no longer part of the application.
18/11640	Whitehall, 12, North Poulner Road, Ringwood. BH24 1SP	First-floor rear extension	Refusal (4)	The Committee felt that the proposed extension would be overbearing for the neighbouring property at No 14 in terms of the length of the extension and the 2 dormer windows to the northern elevation. It was felt that any condition to prevent the windows opening or to make them obscured would not resolve this issue.
18/11647	28, Meadow Road, Ringwood. BH24 1RU	Single-storey rear extensions	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal 5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
18/11648	Land at Crow Arch Lane and Crow Lane, Ringwood. BH24 3DZ	Development of 24 dwelling; 3 pairs of semi-detached houses; 4 terraces of 3 houses; 1 block of 6 flats, bin & cycle store; detached garage to plots 176, 189 & 190; public open space, landscaping, internal access arrangement and ancillary infrastructure	Refusal (4)	The Committee considered the application, which included an increase in the number of dwelling proposed from 22 to 34, as overdevelopment of this parcel of land. The development was out of character with its rural setting and bearing in mind the nature and size of existing buildings in the area. It was not accepted that the mix of houses provided on the open market, compared to affordable housing, satisfies the local demand and it was requested that provision be made for 1 and 2 bedroom open market properties. The Construction Management Plan was considered not fit for purpose and there was disappointment that accessing the plot through the site (from Crow Lane) had not been detailed as an option, given the Committee's earlier comments and uncertainty about the bridge on Crow Arch Lane. There were also concerns with the proposed route for construction vehicles in terms of the suitability of roads and junctions for HGV use and safety of pedestrians and cyclists.
18/11663	Arima, Hightown Road, Hightown, Ringwood. BH24 3DY	Roof alterations in association with new first floor; Single-storey front extension	Permission (1)	
18/11701	5, Wren Close, Hightown, Ringwood. BH24 3RF	Single-storey rear extension	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal 5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
19/10010	Crown Tap, 4, Southampton Road, Ringwood. BH24 1HY	Reduce size of rear extension; glazed smoking shelter; fenestration alterations (Application for Listed Building Consent)	Permission (1)	
19/10021	Victoria House, 3, Christchurch Road, Kingston, Ringwood. BH24 3BH	Single-storey side and rear extensions; carport	Permission (1)	It was noted that the proposed car port had been removed from the application.
19/10034	Carvers Trading Estate, Southampton Road, Ringwood. BH24 1JS	Display 1 non illuminated post mounted sign (Retrospective) (Application for Advertisement Consent)	Permission (1)	
19/10036	15, Lawrence Road, Poulner, Ringwood. BH24 1XQ	Two-storey rear extension; single-storey side extension; porch	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal 5 - Will accept officer's decision

Annex A to Planning, Town Environment Committee Minutes 1st February 2019

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
18/01001	Picket Hill House, Hightown Hill, Picket Hill, Ringwood. BH24 3HH	Link extension and conversion of existing outbuildings to facilitate additional habitable accommodation to main dwelling	Permission (1)	
18/01012	Hedge House, Hangersley Hill, Forest Corner, Hangersley, Ringwood. BH24 3JW	Determination as to whether Prior Approval is required for proposed Change of Use of office building (Use Class B1(a)) to 1no. residential unit (use class C3)	Officer Decision (5)	
CONS/19/0027	NFDC Car Park Blynkbonnie, Christchurch Road, Ringwood. BH24 1DN	Prune 1 x Silver Birch tree Prune 1 x Ash tree Prune 1 x Alder tree		No comment was required.

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal 5 - Will accept officer's decision

Applications decided under delegated powers : to be noted

On 1st February 2019 at 10:00 am

Number	Applicant	Site Address	Proposal
18/11561	Mr and Mrs Owen	Land rear of 53, Seymour Road, Ringwood. BH24 1SQ	Bungalow; bin & cycle store; extend dropped kerb; demolition of side extension, garage and outbuilding on existing dwelling 7/12/18:- Refusal (4) The proposal would be inappropriate development in this location and contrary to the Ringwood Local Distinctiveness SPD due to the loss of green space and openness. The narrow entrance would limit manoeuvring space and the movement of vehicles would have a detrimental impact on the existing and neighbouring properties. It is also contrary to the NFDC Parking Standards, as 3 parking spaces are required for the main dwelling, and only 2 are proposed. 16/1/19:- The Chairman and Vice-Chairman considered a request from the Planning Officer, under delegated powers, to remove the part of the objection which relates to the parking standards. This was agreed.

**PLANNING, TOWN & ENVIRONMENT COMMITTEE – 1 FEBRUARY 2019
NEW FOREST DISTRICT COUNCIL HOUSING CONSULTATION**

**HOUSING ALLOCATION POLICY
HOMELESSNESS AND ROUGH SLEEPING STRATEGY 2019-2023**

1. Following a review of its response to homelessness and the allocation of social housing, New Forest District Council (NFDC) has released two documents for consultation, and is inviting comments by the deadline of 13 February 2019.
2. The proposed new Housing Allocation Policy contains a number of key changes; in particular how NFDC plans to prioritise housing need to make better use of the supply of social housing in the district and meet its legislative requirements. A copy of the consultation response form, which outlines the key changes, is attached as Appendix A. A full copy of the draft Policy is available to view online at <http://www.newforest.gov.uk/allocationconsultation>.
3. The proposed Homelessness & Rough Sleeping Strategy details the key strategic priorities to provide a more effective response to homelessness in the district following changes in legislation and recent Central Government initiatives. A copy of the draft Strategy is attached as Appendix B, and the consultation response form as Appendix C.
4. Members are requested to consider the questions in both response forms and agree any response and/or additional comments at the meeting.

For further information, please contact:

Jo Hurd, Deputy Town Clerk
jo.hurd@ringwood.gov.uk
01425 484721

PROPOSED CHANGES TO THE ALLOCATION POLICY - CONSULTATION

BACKGROUND TO THE PROPOSED CHANGES:

New Forest District Council ("the Council") is proposing to change its approach to housing allocation.

WHY IS THE COUNCIL CHANGING ITS ALLOCATION POLICY?

The Council recognised that it needed to undertake a review of its housing allocation policy as a review had not been undertaken since 2012.

Furthermore, in accordance with the Secretary of State's guidance, the Council needs to review its allocation policy to take into account the new duties to homeless households brought in by the Homelessness Reduction Act 2017.¹

The changes to the Council's allocation's policy have been developed with regard to these new duties but have also been influenced by:

- (a) the prevailing housing needs and conditions within its district,
- (b) the results of the work of the Homelessness Task and Finish Group and the Housing Overview and Scrutiny Panel; and
- (c) the desire to ensure that applicant's on the Council's housing register are given appropriate priority to enable the Council to make the most effective use of its housing stock.

For a full copy of the Council's proposed new allocation policy please visit <http://www.newforest.gov.uk/allocationconsultation>

CONSULTATION

A consultation over the proposed changes to the way social housing is allocated starts on 16 January 2019 and will close on 13 February 2019.

The Council is inviting comments on several changes being proposed on who can join the housing register and the way in which housing need is assessed.

¹ Paragraph 2.45 of the Homelessness Code of Guidance 2018

B Currently the Council's allocation policy has 4 bands. All applicants, apart from exceptional cases, are placed in Band 3: Priority. The only determining factor thereafter is the length of time the applicant has been on the housing register.

Bands	Number of Households ²
Band 1: High Priority (Urgent)	24
Band 2: High Priority	51
Band 3: Priority	3,120
Band 4: No Priority	207

10 out of 11 applicants on the Council's housing register are in Band 3: Priority. On average there are 300 properties per year that become available for allocation; applicants can wait up to 10 years for an allocation of housing. The current policy does not adequately allow for the allocation of housing on the basis of need.

WHAT WILL BE THE MAIN CHANGES TO THE COUNCIL'S ALLOCATION POLICY

A summary of the main proposed changes that will be introduced with the new allocations policy can be found below:

PROPOSED CHANGE: QUALIFICATION

Applicants will still need to be aged 16 or over and have a local connection as defined under the current allocation policy, but will also need to:

- (a) be in housing need; in that the applicant's housing circumstances fall within one of the proposed new policy's bands;
- (b) have been assessed as lacking the financial means to enable them to resolve their housing need; and

Applicants who do not satisfy the above criteria will not qualify to join the housing register. Furthermore, any applicant who falls within any of the categories below will be classed as non-qualifying to join the housing register:

- (a) are an owner-occupier (with the exception of those with a housing and assessed care need, who cannot resolve their own housing situation and have a need for extra-care or sheltered accommodation);
- (b) have deliberately worsened their circumstances to enable them to qualify onto the housing register; or
- (c) are deemed to be guilty of unacceptable behaviour that is serious enough to make them unsuitable as tenants.

REASONS FOR CHANGE

² Figures correct as at 13 September 2018

The Council believes it is important that there are clear qualifying criteria for joining the housing register that relate to an applicant's housing need and also their conduct. This will ensure that scarce social housing within the Council's district is allocated to those who have a genuine need for it and that those who do not have a need for subsidised social housing do not have access to it.

1. Do you agree that the qualification criteria as described above should be introduced?

Yes

☐

No

☐

Don't
Know

☐

Comments:

PROPOSED CHANGE: BEDROOM NEED ASSESSMENT

The Council is proposing to change the way it assesses the number of bedrooms that an applicant is entitled to under the allocation policy. The new bedroom need assessment has been set in line with the current regulations affecting bedroom entitlement for the purposes of calculating Housing Benefit and the housing element of Universal Credit.

PROPERTY TYPE/SIZE	HOUSEHOLD
Bedsit	Single Applicant
1 Bedroom	Single Applicant or Applicants living as a couple with no children
2 Bedrooms	Single Applicant, or Applicants living as a couple, with 1 child; or Single Applicant, or Applicants living as a couple, with 2 children of: (a) The same sex under 16 (b) Opposite sex under 10
3 Bedrooms	Single Applicant, or Applicants living as a couple with 2 children, with at least 1 of opposite sex over 10; Single Applicant, or Applicants living as a couple, with 3 children or 4 children: (a) Of the same sex under 16; or (b) Two children of each sex under 16 (c) of either sex all under 10
4 Bedrooms	Single Applicant, or Applicants with 5 or more children Single Applicant or Applicants with 4 children where at least one of them is aged 10 and is of the opposite sex of the others or one of them is aged 16 or over.

REASONS FOR CHANGE

B To ensure that the bedroom needs assessment is set in line with current regulations affecting bedroom entitlement; this will avoid issues of affordability and also with our partner landlords who set bedroom entitlement according to the regulations.

2. Do you agree that it is correct to set bedroom need assessment in this way?

Yes

☐

No

☐

Don't Know

☐

Comments:

PROPOSED CHANGE: HOUSEHOLD

The Council proposes to change those who will be included as a member of an applicant's household on their housing application. Only the following groups of people will be treated as a member of an applicant's household:

- The applicant's spouse or cohabitant;
- The applicant's children/dependants aged 35 and under with whom the applicant resides or with whom the applicant might reasonably be expected to reside.

REASONS FOR CHANGE

The Council needs to ensure that applicants are only allowed to include in their housing application those members of their household that would reasonably be expected to reside with them. This is to ensure the effective use of family sized accommodation in the district area.

3. Is it correct for the Council to set household membership in this way so that there is effective use of family sized accommodation the Council's district?

Yes

☐

No

☐

Don't Know

☐

Comments:

PROPOSED CHANGES: HOUSING NEED ASSESSMENT

The Council proposes to introduce a new banding system for prioritising applications for an allocation of housing. The proposed new bands can be found below:

BAND	CRITERIA
Band 1 – Emergency Need for Housing	Applicants: (a) Who require a management move: where the applicant has been assessed as having an exceptional need to move by a Senior Officer (b) Who have been assessed as having an urgent health and/or wellbeing need caused or substantially worsened by their home circumstances; (c) Whose accommodation has been assessed as being in a state of emergency disrepair and the hazards cannot be rectified within a reasonable timescale; or (d) Who need to move to escape violence or threats of violence, harassment or a traumatic event in the home.
Band 2. Serious Need for Housing	Applicants: (a) Who have been accepted as being owed the full housing duty under the Act and where discharge of duty cannot be achieved by a Private Rented Sector Offer of accommodation; (b) Who are existing social housing tenants under-occupying by 2 or more bedrooms; (c) Who are severely overcrowded (e.g they lack 2 or more bedrooms, or have 2 children who lack a bedroom, such as a single parent with 2 children, where at least one of the children is over the age of 1 in a 1 bed home); (d) Who have been assessed as having a high health and/or wellbeing need caused or substantially worsened by their home circumstance; (e) Who live in a home assessed as being in a state of high disrepair and the disrepair cannot be rectified within reasonable timescales; or (f) Who have been assessed as ready to move on from supported housing in the Council's district area.
BAND	CRITERIA

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Band 3 – Need for Housing	Applicants who: (a) Are overcrowded and lack 1 bedroom; (b) Have been assessed as having medium health and/or wellbeing need caused or substantially worsened by their home circumstances; (c) Are certain serving, or former serving members of the regular forces, or their spouse or civil partner; (d) Are homeless, to whom the Council owes a Relief or Prevention Duty under Part VII of the Act; (e) Who need to move under the Right to Move provisions; (f) Are existing social landlord tenants under-occupying their accommodation by 1 bedroom; (g) Have been assessed as not having a permanent home, or are at risk of becoming homeless and are not owed a duty under (d) above; (h) Have been accepted as being owed the full housing duty under Part VII of the Act and where it is possible to discharge duty with a Private Rented Sector Offer of accommodation; or (i) Are key workers where the Council identifies that there is a critical need for the key worker to be rehoused to ensure the availability of an essential public service for the New Forest community.
Band 4 – Lower Need for Housing	Applicants who: (a) Have been assessed as having a lower health and/or wellbeing need caused or substantially worsened by their home circumstances; (b) Share essential facilities such as a toilet, bath, shower or kitchen with other households or lack essential facilities; (c) Are households sharing with relatives or friends; (d) Are occupants living in supported accommodation who have not been assessed as ready for move on from supported housing in the Council's area. (j) Are assured shorthold tenants who do not have the financial means to purchase a property (see Appendix 2: Eligibility and Qualification); or (k) Have been assessed under Part VII of the Act as not in priority need or are intentionally homeless and are still statutory homeless at the point of offer.

With the exception of those who satisfy the rural connection provisions for a rural parish, anyone wishing to join the Council's housing register will need to have an assessed housing need that falls into one of the 4 bands above.

REASONS FOR CHANGE

Under the Council's current allocation policy, the main determining factor for an allocation of housing is time spent on the housing register. The Council believes it is important for social housing to be allocated to those who have an assessed housing need.

4. Is it correct for the Council to allocate scarce social housing, where demand far outweighs the supply, with reference to an applicant's housing need in accordance with the new priority bands?

Yes

☐

No

☐

Don't
Know

☐

Comments:

PROPOSED CHANGES: SUSPENSION AND REMOVAL

Suspension:

An applicant will be suspended from the housing register in any of the following circumstances:

Where:

- An applicant has failed to bid on any properties within a 12 month period;
- An applicant has refused 2 offers of accommodation that have been deemed suitable following review, or where no review was lodged, in a 12 month period. This includes all offers made whether by successful bid, direct offer or automatic bid;
- An applicant who is owed a homeless duty and who refuses a suitable offer of accommodation made in discharge of duty owed;
- The Council becomes aware of a change of circumstance which requires re-assessment of housing need;
- An applicant has failed to complete and return a Renewal Request within 3 months of it being sent out;
- The Council receives information that the Applicant is no longer eligible or qualifying to be on the Register;
- The Council receives information that the Applicant has provided false information.

Removal:

An application will be removed from the housing register for the following reasons:

Where:

- The applicant requests that their application be removed;

B

- The applicant has died;
- The applicant has been rehoused; including where the applicant has accepted an offer of accommodation and lodged an unsuccessful review of its suitability;
- The applicant fails to return a renewal request within 3 months and there are no exceptional circumstances for delay;
- An allegation that an applicant is no longer eligible, qualifying or has provided false information is made out (this includes when this has occurred following the verification stage);
- Following two suspensions within a 12 month period.

REASONS FOR CHANGE

For the better management of the housing register, the Council is proposing to remove or suspend applications if certain circumstances apply.

5. Is it correct for the Council to manage applications on the housing register by suspending or removing applications due to conduct; for example, as outlined above, if an applicant fails to make bids or refuses suitable offers of accommodation?

Yes

☐

No

☐

Don't Know

☐

Comments:

ANY FURTHER COMMENTS

6. The Council would like to invite you to make any further comments that you would like to be considered regarding the draft policy below.

PLEASE NOTE THE COUNCIL WILL NOT BE MAKING ANY CHANGES TO ITS RURAL PARISH CRITERIA

DRAFT

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Homelessness and Rough Sleeping Strategy

2019 - 2023



B Contents

- 3** Foreword
- 4** National Context
- 6** Corporate Context
- 7** Local Context
- 11** Local Services
- 12** Actions to date and our future direction of travel
- 13** **Strategic Priority 1:**
Invest in and improve the effectiveness and responsiveness of front line services to prevent homelessness
- 14** **Strategic Priority 2:**
Work with partners and stakeholders to identify issues early on and prevent homelessness by working together
- 15** **Strategic Priority 3:**
Ending the use of B&B accommodation through investing in and facilitating the development and use of good quality affordable housing and temporary accommodation
- 16** **Strategic Priority 4:**
Bring rough sleeping to an end
- 17** Monitoring & Review

Foreword

B

I am proud to introduce this strategy which sets out our vision for the prevention of homelessness and rough sleeping in the New Forest.

Whilst this strategy demonstrates our key priorities in responding to and preventing homelessness, it is very much linked to our overall strategic vision for housing and the wider housing market in the New Forest, combining with the launch of our new Housing Strategy and our new Allocation Policy.

We recognise that for many people in the New Forest access to secure, good quality affordable housing at a time of economic uncertainty and welfare reforms is extremely challenging. We also recognise the serious impact homelessness has on people's lives and how vulnerable people are adversely affected and are at greater risk of homelessness.

Prevention of homelessness is very much at the forefront of national initiatives and policies to improve peoples' lives. This council is equally committed to early intervention and has fully embraced the principles of the Homelessness Reduction Act 2017 in its service delivery, with access to advice and assistance for all who approach, no matter whether they are vulnerable or not.

We welcome other national initiatives, such as the drive to end rough sleeping and will play our part in tackling this issue locally.

We recognise that early intervention at a local level is extremely important as there is far greater impact on the health and well-being of households once they become homeless.

Responding to individual cases of homelessness crisis is also far more costly for the wider public sector than prevention and we must demonstrate value for money in our approach.

In response to these challenges this new homelessness strategy reflects our strong commitment to tackling homelessness and develops the vision for our frontline services. In the

last year we have made great strides forward with a task and finish member led group scrutinising our response to homelessness.

The strategy looks very much to the future and sets out the actions we intend to take to help us reach our goals and how the council, and its partners, will work together to tackle homelessness and rough sleeping over the next five years.

In setting our priorities we will embed specific initiatives aimed to stop people sleeping rough and provide a pathway for those that already find themselves in this situation.

Working in partnership is key to the success of the strategy. This year we have established a multi-agency forum of statutory agencies and local organisations to assist us in our efforts to tackle homelessness. We will continue to engage with, maintain and develop relationships with these organisations and agencies to develop a more cohesive set of priorities.

The strategy aims to develop these priorities in recognition of national, regional and local policy and proposes a vision for the benefit of all our residents, stakeholders and partners.

Our response to homelessness will be reviewed on an annual basis to ensure our initiatives are having the desired outcomes, so that we can stay ahead of emerging trends and so that we can seize opportunities to benefit the people of the New Forest.

I look forward to continuing to work with all people involved in preventing and tackling homelessness in the New Forest.



Cllr Jill Cleary
Portfolio Holder for
Housing Services

Strategic Homelessness and Rough Sleeping Priorities 2019-2023

- Continue to invest in and improve the effectiveness and responsiveness of front line services to prevent homelessness.
- Work with partners and stakeholders to identify issues early on and prevent homelessness by working together.
- Invest in and facilitate the development of good quality affordable housing and temporary accommodation.
- Bring Rough Sleeping to an end.



B National context

Nationally, incidents of homelessness have been increasing for a number of years and the increased use of, often unsuitable, temporary accommodation has been a direct consequence.

Homelessness acceptance rates and use of temporary accommodation have gone up nationally in recent years. At nearly 57,000, annual homelessness acceptances were nearly 17,000 higher across England in 2016/17 than in 2009/10. Main housing duty acceptances now stand at 42% above their 2009/10 low point.

At the end of March 2018 the most common reasons for loss of last settled homes nationally were:

- Parents, other relatives or friends no longer willing or able to accommodate (28%).
- Loss of rented or tied accommodation due to termination of assured shorthold tenancy (25%).
- Violent breakdown of relationship involving partner (12%).
- Other reason (e.g. homeless in emergency, sleeping rough or in hostel, returned from abroad) (7%).
- Non-violent breakdown of relationship with partner (6%).
- Loss of rented or tied accommodation due to reasons other than termination of assured shorthold tenancy (6%).

On 31 March 2018, the total number of households in temporary accommodation arranged by local authorities under homelessness legislation was 79,880, up 66% on the low of 48,010 on 31 December 2010.

In addition, homelessness services across the country had an inconsistent approach. Some local authorities assisted only those people it owed a statutory duty and those without a 'priority need', particularly single homeless, were not receiving effective and consistent assistance across the country to relieve their homelessness.

With rising homelessness and temporary accommodation costs MPs within Government sought to redress the situation and proposed improvements to the legal framework to prevent and tackle single homelessness more effectively.

A new Homelessness Reduction Framework was proposed and began as a Private Member's Bill introduced to parliament in June 2016 by Bob Blackman, MP for Harrow East. It was published following a homelessness inquiry conducted by a cross-party Select Committee.

In its Homelessness Monitor 2018 report Crisis identified that:

- Since 2010/11, homeless placements in temporary accommodation have risen at twice the rate of homelessness acceptances.
- The national total rose by 8% in the year to 31st March 2017, up 61% on the low point six years earlier.
- A continuation of this trend would see placements topping 100,000 by 2020.
- Bed and breakfast placements now stand 250% higher than in 2009.
- The National Audit Office has drawn attention to a 39% real terms increase in local authority spending on temporary accommodation in the five years to 2015/16.

Summary of Homelessness Statistics	2009/10	2014/15	2015/16	2016/17	2017/18	% change 2009/10-2017/18
Rough sleeping in England – snapshot	1,768	2,744	3,569	4,134	4,751	169
Local authority statutory homelessness cases	89,120	112,350	114,780	115,580	109,380	23
Local authority statutory homelessness acceptances	40,020	54,430	57,740	59,120	56,630	42

The framework was given Royal Assent as The Homelessness Reduction Act 2017 and commenced on 3rd April 2018. The Act amends the legislative framework laid out in the Housing Act 1996 and places new duties on Councils to:

- intervene at earlier stages to prevent homelessness in their areas as the period a household is threatened with homelessness is extended from 28 days to 56.
- provide homelessness services to all those affected, not just those who have 'priority need'.
- identify reasonable steps to help secure accommodation to either prevent or relieve the homelessness of applicants who approach for assistance.

The Act also places a duty of specified public bodies to refer those clients they are working with and are homeless or threatened with homelessness, to a local authority homelessness service. This duty commenced on 1st October 2018.

Recent Central Government policy and initiatives have been focussed on reducing the impact on vulnerable households and to ensure local housing authorities are providing effective prevention activities and consistent frontline services, for all those who approach.

It is part of a continuing national agenda to tackle the root causes of homelessness and drive through change in the housing sector.

Future regulation, policy change and subsequent impacts in the wider housing sector are likely to be driven by:

- Housing White Paper (2017).
- Social Housing Green Paper (2018).
- Licensing of Homes in Multiple Occupation (2018).

- Rough Sleeping Strategy (2018).
- Tenant Fees Bill 2017-2019.
- Private Landlords (Registration) Bill 2017-19.
- Lifting of council borrowing caps to encourage council house building.

The Government also continues to evaluate and review access to the private rented sector with the Tenant Fees and Landlord Registration Bills proceeding through Parliamentary process in an effort to redress access to the sector for low income households.

The Government aims to halve rough sleeping by 2022 and end it by 2027. It launched its new Rough Sleeping Strategy in August 2018 and requests that all homelessness strategies are reviewed and rebadged by the end of 2019 to include a specific focus on addressing rough sleeping.

The annual count of those sleeping rough in the autumn of 2017 showed a 169% increase on the figures for the same count in 2009/10, with a further 617 people sleeping rough than in 2016. The figure of 4,751 represented an increase of 15% on the previous year.

The Government recognises that there is not one single solution to end rough sleeping and a strategic approach to tackling the causes of homelessness and the health and well-being of rough sleepers is as important as the supply of affordable homes and supported housing.

With the lifting of Council borrowing caps to facilitate increased building of social housing, grant funding for tackling Rough Sleeping and new legislation across the social sector Councils must respond to the challenge and co-ordinate effective response to tackling the housing issues in their area.

The profiles of people who currently sleep rough

People who sleep rough in England tend to be:

- Male.
- between 25 and 55 years old.
- Predominantly white.

In the 2017 counts and estimates:

- 83% of people found sleeping rough were men.
- 14% were women (gender for the remaining 3% was unknown).

It is estimated to cost the public purse £21,200 per person per year if rough sleeping occurred alongside substance misuse and offending.

Contributory factors leading to homelessness nationally:

- High demand for housing leading to high house prices & private rents with greater shortfalls between rents and LHA Levels.
- Shortage of social housing for rent.
- Increasing household bills.
- Welfare benefits cuts and reform.
- Cuts in funding for statutory and voluntary services offering support to vulnerable people.

BCorporate context

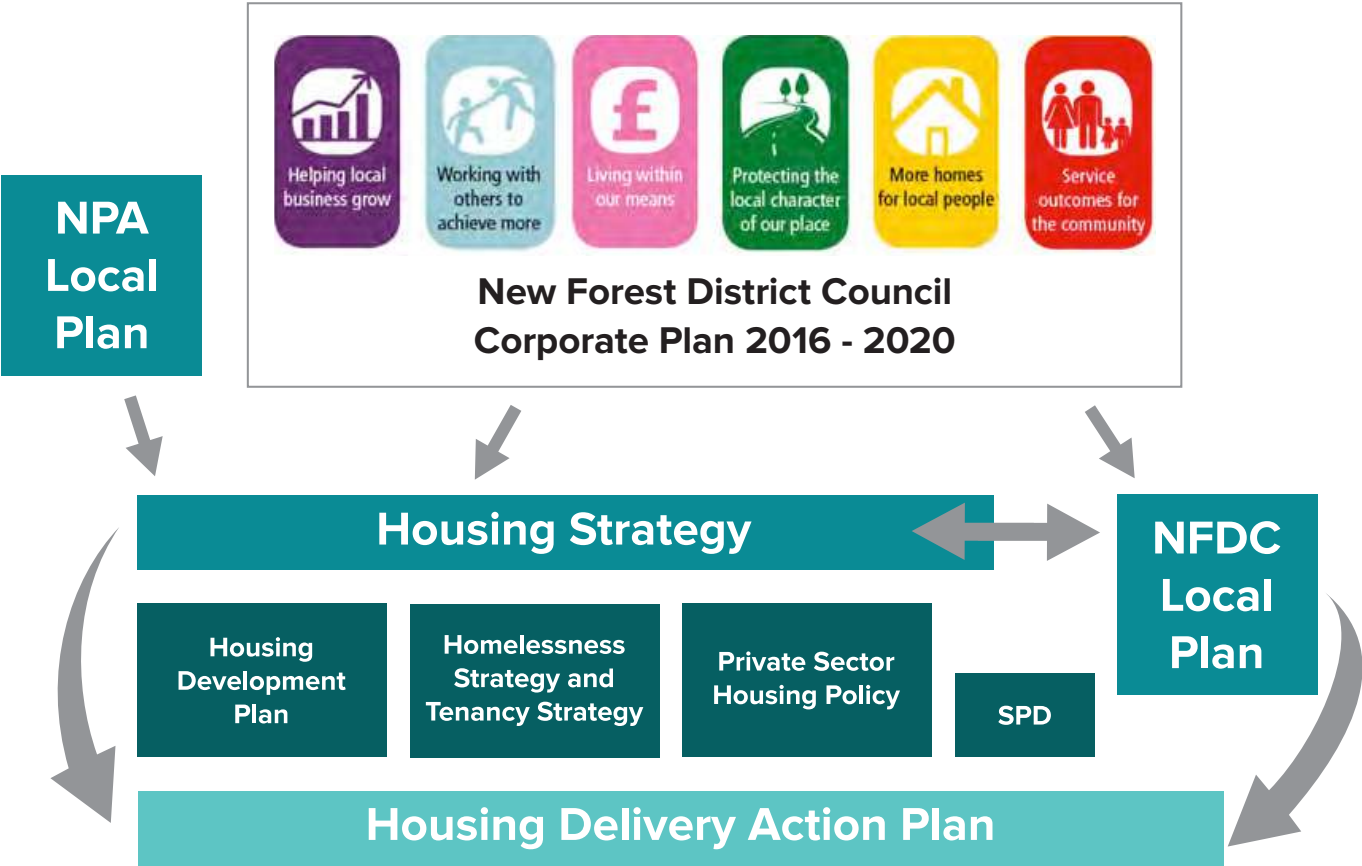
The priorities of the New Forest District Council Corporate Plan not only recognise the importance of delivering more homes for local people (both market and affordable) but the need for our actions and influence to contribute to economic growth, to protect the character of our place, and to optimise our effectiveness by working closely with others.

Sitting alongside the recently published draft local plan - and its 20 year target of 10,500 new dwellings across the New Forest district - the new Housing Strategy contains high level objectives supported by a suite of new operational policies and related strategies, including this

Homelessness and Rough Sleeping Strategy, which is also driving through a review of the Allocations Policy for social housing lettings.

The relationships within and between the various policies and documents will ensure that a composite approach is taken to housing interests in the district, be they related to new-build, the existing stock or duties and services to those who are vulnerable or facing homelessness.

Alongside this strategy the Council's new Housing Strategy, Tenancy Strategy and Allocation Policy brings about a joined up strategic approach to provide maximum benefit and support overall aims and objectives.



*SPD = Housing Supplementary Planning Document

Local context

B

The district is one of the most populated non-unitary authorities in England with 179,236 residents.

Located between the largely urban areas of Southampton and Bournemouth/Christchurch/Poole the district has unique characteristics with a large National Park area covering the majority of the district.

There are significant housing issues in the district. In contrast with those parts of the district that can be characterised as affluent with house prices and rentals above the UK average, areas of deprivation and a number of significant housing challenges exist, which include:

- Acute income/housing affordability disparity.
- High proportion of high value detached homes with a dearth of smaller homes.
- High numbers of second homes in some parts of the District.
- 60% of households earn less than the UK average.
- 9,000 households supported with Housing Benefit and/or Council tax reductions.
- 28% of the population over 65 years' old.

Low average incomes and high average house prices, results in significant cross commuting between those who work in the forest but can't afford to live here and those who can afford to live within the district but work elsewhere.

Under the pre Homelessness Reduction Act 2017 (HRA) legislation the number of homeless applications increased from the lows of 2011, with the numbers of households accepted as being owed a full duty to secure accommodation by the Council at their highest in 2017/18.

As the Council largely concentrated efforts on those households who met statutory duties the figures are considered an under representation of the homelessness issues within

Homeless applications and decisions by year		
	Total applications taken	Homeless acceptances
2017/18	165	115
2016/17	194	108
2015/16	196	115
2014/15	185	95
2013/14	160	83
2012/13	124	55
2011/12	112	42

the district, when compared with the scope of the new duties under the new Act from 2018.

In 2017/18 115 households were accepted as homeless and owed the main housing duty. This figure has increased year on year and we project the figures for those owed the new legislative duties and subsequently the main housing duty, to be much higher for 2018/19, as the number of approaches to the service continues to rise.

The urban areas of the New Forest district are naturally shown as having the highest levels of homeless applications with the eastern strip of the district representing the source of 49% of all homelessness applications from 2012 to 2018.

All approaches to the service from April 2018 are now recorded. The first 9 months shows consistently high demand, with 1418 new cases opened and 528 new duties for the council to take reasonable steps to help secure accommodation. 121 cases which have come to the end of their new duties (47% of all duty ended cases), within the first six months, have been successfully discharged by securing accommodation.

The Council has accepted 63 main housing duties in the first 9 months of the HRA. Without further policy intervention these are expected to increase exponentially as more of the new duties come to an end.

B

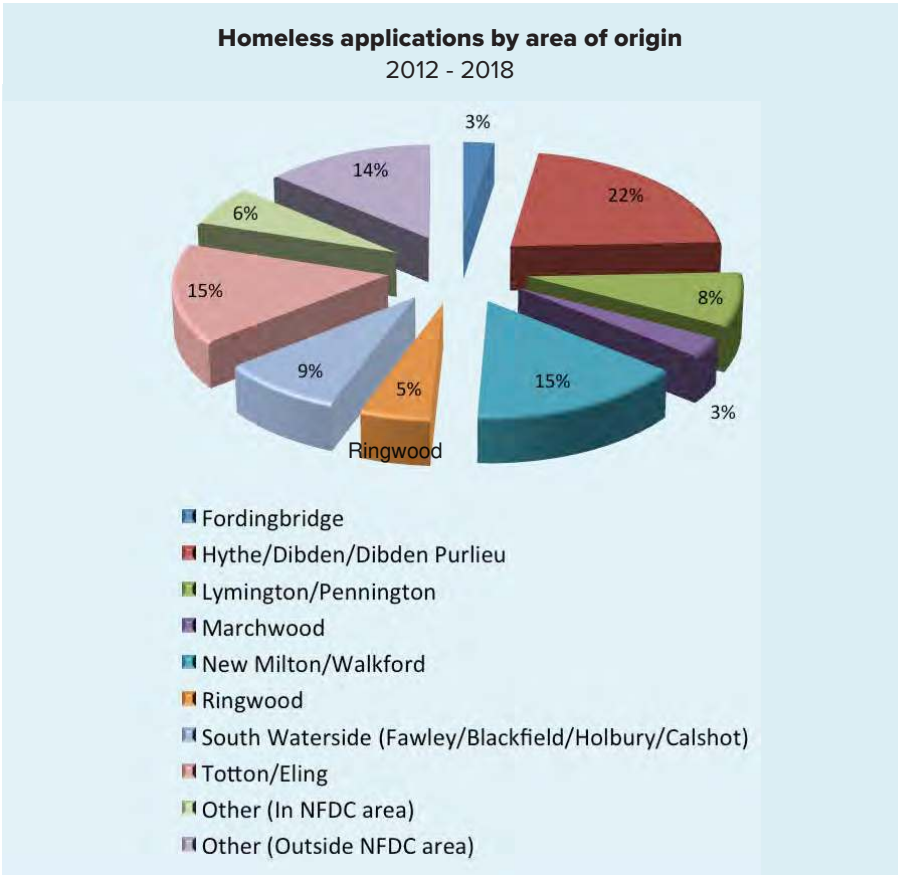
Approaches from April 2018 show the following key features:

- 56% of approaches have dependent children or are pregnant.
- 23% of approaches are single males.
- 14% of approaches are single females.
- 93% of approaches are of white British background with no discernible ethnic group in the remaining 7%.

Although not a determining factor in the award of duty the ‘Priority Need’ of Relief Duty Cases is recorded to determine temporary accommodation duties and shows:

- 46% of duty cases had a priority need due to dependent children.
- 9% of duty cases had a priority need due to mental health issues.
- 6% of duty homeless had a priority need due to physical disabilities.
- 5% of duty homeless had a priority need due to experiencing domestic abuse.

Mental health issues are not just experienced by the 9% above. In fact, 355 applicants and/or household members stated they needed support with their mental health. Many of these applicants have acute needs where holistic partnership working with specialist agencies is required to resolve their housing issues and ability to sustain accommodation in the future. Others will require low level support but it is clear the Council must ensure these services are on offer and there is a route to obtaining such services.



Approaches for assistance under the Homelessness Reduction Act 2017 post 3 April 2018			
Month	New cases opened	Prevention duty accepted	Relief duty accepted
April	181	44	20
May	174	61	14
June	199	59	30
July	175	41	23
August	179	26	20
September	165	33	28
October	182	45	33
November	166	35	14
December	151	29	13
Total	1418	345	183

The main reasons for homelessness follow national trends. The main cause as shown to the right continues to be family and friends no longer willing to accommodate other households within their properties. This is indicative of these households struggling to obtain or sustain their own affordable housing in either the private rented or owner occupied sectors. Moving in with family is often as a result of having to give up or having lost settled accommodation in the past.

The end of private rented tenancies remains the second most common reason and the council aims to target these areas within its priorities.

The Council aims to increase the provision of affordable housing in the district whilst working with landlords and tenants in precarious housing situations to help sustain accommodation.

Numbers of rough sleepers remains low but is no less important in our efforts to reduce homelessness. These figures represent a core group of rough sleepers with multiple complex needs such as drug and alcohol addictions, mental and physical health issues.

The Council is committed to finding solutions to rough sleeping issues within the district and will include these in its priorities. It is also important that these solutions create long term sustainability to prevent clients returning to the streets.

Main reason for loss of last settled home	2012 - 2018 total of duty acceptances	April 2018 - 30 Sept. 2018 total of new duty acceptances
Parents, other relatives or friends no longer able/willing to accommodate	189	127
Termination of assured shorthold tenancy	185	114
Violent breakdown of relationship involving partner	72	29
Non-violent breakdown of relationship with partner	62	35

Rough sleeper counts							
Year	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019
Number	4	3	9	2	4	7	8

B

There is high demand for social housing in the area whilst social housing lettings continue to fall year on year, with the number of Council stock lettings being:

- 242 in 2017/18.
- 295 in 2016/17.
- 345 in 2015/16, representing a 30% reduction in 2017/18.

The Right to Buy scheme continues to offset new build additions to the stock. 34 Council properties were sold under the scheme in 2017/18.

Excluding the Council stock, Sovereign are the main social housing provider in the district with nearly 1800 properties. Several other registered provider landlords including Radian, Stonewater, Aster and Vivid provide smaller numbers of units throughout the district.

The New Forest became a full service area for Universal Credit from 26th September 2018. There are 1,462 working age housing benefit claimants in the Council stock and 1,440 in the housing association and private rented stock.

Migration of nearly 2,900 housing benefit claimants to Universal Credit is estimated to begin in 2020. New tenants or those facing a change of circumstances will now be required to claim Universal Credit. The Council will monitor this situation and put in place measures to manage the transition and any concern in the housing market.

Two Saints are commissioned by Hampshire County Council to provide Community Support to vulnerable people, including families and single people in the district. They provide tenancy sustainment, help claiming welfare benefits and help to access services and appointments in relation to health needs.

In the first 6 months of 2018/19 Two Saints supported 191 clients through its drop in sessions alone. The scale of the contract is due to be reduced post August 2019 to single complex people only. It is likely to have a detrimental effect upon support provision to vulnerable households. The Council will include measures to address this shortfall in its priorities.

5,056

Number of council properties

3,354

Number of households on the New Forest Homesearch Housing Register

Emergency Accommodation (EA) Placements post 3 April 2018			
Month	EA placements	Left EA	Households in EA at month end
March			59
April	19	16	62
May	6	23	45
June	15	20	40
July	18	17	41
August	16	21	36
September	17	20	33
October	18	10	41
November	5	18	28
December	15	12	31
Total	129	157	/

Social Housing Lettings 2017/18		
	General needs	Age restricted
Council Stock	201	41
Registered Provider Stock	101	42
Total	302	83
Overall total	385	

Local services

B

The Council has access to the following principal functions and activities within the New Forest to assist in the prevention of homelessness:

- Community Support for single complex homeless clients provided by Two Saints (From August 2019).
- Community based Inclusion Services to address drug & alcohol addiction needs.
- Three Supported Accommodation projects for residents suffering with mental health conditions.
- NHS Mental Health Services in Totton and New Milton.
- Wellbeing Centres in Hythe and New Milton.
- Supported Housing & Community Support provided by Together who help people deal with the personal and practical impacts of mental health issues.
- Young Person Supported Accommodation with support provided by You First and Two Saints.
- Support for youth homelessness through It's Your Choice who offer information and advice about many issues that affect young people including drug and alcohol abuse, sexual health, homelessness, employment & education and mental health issues.
- Supporting Families Programme through the internal Community Safety Team.
- Domestic Abuse support and response through MARAC and You First.
- Tenancy Management and Rent Officers for Council owned stock.
- Housing Benefit visiting officers
- Job Centre Plus in Hythe and Lymington.

- Hampshire County Council Adult and Children Services.

The Voluntary Sector provides additional resources and support and includes:

- Benefits advice and advocacy.
- Foodbanks across the district.
- Faith and other voluntary groups providing befriending, practical and mentor support.
- Services for young people.



Hampshire
County Council



B Actions to date & future direction of travel

In late 2017 the Council recognised that its approach to homelessness and housing would require new impetus and vision to meet the requirements of the Homelessness Reduction Act and housing demand in the district. Full corporate backing was provided to implement a number of changes to lay the foundations for effective future service delivery which will continue beyond the publication of this strategy.

Since the start of 2018 the Council has:

- Allocated a new Executive Head to drive through change across the Housing Service.
- Appointed three new Housing Service Managers including a new Housing Options Service Manager.
- Set up a Task & Finish Member group, led by the Portfolio Holder for Housing Services to establish the priorities for change.
- Reported position statements and priorities for change to the Member led Housing Overview & Scrutiny Panel.
- Utilised grant funding to create three additional Homelessness & Housing Advisor roles and a Service Support role.
- Procured additional temporary accommodation.
- Increased its portfolio of Private Sector Lease (PSL) properties by 12 properties.
- Carried out viability assessments to convert existing communal facilities to emergency accommodation.
- Procured, installed and tailored a Homelessness IT Management System to embed its approach to delivering the Homelessness Reduction Act and produced effective statistics to support initiatives and meet new statutory reporting requirements.
- Participated as a leading development group member in the development of Locata's Homelessness Reduction Act IT system.
- Set up and held three meetings of the Multi-Agency Forum involving statutory and voluntary groups in the district.
- Reduced the numbers of households living in emergency accommodation.
- Continued to accommodate rough sleepers past the provision of the Severe Weather Emergency Protocol (SWEP) in order to co-ordinate work with agencies to end their rough sleeping.
- Acquired 11 properties as part of its 'Buy-Back Scheme'.
- In 2018/19 the Council has budgeted to spend £19m on increasing the council housing stock through development and acquisitions.
- In 2017/18 the Council provided financial assistance to 245 households to secure private rented accommodation.



New build Council properties in Lymington, 2018

Strategic priority 1

B

Invest in and improve the effectiveness and responsiveness of front line services to prevent homelessness

We will:

- Ensure the principles of the Homeless Reduction Act are fully embedded and all applicants receive a Personal Housing Plan (PHP) and reasonable steps are identified to help resolve their housing situation.
- Develop housing pathways and discharge protocols with partner agencies, create and provide accessible self-help guides and information for the following vulnerable groups in line with the homelessness code of guidance:
 - people released from prison or youth detention accommodation;
 - care leavers;
 - former members of the regular armed forces;
 - victims of domestic abuse;
 - people leaving hospital;
 - people suffering from a mental illness or impairment; and,
 - other groups we deem at particular risk of homelessness in the district.
- Review and adopt a new Social Housing Allocation Policy to better respond to housing need and homelessness.
- Increase access to homelessness services and housing assessments in satellite and remote locations with the availability of face to face appointments, homelessness referral portal and the expansion of IT facilities, website content and self-help guides.
- Ensure clients have access to Council facilities and dedicated support in order to claim Universal Credit and other benefits online.
- Provide annual training to Homeless and Housing Advice Officers on legislation and welfare benefits plus periodic training to enhance mediation and negotiation skills to help tackle family and landlord evictions.
- Review and optimise internal processes to progress households through our frontline homeless services to move on and independent living.
- Review the current allocation of staffing resources against the requirements of the Homelessness Reduction Act 2017, emerging demand trends, client support requirements, rough sleeper engagement, move on of temporary accommodation and landlord liaison.
- Produce support and resource directories of agencies providing services within the district.
- Monitor the impact of Welfare reforms and the go live of Universal Credit full service post September 2018. Work alongside the Council's Housing Benefit department to action further initiatives.
- Establish a working protocol with the New Forest Supporting Families programme to provide support to vulnerable families in place of the reduced Community Support contract.



B Strategic priority 2

.....

Work with partners and stakeholders to identify issues early on and prevent homelessness by working together

We will:

- Continue to develop the Multi-Agency Forum and its outcomes.
- Establish a Landlord Forum to improve relationships with landlords and letting agents to:
 - Improve access to the Private Rented Sector;
 - Maintain Landlord confidence in the sector;
 - Promote early intervention to resolve tenancy issues;
 - Consult on the review of rent in advance and rent guarantee schemes;
 - Promote the Council's Private Sector Lease Scheme;
 - Help create a Private Rented Sector Offer to discharge homeless duties.
- Work with Registered Providers to prevent evictions through joint working arrangements and establish an eviction protocol.
- Promote the duty to refer and develop specific protocols and referral pathways with external agencies, such as DWP.
- Attend and actively participate in strategic and operational groups across Hampshire to protect and enhance services in the New Forest.
- Attend team meetings of partner agencies to promote the service and early intervention.
- Establish a protocol with Hampshire Social Services for homeless 16-17 year olds and an effective approach to clients with an assessed care need.
- Establish positive working relationships with The Council's Private Sector Enforcement Team, Disabled Facilities Grants Team and link to the Private Sector Housing Strategy.
- Establish local support networks with Support providers, Advocates, Voluntary Agencies, Community and faith groups to include:
 - Appropriate support to sustain tenancies;
 - Furniture and home start packs;
 - Access to Foodbanks if required;
 - Befriending and support;
 - Help with budgeting, money management, benefits advice and claiming benefits.
- Establish links with the Credit Union to offer financial products where required.



Strategic priority 3

B

Ending the use of B&B accommodation through investing in and facilitating the development and use of good quality affordable housing and temporary accommodation

We will:

- Develop in-house emergency accommodation through remodelling of existing stock and property acquisitions as an alternative to Bed & Breakfast accommodation.
- Develop support and processes to successfully move on households to long term accommodation to free up existing temporary accommodation.
- Develop an incentive scheme/ package to encourage households under-occupying in Council housing stock to move to smaller properties.
- Continue with the 'buy back' of ex-council housing stock.
- Adopt an innovative approach to new affordable housing provision, including implementing shared ownership, in addition to social rent to increase the range of products the Council has to offer its residents.
- Identify and optimise council house building capacity through partnerships with Registered Providers and private developers.
- Identify opportunities for the development of Council owned land and garage sites for affordable housing purposes..
- Develop a landlord incentive scheme to attract landlords to work with the Council in providing access to their properties.



B Strategic priority 4

Bring rough sleeping to an end

We will:

- Respond to reports of rough sleeping within 24 hours and ensure this response adequately engages with rough sleepers.
- Establish a rapid rehousing pathway response to incidents of rough sleeping which incorporates a multi-agency and voluntary sector response.
- Explore the viability of launching a Housing First model of support to the most complex and vulnerable to sustain tenancies.
- Ensure a targeted support approach can be called upon for rough sleepers who have been provided with accommodation to prevent them returning to the streets. This will require 'Navigators' to co-ordinate support services, and provide support, encouragement and advocacy.
- Develop closer links with voluntary and community agencies, such as foodbanks and faith based organisations to promote effective local responses and consistency in tackling homelessness across the New Forest.
- Commit to accommodating people rough sleeping beyond incidents of the severe weather emergency protocol (SWEP) to ensure a multi-agency approach can be called upon to end their street homelessness.
- Ensure those considered not in 'priority need' receive the same level of advice and assistance as those who trigger the statutory definition.



Monitoring and review

B

Performance and progress against each of the actions within this strategy will be reviewed annually in conjunction with members and stakeholders.

A transparent annual position statement will be produced to highlight our progress and how effective these measures have been in reducing homelessness and rough sleeping.

As we implement the Homelessness Reduction Act new trends and learning will emerge. We are keen to understand the ongoing impact on our residents and our annual review will incorporate a full statistical analysis of approaches to the service. This will enable us to be responsive in tackling any emerging issues.

New actions and targets may be agreed if further changes are made to national legislation and policy. It is expected the Government will regularly review the impact of the Homelessness Reduction Act and will seek to work more closely with Councils to implement its Rough Sleeping Strategy.

The Portfolio Holder for Housing Services, working with the Executive Head of Governance & Regulation and Service Manager – Housing Options will lead the review of the delivery plan.

In reviewing its strategy annually this council remains committed to embracing amended policy direction and incorporating it within annual updates.

B

New Forest District Council

Appletree Court, Beaulieu Road, Lyndhurst. Hampshire. SO43 7PN

Email homeless@nfdc.gov.uk • **Web** newforest.gov.uk/housing • **Phone** 023 8028 5234

Self-Referral website including Duty to Refer information

<https://hpa2.org/refer/NEWF> • newforest.gov.uk/housing

 [newforestdc](#)  [newforestgov](#)





PROPOSED HOMELESSNESS & ROUGH SLEEPING STRATEGY - CONSULTATION

BACKGROUND TO THE PROPOSED CHANGES:

New Forest District Council ("the Council") is proposing to adopt a new Homelessness & Rough Sleeping Strategy.

WHY IS THE COUNCIL ADOPTING A NEW HOMELESSNESS & ROUGH SLEEPING STRATEGY?

The Council's last homelessness strategy was written in 2003. There has been considerable legislative and welfare benefit changes, plus significant increases in homelessness both nationally and locally since that time. The Council recognised that it needed to undertake a review of how it tackles homelessness issues in the district in order to focus front line services on the prevention of homeless, rather than crisis intervention, and provide wide ranging solutions, in conjunction with key partners.

The Homelessness Reduction Act 2017 commenced on 3rd April 2018 and featured the most wide ranging changes to homelessness legislation since 1977. This act places new duties on councils to provide effective advisory services to prevent and relieve homelessness.

In July 2018 the government launched a new national strategy to tackle the increasing numbers of people rough sleeping. This strategy required Councils to adopt a clear focus in tackling rough sleeping to support the government end rough sleeping by 2027, including drafting strategic actions in their own homeless strategies to support the initiative locally.

The Council's homelessness service has undergone significant changes since April 2018 in response to the above. The actions contained within the strategy are a reflection on the aspirations of the Council to improve the outcomes for homeless households over the next few years.

B

CONSULTATION

The Council is inviting comments on its new strategy.

Consultation over the proposed new strategy starts on 16 January 2019 and will close on 13 February 2019.

For a full copy of the Council's proposed new Homelessness & Rough Sleeping Strategy please visit <http://www.newforest.gov.uk/homelessnessconsultation>

Format of Strategy

1. How satisfied are you with the format of the draft strategy?

Very Satisfied ☐

Satisfied ☐

Dissatisfied ☐

Very Dissatisfied ☐

Comments:

Local Context

The strategy contains a summary overview section on the local homelessness situation in the New Forest district. Do you think this section accurately summarises the local situation?

Yes ☐

No ☐

Don't Know ☐

Comments:

Strategic Priority 1: Invest in and improve the effectiveness and responsiveness of front line services to prevent homelessness

2. Do you agree that the Council should continue to prioritise improving its front line services in order to prevent homelessness?

Yes

☐

No

☐

Don't
Know

☐

If no, why? Do you have any comments on the Council's proposed actions?

Strategic Priority 2: Work with partners and stakeholders to identify issues early on and prevent homelessness by working together

3. Do you agree with the approach to work with partners and stakeholders to prevent homelessness in the district?

Yes

☐

No

☐

Don't
Know

☐

If no, why? Do you have any comments on the Council's proposed actions?

B

Strategic Priority 3: Ending the use of B&B accommodation through investing in and facilitating the development and use of good quality affordable housing and temporary accommodation

4. Do you agree with the Council's approach to ending the use of B&B accommodation through the provision of its own temporary accommodation and increasing access to affordable homes?

Yes

☐

No

☐

Don't
Know

☐

If no, why? Do you have any comments on the Council's proposed actions?

Strategic Priority 4: Bring rough sleeping to an end

5. Do you agree with the Council's approach to placing a greater focus on ending rough sleeping?

Yes

☐

No

☐

Don't
Know

☐

If no, why? Do you have any comments on the Council's proposed actions?

Final Comments

Do you have any further comments on the draft strategy?

PLANNING, TOWN & ENVIRONMENT COMMITTEE – 1 FEBRUARY 2019

ALLOCATION OF COMMUNITY INFRASTRUCTURE LEVY (CIL) RECEIPTS HELD BY NEW FOREST DISTRICT COUNCIL

1. At the meeting of Policy & Finance Committee on 16 January 2019, Members requested that a report be prepared in relation to the use of New Forest District Council (NFDC) CIL receipts to fund eligible Town Council projects.
2. A process for the allocation of CIL funds was agreed by NFDC's Cabinet in October 2014. The full report is available to view here:
<https://democracy.newforest.gov.uk/Data/Cabinet/20141001/Agenda/CDR09267.pdf>
3. The CIL Regulations require NFDC to set out a list of projects or types of infrastructure that it intends to fund, or may fund, through the Levy. This list is currently outlined in the Council's Infrastructure Delivery Plan (IDP), which was updated in June 2018 and has been submitted to the Planning Inspectorate as part of the Local Plan Review 2016-2036 Submission.
4. The allocation process involves consultation with infrastructure bodies, including Town and Parish Councils, and for bids to be assessed using criteria such as corporate priorities; relationship to where development has taken place; and the availability of match funding. An annual meeting will then be held with District Councillors to discuss the merits of each bid, and a list of recommended projects will then be subject to consultation prior to being presented to Cabinet for approval.
5. Prior to any CIL funds being allocated, the funds are top sliced to allow for administrative costs (up to 5%) and the neighbourhood proportion to be passed directly to Town and Parish Councils (currently 15% for Ringwood). In addition, the first call on any CIL funds will be to Habitat Mitigation projects, to ensure that development proposals will not have an adverse impact on the integrity of European sites; these projects will account for approximately 50% of the remaining CIL. After these deductions, there will be limited funds available to allocate to other infrastructure projects.
6. Since NFDC began implementing CIL in April 2015, the authority has been building up the CIL pot, but no consultation or meetings have taken place to allocate funds as there has not been a meaningful amount left after the allocations outlined in paragraph 5 above.
7. It is not yet clear whether there will be any consultation or meetings in the forthcoming financial year as Government is currently consulting on amendments to the CIL Regulations, which may require NFDC to consider revising how it will allocate CIL. However, if meetings are to take place, we have been assured that the Town Council will be informed in good time, to allow bids to be submitted.

For further information, please contact:

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 01425 484721

Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
Projects with budgetary implications (bids included in 2018-19 budget)								
A1	Traffic Assessment	Agreed not to proceed at Full Council 27/06/2018 (C/6167 refers)	£4,000 Provision	£0	£0	N/A	N/A	Budget revised from £7,000
A2	Cycle Stands	Site identified near Old Bank House – JH to investigate progressing as a stand-alone project	£500 Provision	£0	£500	Minimal	Probable	Included in plans for Market Place improvements
A3	Crow Stream	Stream banks to be sprayed in Spring to control growth of hemlock water dropwort. Investigations continue into maintenance of culvert under access road to Linden Homes site	£1,020 Transfer from Dev Conts	£459	£1,020	Moderate	Probable	Annual flail and clearance by volunteers carried out in August/September.
A4	Human Sundial	Meeting held with HCC officers on 23/1/19 – awaiting confirmation of costs prior to agreeing timescales for delivery.	£8,000 CIL	£500	£8,000	Moderate	Possible	Project overseen by Town Centre Working Party To be funded by CIL receipts (Agreed by P&F 13/12/18 (F/5518)
A5	Neighbourhood Plan	Decision on how to proceed deferred to May 2019 (FC 28/11/2018).	£3,000 Annual Budget	£0	£0	Minimal	No	Agreed by Full Council on 26/9/18 to proceed towards adopting a NP.
A6	Sign Painting at Friday's Cross	Project complete.	£1300 + contributions	£803	£803	Moderate	Complete	Total project cost £1553. Contributions of £750 received.
A7	Street-lighting in Kings Arms Lane	Awaiting details of options and outline costs from HCC/ SSE	£800 CIL	£0	£800	Minimal	Unlikely	To be funded by CIL receipts (Agreed by P&F 19/10/17 (F/5497) HCC agreed to adopt for maintenance purposes.
Projects with budgetary implications (not included in 2018-19 budget but added since)								
B								

Projects with no budgetary implications

Projects with no budgetary implications								
Item No.	Name	Recent developments	Resource use				Finish in 2018-19?	Notes
			Finance			Staff time		
			Cost & Source	Spent to date	Predicted out-turn			
C1	Pedestrian Crossings Christchurch Road	Awaiting update from HCC on detailed design likely timescales for completion.				Minimal	Probable	Scheme includes changes to Castleman Way/Bickerley Road roundabout to improve crossing facilities for pedestrians and cyclists. Pressure to be maintained for additional crossings further south
C2	A31 improvement scheme	£380,000 awarded by HE to HCC for various cycling, safety and integration (CSI) town centre improvements. Update meeting with HE to be scheduled.				Moderate	Unlikely	Start date expected to be end March 2021
C3	Moortown drainage improvements	HCC looking in to carrying out further detailed investigations to prevent backflow from Crow Stream and open up the Moortown Lane system.				Moderate	Possible	
C4	Pedestrian Crossing Castleman Way	Developers' contributions allocated but site does not meet HCC criteria for toucan crossing. Agreed to revisit following promotion of cycle path through Forest Gate Business Park.				Minimal	Unlikely	
C5	Improved signage for cycle path through Forest Gate Business Park	HCC agreed to include in the scheme for C1 above. JH has investigated RTC undertaking this work as a standalone project, but for various reasons this is not possible.				Minimal	Probable	



Ringwood Town Council

New projects planner ? Planning, Town & Environment Committee

Updated: 24th January 2019

Item No.	Name	Brief description & notes (define scope and quality requirements)	Resource requirements				Budget Bid Priority (specify number)
			Finance		Time and attention		
			Estimated costs (recurrent and non-recurrent), possible sources, other implications, etc.	Members	Staff	Others	
Projects with budgetary implications (for inclusion as bids in 2019-20 budget)							
A1	Neighbourhood Plan	Motion to be considered by new Council in May 2019. If agreed by a majority, terms of reference will be prepared for consultants to be instructed to provider further advice	£3,000 to be funded from Provisions (carried forward from 2018/ 19 budget) £9,000 to be funded from grants	Significant	Sgnificant	Consultants	1
Projects with budgetary implications (for possible inclusion as bids in later budgets)							
B1	Rear of Southampton Road	To improve the aspect of the rear of buildings in Southampton Road to Meeting House Lane (Ringwood Society)	Unresearched at this time				
B2	Lynes Lane re-paving	Remove street features and re-pave (Town Centre Working Party/ Ringwood Society)	Unresearched at this time				
Projects with no budgetary implications							
C							