

EAST HAMPSHIRE
AFFORDABLE HOUSING STRATEGY
2022-25



FOREWORD

I am pleased to introduce the Affordable Housing Strategy 2022-2025 which sets out our aspirations to help deliver good quality affordable homes in East Hampshire.

Access to safe, affordable housing is a fundamental human right, but as the population of East Hampshire continues to evolve and grow, there is an ever-increasing challenge to meet this need. The housing crisis and on-going cost of living crisis have continued to have a negative impact on all of us, resulting in too many people struggling to afford a decent, secure home. There is an urgent need for affordable homes in East Hampshire. It is an expensive place to live, and many people are unable to afford a market price home, even though they may have grown up here or work here now.

This strategy sets out how we can help influence the delivery of new affordable housing to meet the needs of the district and to provide homes for all.

Innovative building methods will be explored and broader Council targets around sustainability and the environment have been included to help reduce our carbon emissions, benefiting the lives of new occupants.

The Council will continue to collaborate with key partners to deliver the actions outlined in our affordable housing strategy and I look forward to seeing them delivered over the coming months and years.

Councillor Adeel Shah

Portfolio for Community Development and Engagement:

Deputy Group Leader of the Whitehill and Bordon Community Group Party;

Ward Councillor for Whitehill Pinewood, East Hampshire District Council

About Us

East Hampshire is a predominately rural area covering some 514 square kilometres, with the eastern edge forming the boundary between Hampshire, West Sussex and Surrey. The population stands at 125,700 and this is predicted to grow steadily by an estimated 15.7% making the population 145,434 by 2038.

The local authority areas of Basingstoke & Deane and Hart lie to the north, with Waverley and Chichester to the east, Winchester to the west and Havant to the south. East Hampshire enjoys a very buoyant housing market with levels of home ownership accounting for 76% of all households, which is markedly higher than the Southeast (69%) and across England (65%). The demand for housing in the district, the rural character and good transport links all impact upon house prices, with East Hampshire ranking the 2nd most unaffordable district to purchase property within Hampshire.

The average cost of a house is £502,423 and prices continue to rise, with the Office for National Statistics reporting a 11.1% increase in values across England in the 12 months to June 2022, which represents the single biggest rise in 17 years. Average incomes of people working within East Hampshire, but who do not own a property in East Hampshire is reported by the ONS (2021) to be £30,907. This puts the average income to houses prices ratio at 16.25% with historical data showing that this ratio typically increases by 0.35% year on year.

Housing Need & Homelessness

East Hampshire district's house price inflation has increased at an average of 8% per year over the last 20 years. Whilst the strength of the local housing market will be reassuring to most homeowners, it provides little comfort to those households unable to buy or rent a decent home sufficient for their needs. For these people, their housing situation can be the cause of much stress or anxiety, with links between poor housing and both physical and mental health now widely accepted. Demand for affordable housing, whilst not as high in East Hampshire as other areas, is still substantial.

The number of affordable homes estimated to meet the current and future demand, based on population increases, is 632 annually, for the district. This data is contained within the Housing and Employment Development Needs Assessment (HEDNA) May 2022, which is one of the evidence sources for the Strategy. A further source of evidence, ideal for providing a snapshot of need at any moment in time, is Hampshire Home Choice (HHC). HHC is the collective choice-based lettings framework covering 5 Local Authorities including East Hampshire. It replaces the points-based housing register of the past, giving housing applicants more freedom and choice to bid for accommodation that most suits their needs.

The table shows the number of people in need of affordable rented housing in East Hampshire registered on HHC, with the average waiting time based on household size.

Hampshire Home Choice bedroom need	Number of households registered	Average waiting time for accommodation (band 3)
1 bed	875	2 years 1 month
2 bed	452	2 years 3 months
3 bed	224	4 years 8 months
4 bed+	89	3 years 11 months
Total	1640	

Homelessness and the reasons behind it are complex. Whilst rough sleepers or street homeless may be the most visible category of homeless person, this group forms only a tiny proportion of homeless people in East Hampshire (less than 0.1%). There are many reasons why people become homeless, such as relationship breakdown, eviction, financial or health reasons, as well as emergency situations such as war, fire and flood. No-one is immune to homelessness, as many of the reasons for homelessness can be out of the control of an individual. Whilst it is the inner-city areas where homelessness tends to be more visible and numbers of homeless persons is much greater, the issue of homelessness within East Hampshire is very real and numbers are significant.

From April 2020 to March 2021, a total of 288 households in East Hampshire were identified as being owed a prevention or relief duty, of which 112 households were assessed as homeless and 176 as threatened with homelessness.

Meeting the Need

The East Hampshire district incorporates the two local planning authorities of the South Downs National Park and East Hampshire District Council. The South Downs cut through the centre of East Hampshire, occupying an area of 57%, with the remaining areas to the north and south being East Hampshire planning authority. Planning applications are determined by each planning authority, depending on whether the address of the application site falls within the South Downs or not. Each planning authority has a Local Plan, containing policies that detail where new housing and employment sites should be situated and the form they should take. Both East Hampshire District Council and the South Downs National Park Authority prioritise the delivery of affordable housing, for both rent and ownership, albeit under differing policies.

East Hampshire District Council is the Housing Authority for the whole of the district, including the area of the South Downs National Park. This places statutory duties on the Council for providing housing and tackling homelessness. The Council transferred its housing stock to a housing association in 1996, along with many other local authorities. Most affordable housing is now built and owned by housing associations rather than Councils. Some Councils have retained a housing stock and build new housing, but Council housing numbers represent only 38% of the approximate 4.2 million affordable homes across England, with housing associations owning the rest. In East Hampshire there are currently 29 housing associations operating who collectively own 7,412 properties, with this number increasing each year. The Council enjoys good working relationships with housing providers, which is essential to ensure that their housing programmes deliver the priorities set by the Council.

Delivering the Strategy

This Affordable Housing Strategy takes an evidenced based approach to addressing the themes that we believe will make the greatest difference to our residents. Evidential sources include the HEDNA, HHC, ONS, and other Council strategies, as set out below.

Within each theme, priorities have been set, with actions detailed of how the Council will meet them. This strategy document draws upon the evidence, themes and priorities contained within the Corporate Strategy, Welfare and Wellbeing Strategy, Climate Change and Environmental Strategy and Homelessness and Rough Sleeper Strategy.

The 5 themes identified that will be addressed by the strategy are:

- **Supply**
- **Affordability**
- **Quality**
- **Inclusion**
- **Sustainability**

The Strategy sets out the 5 themes that are important to the Council, the priority areas within those themes and the action required to achieve them. The follow sections detail the journey the Council has been on over the last 5 year to address the challenges and to give a context to the next steps introduced through this Strategy.

Local and National Context

The Council prioritises the provision of affordable housing on new developments with 10 or more homes. On some rare occasions, through viability or for site specific reasons, this may not be practicable. In these instances, the Council may require a financial sum to be paid by the developer, in lieu of providing affordable housing onsite. This sum, referred to as an Offsite Affordable Housing Developer Contribution (AHDC), is secured through a planning obligation (s106) and is ring-fenced solely for the purpose of delivering affordable housing.

There have been many changes within the affordable housing sector in the last few years, brought about predominantly through new government policy and legislation. These changes included:

- **Rent reduction** - The government required housing providers to reduce rents by 1% per annum between 2016 – 2020, which had a significant impact upon housing association balance sheets
- **Welfare reforms** – changes to welfare have reduced the housing benefit/housing element of universal credit, impacting tenants' ability to cover affordable housing rents.
- **Planning reforms** - updates to the National Planning Policy Framework in 2016 and again in 2018, 2019 and 2021 expanded the affordable housing definition and introduced new forms of tenure.

These factors have impacted the ability of housing providers to access private finance for affordable housing developments and introduce new risks when undertaking construction projects. This has resulted in a reduced pool of Housing Associations willing to procure less than 20 affordable homes on a site, as they shift focus to larger sites yielding more homes at a time. Changes in the Affordable Housing Programme and government grants to Housing Associations, overseen by Homes England, has also negated the need for Local Authority grant in the delivery of affordable homes.

It has become increasingly difficult to deliver affordable housing on sites with fewer than 10 affordable homes. Since 2015 the Council has faced at number of occasions where the affordable housing obligation granted through the planning permission was undeliverable without Council intervention. The Council adopts a cascade approach in these instances, considering tenure changes, a reduced number of homes, alternative sites before lastly considering a financial sum in lieu of onsite affordable housing. The financial sum is always the last resort as it has always been difficult to find development sites to use the funds to provide affordable homes.

The Council has developed a solution to these problems in association with Merlion Housing Association, who are a specialised provider of shared equity products (see glossary). The subsequent model uses the Council's AHDC fund to subsidise affordable homes that are in risk of being lost through the aforementioned difficulties. This enables them to be sold at discounts of up to 50% of open market value, but with no rent to pay.

The subsequent table details the Council investments with Merlion, showing that 39 affordable homes have now been provided, which would have otherwise been lost as undeliverable through the existing planning consent.

Shared Equity Investments

Scheme Name	Total Number of Units	Affordable Mix	EHDC funding from AHDC	Date of occupation	Return on Investment to date
34 Havant Road, Horndean	6	4x1 bedroom flat / 2x2 bedroom flat	120,000	October 2016	£98,695
Longbourne Way, Medstead	3	3x2 bedroom house	233,000	October 2017	£136,942
Norton Heights, Lovedean Way, Horndean	16	6x1 bedroom flat / 6x2 bedroom flat / 4x3 bedroom house	500,000	December 2018	£227,599
Forest Walk, Bucks Horn Oak	3	1x1 bedroom house / 2x2 bedroom house	200,000	January 2019	£30,000
Forest Shopping Centre, Bordon	11	11x1 bedroom flat	296,000	September 2020	£44,400
Total	39		1,349,000		£537,636

Affordable Housing Cabinet Liaison Panel

In 2021 the Council constituted a panel of 9 cross-party Councillors, the Director of Community Development and Engagement, and Housing Officers and is chaired by the Deputy Leader of the Council. The Panel typically meets quarterly, but with the frequency of meetings increased when the agenda demands or when extraordinary meetings are required to discuss urgent matters.

Housing Officers set the agenda in consultation with the Chair and topics include new projects, funding, shared equity investments, homelessness and housing need. The panel provides officers and Councillors with a forum to discuss policy and new ideas that impact both positively and negatively on the delivery of affordable housing in East Hampshire. The meetings are closed to the public, as information, particularly regarding new projects, is commercially sensitive.

Whilst the Panel is not a decision-making body, it gives Councillors the opportunity to make recommendations to Cabinet who are the decision-making body, for all affordable housing projects requiring AHDC funds. This adds an additional layer of oversight on complex projects and provides both Councillors and Officers the opportunity to relay the experiences of local-residents, to ensure that projects truly meet the needs of customers.

Funding

Funding is critical for the Council to influence the supply of affordable housing. The Council currently relies on one funding source, which is the AHDC fund, but is constantly reviewing other potential funding sources. Figures in the table below show the budget for the last 4 years, along with expenditure and revenue. Whilst the balance appears substantial, a number of projects either onsite or in the pipeline will reduce that sum by approximately 50% over the period 2022/23.

AHDC Overview

<u>Year</u>	AHDC held as of 31/03/22	AHDC Collected	AHDC Spent
2018/19	£1,944,143	£675,301	£507,500
2019/20	£2,431,793	£487,650	£202,935
2020/21	£2,476,870	£45,076	£31,487
2021/22	£2,805,798	£271,142	£93,893

Strategic Priorities and Action Plan

Supply

Across England, most affordable homes are delivered by Housing Associations through Local Authority planning obligations, known as s106. Councils must have a Local Plan, which identifies land suitable for development, sets housebuilding targets for the life of the plan and designates locations for new homes. The policies contained within the Local Plan cover a range of topics such as: Affordable housing; the environment; transport; employment; character and design and many more areas of consideration that are essential to create beautiful homes and communities. Before a planning permission is granted a s106 agreement is entered into by the Council and others with a legal interest in the site, which clearly details the affordable housing obligations. Where onsite affordable housing is provided the s106 provides detail such as the affordable mix and tenure or an offsite contribution is detailed. It is this mechanism that secures affordable housing on new development sites and the number of new dwellings proposed on planning applications that ensure a steady, annual supply of affordable homes.

The Council's Local Plan policies set a target for 40% (35% in Whitehill and Bordon) of all new dwellings, on sites above 10 dwellings, within settlements, to be built as affordable housing. This policy is detailed within the Local Plan as CP13. For sites outside of settlement boundaries, small-scale residential development will only be permitted as affordable housing, for local people in housing need. This policy is detailed within the Local Plan as CP14, with further criteria applied to maximise the delivery of affordable housing whilst mitigating the potential harm of developing in the countryside. Policy CP14 requires that 100% of dwellings built, outside of settlement boundaries, are affordable housing, but includes provision for a modest (30%) number to be market homes, if it would improve viability and enable the site to come forward.

The South Downs National Park Authority sets a target of 50% affordable housing triggered with on-site provision at 4-5 dwellings. This policy is detailed as SD28, whilst the rural exception policy is detailed as SD29 which seeks 100% affordable housing and is subject to other criteria much the same as CP14.

This model of affordable housing delivery, by developers and housebuilders through s106, works well. The table below shows the total number of all new dwellings completed in the district and the affordable homes provided annually. The table shows a healthy supply of homes and affordable housing, however it also highlights the fluctuations in completion rates year on year. This market led approach is difficult for Council's to influence as it's typically external factors, such as interest rates, house prices, build costs, labour and materials rates, which influence the construction sector and the rate at which new housing is built.

Year	All Housing Completions within East Hampshire (Including SDNP)	Affordable Housing Completions East Hampshire (Including SDNP)
2018/19	1140	305
2019/20	804	286
2020/21	357	92
2021/22	432	180
Total	2,733	863

However, the Council can address shortfalls in affordable housing supply by either developing homes itself or by providing financial support, land and expertise to a development partner, such as a housing association. In the last few years, the Council has

undertaken both of these options with a development of temporary accommodation called Pinewood Lodge, Bordon and the provision of funding to a housing association to enable the development of shared equity housing. Further details on both schemes are outlined as follows:

Pinewood Lodge

Pinewood Lodge is a UK first that repurposes a redundant village hall and uses a modular housing system to create self-contained dwellings within the empty building. The 'pods' can be disassembled and relocated at a future point in time, should the need arise. The Council is pleased to be partnering with Velocity RDT Ltd, who piloted the concept as their entry for the Ordnance Survey's Geovation award, which they subsequently won. The development will comprise 10 units of temporary accommodation split into 8 No. one bedroom and 2 No. two bedroom dwellings, a communal laundry room, office, staff WC, parking, cycle stands, external storage and garden. Whilst owned by the Council, the site is leased by Two Saints, who maintain and manage the building and support the homeless clientele. Support is provided by the on-site project worker and the accommodation will significantly reduce the Council's need to place homeless people in Bed & Breakfast accommodation, whilst also giving them their own front door until more permanent accommodation can be found.

The design uses modern methods of construction (MMC) in the form of a modular timber panel system, which is then super-insulated, boarded internally and externally with A1 and A2 fire rated materials and topped off with a green roof, using sedum. An i-mist fire suppression system and CCTV are used for the safety and wellbeing of residents. The use of timber from sustainable sources, as opposed to bricks and mortar, significantly reduces the carbon footprint to circa 10 cubic tonnes of carbon per dwelling as opposed to circa 100 cubic tonnes of carbon for a one-bedroom flat built using traditional techniques. This is further reduced by

the 17kw photovoltaic array on the roof of the existing building, the use of LED lighting and the incorporation of high-tech building monitoring sensors which can remotely monitor: Air quality, noise, light levels and moisture.

This project highlights the quality, sustainability and innovation the Council can achieve with its own land, funding and an appropriate development partner. The temporary nature of the modular system and the expedited construction period, opens up other Council sites to similar projects and this strategy details these commitments. The Council intends to share its experiences with other Local Authorities and housing providers so that they may embark on similar projects.

Here's a selection of before and after photos of Pinewood Lodge



Shared Equity Housing

The programme of shared equity investments has provided a genuinely affordable housing product, ideally suited to but not limited to first time buyers, on sites that without Council intervention would have resulted in the loss of affordable housing. The homes produced through this programme are sold freehold, with the Council and Merlion Housing Association holding a charge over the dwelling. There are not the restrictions of a lease that are associated with shared ownership and there is no rent to pay, which essentially enables purchasers to own a market dwelling, for a fraction of the price.

This innovative model for using AHDC enables the provision of affordable housing, but using a mechanism intended to increase the AHDC fund over time, enabling more investment in affordable homes. It is ideally suited to rural areas, where house prices prevent first time buyers from buying a home locally and it is ideally suited to smaller sites that larger Housing Associations would typically reject. The Strategy includes a number of actions to expand the shared equity programme.

Here's a selection of the shared equity properties delivered in East Hampshire



Supply

Priority	Evidence	Action to ensure delivery	Delivery target
<p>Maximise opportunities that increase the supply of affordable housing through s106</p>	<p>Total housing completions in East Hampshire 2018 – 2022 were 2,733. Within this figure 863 affordable homes completed. (Annual monitoring reports).</p>	<p>Affordable housing is primarily secured through planning obligations, referred to as s106, on sites acquired by residential developers and housebuilders. This limits opportunities to increase supply through this route, as the Local Plan policies set the quantum of affordable housing.</p> <ul style="list-style-type: none"> • Both LPAs within East Hampshire are currently reviewing their respective Local Plans and new affordable housing policies will be explored as part of this process. Consultation and adoption of new affordable housing policies will follow the Local Plan delivery timeline. • The Council prioritises the delivery of affordable housing on the application site. However, particularly when viability or deliverability issues are present, this is not always possible. In instances where a commuted sum or a change of tenure/quantum is required the Council will robustly seek the evidence from developers, to justify a departure from policy. A record will be maintained these instances where a reduced affordable housing provision is agreed so that trends in supply can be identified. 	<p>On-going, until both Local Plans adopted</p> <p>Monitoring system in place before 1st April 2023</p>

Priority	Evidence	Action to ensure delivery	Delivery target
<p>Maximise opportunities that increase supply in rural areas and outside of established settlement boundaries</p>	<p>Since 2018 only 3 rural exception sites completed, which provided a total of 85 affordable homes.</p> <p>46 of these were on a single site, which is an exceptional occurrence.</p>	<p>The countryside is precious and should be protected from large-scale, residential development that harms the character of rural communities. Both national and local planning policies strictly control development outside of settlement boundaries. Residential development is typically only permitted for an ‘exceptional’ use, which includes small-scale affordable housing development for local people.</p> <ul style="list-style-type: none"> • Using property and land consultants the Council will actively seek parcels of land suitable for affordable housing development for local people, to increase the supply of homes for both rent and intermediate tenures. A pipeline of at least 3 rural sites with development potential will be maintained. • The pipeline of potential sites, once identified, will be prioritised and a suitable delivery vehicle will be identified through the Council’s Affordable Housing Cabinet Liaison Panel. 	<p>3 Sites to be identified by March 2023</p> <p>September 2023</p>

Priority	Evidence	Action to ensure delivery	Delivery target
<p>Use AHDC fund to support delivery of the strategic priorities within this document</p>	<p>Projects using developer contributions include:</p> <p>The Council has invested £1.3m over the last 5 years into the provision of 39, new-build, shared equity homes across 5 sites around the district.</p> <p>In 2021, the Council part funded a wheelchair accessible extension and wet room to an affordable rented home, for a disabled child.</p>	<p>Residential development requires a substantial funding source and is inherently risky. However, with the right expertise, governance and financial backing, amazing new places and communities can be created.</p> <p>The Council already enjoys excellent relationships with the many Housing Associations operating in the district and has previously partnered with some of these to develop new affordable housing.</p> <p>Strong governance is in place for new affordable housing projects and the Council maintains a highly skilled workforce, able to undertake development activities, with consultants used if required.</p> <p>The Council is well-placed to undertake small development projects, either in isolation or in partnership with another affordable housing provider, using developer contributions as a funding source.</p> <ul style="list-style-type: none"> • Over the strategy period the Council will use developer contributions to fund at least 4 affordable housing projects. 	<p>March 2025</p>

	<p>In 2022 the Council commenced work to convert Pinewood Village Hall into 10 studios for homeless people with a budget set aside of nearly £800,000.</p>	<ul style="list-style-type: none"> • Using the learning outcomes from Pinewood Lodge at least 2 new developments will contain modular housing or use MMC. Site identification to commence January 2023 • Developer contributions are ring-fenced for affordable housing projects, but returns from affordable housing projects are unrestricted. The Council will commit to the reinvestment of 100% of revenue from affordable housing projects into the provision of more affordable housing. • The procedure for allocating Affordable Housing Developer Contributions will be reviewed and amended to reflect the commitments in the Strategy. • Commission external consultants to provide an options appraisal of the delivery models available to the Council, for increasing the supply of affordable homes. • Submit a business case to Cabinet with recommendations of the viable delivery options open to the Council 	<p>March 2025</p> <p>On adoption of the Strategy</p> <p>March 2023</p> <p>February 2023</p> <p>May 2023</p>
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Priority	Evidence	Action to ensure delivery	Delivery target
<p>Explore development opportunities on Council and Housing Association owned land</p>	<p>The Council has identified over 600 parcels of land in its ownership. Most are small and unsuitable for development, however, some warrant further investigation into their development potential.</p> <p>Housing Associations will also hold land with varying degrees of development potential</p>	<p>The Council's land holdings within East Hampshire are modest, but small parcels do exist which may have a limited potential for small-scale affordable housing development.</p> <ul style="list-style-type: none"> • A list of Council sites will be established, prioritised and feasibility studies undertaken to establish those with the greatest potential for affordable housing development. • Housing Associations have considerable land holdings within the district and opportunities may exist to purchase or lease land suitable for small-scale development. Enquiries will be made to Housing Association to establish if sites are available for this purpose. These sites may include under-used garage sites, poor quality open space or infill land. 	<p>December 2023</p> <p>September 2023</p>

Priority	Evidence	Action to ensure delivery	Delivery target
<p>Innovate to accumulate</p>	<p>The Council's development at Pinewood Lodge uses modular construction and sensory technology to convert an existing building into accommodation for homeless people.</p> <p>The learning outcomes will guide future projects.</p>	<p>Technology, alternative construction techniques and building materials have been largely absent from volume housebuilding. However, this does not need to be the case, particularly when innovation will be critical to addressing both the climate emergency and a shortage of housing.</p> <p>There are many examples of sustainable technologies, modular housing systems, and other innovations in house building which we can learn from and develop for use on affordable housing projects.</p> <ul style="list-style-type: none"> • The Council will continue to develop the modular housing concept with Velocity RDT Ltd and will explore further opportunities with alternative modular housing providers. In particular, two-storey, modular timber and light steel frame, with non-standard foundations, feasibility to be conducted. • The Council will use one of its pipeline development sites as a platform for innovation that challenges the norms of traditional housebuilding techniques. 3D printed housing is being explored amongst other types of construction. 	<p>March 2023</p> <p>Construction to commence by March 2024</p>

		<ul style="list-style-type: none"> • The Council will showcase Pinewood Lodge to Local Authorities and Housing Associations, sharing the learning outcomes so that others may benefit from the project. • The Council will expand its programme of investment in shared equity housing with Merlion Housing Association and other providers. This innovative and highly successful affordable housing programme will be a critical funding source for future projects. 	<p>March 2023</p> <p>Commencement by April 2023 then annual monitoring</p>
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Affordability

In 2020 the ratio of incomes to house prices was 12.58% with increases in house prices across England at 7.84%. It is a similar story in the private rented sector, with rents increasing in East Hampshire by an average of 38% since 2014. A typical two-bedroom flat will now rent for £750 pcm, which implies that a gross household income of £30,000pa would be required to afford this if the rent formed 37% of the net household income.

Affordability issues transcend both the private and the affordable housing sectors. The NPPF recently expanded the definition of affordable housing by including a greater range of tenures and affordable housing products. These tenures include Social Rent; Affordable Rent; Intermediate Rent; Shared Ownership; Shared equity and Rent to Buy; and other routes into home ownership. Definitions are contained within the Glossary, but some key differences include:

- Social rents are typically 55% of market rents, whilst Affordable Rents are 80% but inclusive of service charges.
- Shared ownership properties can be purchased for as little as 10% of their value, with rent to pay on the unowned equity, whilst shared equity properties are typically sold at 60% of market value, but with no rent to pay.

These examples highlight tenures that will be more affordable than others and which will clearly not be suitable for everyone. It is essential that the provision of new affordable housing recognises that a broad range of tenures is required to ensure access to quality housing, across all income levels.

Priority	Evidence	Action to ensure delivery	Delivery target
<p>Diversify the affordable housing offer to serve the needs of all, regardless of income or circumstance</p>	<p>Since 1st April 2018 only 27 social rented homes were completed in the district against 505 affordable rented homes.</p> <p>Over the same period only 30 shared equity homes completed and 73 rent to buy homes.</p> <p>This contrasts with 505 affordable rented and 293 shared ownership dwellings.</p>	<p>The definition of affordable housing has changed many times over the years including recently in the National Planning Policy Framework (July 2021). Within the NPPF the definition has been broadened to reflect new tenures and delivery models offered by for-profit companies, as well as charitable organisations and Housing Associations.</p> <p>As well as social rent and affordable rent many intermediate tenures now fall within the definition. These include, rent to buy, shared ownership, shared equity, discount market sale, First Homes, to name a few. This provides the opportunity to ensure that a broad range of tenures are offered locally to suit the differing financial and personal circumstances of all residents.</p> <p>Social rents are typically 55% that of private rents, whilst affordable rents are 80% of private rents. Affordable rent has been the tenure of choice of Housing Associations recently and it is imperative to address the imbalance that exists between the numbers of homes provided for each of these tenures.</p>	

		<ul style="list-style-type: none"> • The Council will explore the inclusion of a viable, social rent policy, within the EHDC Local Plan Review. • The Council will explore the inclusion of housing policies, within the EHDC Local Plan Review, which promote a broad range of intermediate tenures to suit differing household income brackets. • The Council will continue to use developer contributions to subsidise both shared equity housing and rented housing when opportunities present themselves. • The Council will actively promote the use of local letting plans and use s106 obligations to prioritise housing allocation to essential workers and low-income groups, where specific needs have been identified. • The Council will use s106 obligations to cap affordable rents at the applicable Local Housing Allowance for each of the 5 Broad Rental Market Areas that comprise the district. This will ensure 	<p>Local Plan timeline</p> <p>Local Plan timeline</p> <p>Throughout Strategy period</p> <p>Implement upon adoption of Strategy</p> <p>Implement upon adoption of Strategy</p>
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		<p>there is never a shortfall from the housing benefit allowance that tenants will need to find themselves.</p> <ul style="list-style-type: none">• Implement the Homelessness Strategy actions with the completion of Pinewood Lodge, providing emergency accommodation for homeless people.	<p>Occupation by December 2022</p>
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QUALITY

Access to shelter is something most people take for granted, but it is an essential requirement of modern society, to build communities and sustain good health. In developed nations, particularly affluent one's such as the UK, everyone should be able to have access to a quality home, not simply bricks and mortar.

There are many ways of turning a house into a home and these will be different for different people, depending on individual priorities and circumstances. However, there are some fundamental principles, such as size, layout, storage, amenity space, transport links, etc which can be addressed through the planning system and in collaboration with affordable housing providers.

Existing housing stock, particularly older homes, can have serious impacts on health if poorly maintained and outstanding repairs are left unattended. The gas, electric and water services, if not professionally maintained, can be the cause of hazards to health with risks of serious injury or death possible. Other hazards caused by damp, mould, insufficient heating and ventilation can also seriously impact upon the health and well-being of the occupiers, with often the very young and very old, being the most susceptible to the effects they cause.

The Council has a responsibility for investigating, maintaining, enforcing and improving housing standards and conditions in the private housing sector. Tenure types within scope include private rented, owner occupied and housing association accommodation. Where a property is assessed as having a serious hazard (category 1) and the owner or landlord does not fix it, the Council have a legal duty to act. However, except for very serious hazards, the Council will work informally with landlords and

occupiers and resolve matters without having to take formal action. This can include education, raising awareness, providing advice or signposting to other agencies.

Priority	Evidence	Action to ensure delivery	Delivery target
<p>Provide residents with homes, not just bricks and mortar</p>	<p>There has been an increase in reports from Housing Associations over the last 2 years of affordable homes being built to standards below those which they deem suitable for their tenants.</p> <p>This can include house sizes that fall well below the NDSS.</p>	<p>The buoyant housing market in East Hampshire is excellent at meeting the demand for dwellings for a significant proportion of the local population. To create a home though requires much more than simply bricks and mortar, as other factors such as location, design, room size and layout, access to public services, good transport links and quality open space and gardens are all essential to form vibrant communities.</p> <p>Whilst both current Local Plans and their policies are very clear, that affordable housing should be indistinguishable from market housing, vigilance through the planning process is required to ensure this is so.</p> <ul style="list-style-type: none"> Affordable homes should be well apportioned and two-bedroom properties should be able to accommodate 4 persons, with three-bedroom properties accommodating a minimum of 5 persons. A viable space standards policy will be developed for inclusion in the Local Plan Review that accords with the 	<p>Local Plan timeline</p>

		<p>National Designated Space Standards or other relevant standard.</p> <ul style="list-style-type: none"> • Anecdotal evidence suggests that only 1 in 3 households registered on Hampshire Home Choice, for 2 bedroom rented accommodation, would consider a flat. A survey of people in housing need will be completed to confirm this assumption so that affordable housing mixes accurately reflect the needs of the community. • Applicants on Hampshire Home Choice will be surveyed to ensure that details of local connections are correctly recorded with each application. This will improve the housing needs data for rural housing schemes, which are tailored to the needs of the local community and those with a connection to the parish. • Housing Officers are statutory consultees to planning applications with an element of affordable housing. Officers will use this process to highlight the positive and negative elements of the design. 	<p>September 2023</p> <p>December 2023</p> <p>Implement upon adoption of the Strategy</p>
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<p>Monitor the condition of existing housing stock</p>	<p>Clear links between housing and health exist and the Council has a duty to act where serious hazards are identified</p>	<ul style="list-style-type: none"> • Private Sector Housing Officers will present an options appraisal to the Director of Regulation and Enforcement for the procurement and implementation of a stock condition survey for the district 	<p>July 2023</p>
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Inclusion

The housing needs of older people will differ from those of young families, whilst people with a mental or physical disability will have specific requirements not needed by someone without such an impairment. This may sound obvious, but it is important we don't forget this fact in the delivery of services for our residents.

The Council will ensure that it delivers inclusive housing and planning policies, that target housing to meet the needs of all, not just the majority. This will be a continual process, using housing needs data and other evidence to bring forward specific projects that meet an identified need which is not being addressed through the market. The Council has funded several rehabilitation works (see table), transforming housing association properties into accessible homes to meet the bespoke needs of disabled people.

Description of works	AHDC Expenditure	Completion	Additional Funding Sources
Installation of a prefabricated pod to an existing housing association property. This provided a ground floor bedroom and bathroom for a disabled child.	£25,000	April 2018	EHDC Private Sector Housing (Disabled Facility Grant) - £30,000 Abri - Housing Association - £10,000 Hampshire County Council - £12,000
Funding to build a 1-bedroom affordable rented bungalow on housing association land for a household in need from Hampshire Home Choice.	£33,000	March 2018	Abri – Housing Association - £128,000 Homes England - £30,000
Construction of a single storey extension, providing an accessible bedroom and wet room with a separate entrance to allow for wheelchair access.	£16,000	October 2021	South Downs National Park Authority - £47,000 EHDC Private Sector Housing (Disabled Facility Grant) - £30,000

Priority	Evidence	Action to ensure delivery	Delivery target
<p>Create specialist forms of housing to ensure no person or group are excluded</p>	<p>24% of East Hampshire's population is above the age of 65, with this predicted to rise to 31% by 2035. These figures are well above the average for England of 19%.</p> <p>The HEDNA 2022, identifies a predicted need for 1,100 dwellings to be accessible to wheelchair users.</p>	<p>East Hampshire has a population of people over the age of 65, which is higher than then national average.</p> <ul style="list-style-type: none"> • The Council will support the delivery of a 100% affordable housing, extra-care scheme, to serve the accommodation requirements and care needs of our older residents. • The Council will facilitate the construction of 4 (affordable) accessible homes, with separate carer accommodation, for people with severe disabilities in Alton. • The Council will facilitate the construction of other, accessible accommodation, for older persons or those with a disability. • The Council will ensure that existing affordable housing stock meets the requirements of occupants, by facilitating major rehabilitation works to meet a medical need or facilitating house moves to free up adapted accommodation no longer required. 	<p>Planning consent April 2023</p> <p>November 2024</p> <p>April 2024</p> <p>Implement upon adoption of Strategy</p>

		<ul style="list-style-type: none"> • The Council will implement directly or outsource the provision of at least one 'move-on' scheme to provide a stepping-stone towards independent living for homeless people. • The Council will maintain and build upon the existing partnering arrangements to ensure that homes continue to be available for refugees and asylum seekers, when required. • The Council will promote the use of local letting plans to ensure that new affordable housing schemes are allocated according to locally identified needs, whilst support the creation of balanced and sustainable communities. • The Council will implement a local lettings plan in Alton to prioritise a percentage of affordable rented homes for keyworkers in social care 	<p>December 2025</p> <p>Implement upon adoption of Strategy</p> <p>Implement upon adoption of Strategy</p> <p>November 2024</p>
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Sustainability

The Council has adopted a leading role in tackling climate change, with many strategic priorities detailed within the Corporate Strategy and the Climate Change and Environmental Strategy. The Council will take this a stage further, through the implementation of the Affordable Housing Strategy, where Council funded housing projects will deliver the highest sustainability standards. The benefits of this approach are numerous, and they go well beyond climate change mitigation and reducing energy consumption and costs for residents.

In taking a lead, the Council will set a standard for others to follow, showing how it is possible to reduce our carbon footprint and impacts upon our surroundings. Pilot schemes, showcasing the latest sustainable technologies provide a way of measuring the efficiency and effectiveness of products such as photovoltaics and heat pumps, and a benchmark for costs.

Priority	Evidence	Action to ensure delivery	Delivery target
<p>Strengthen communities by prioritising the social, economic and environmental factors when place making</p>	<p>It has been well reported in recent times the climatic and economic challenges we face and the largely negative impacts this has had on society.</p> <p>Wars in Ukraine, Syria and Afghanistan, the Coronavirus pandemic, volatility in energy markets, increases globally in extreme weather phenomena are but a few of the challenges</p>	<p>The Council has set out a clear vision within the Corporate Strategy of how planning policies will be developed to tackle the climate emergency, by ensuring that new housing achieves net-zero carbon emissions. Enhancing biodiversity is also essential, as housing developments have historically damaged the natural environment, placing some plant and animal species under threat.</p> <p>Many people, regardless of income, are now feeling the effects of economic factors on household's budgets, with one area of great concern being rising energy bills. The homes we live-in impact the climate, through our consumption of fossil fuels and waste produced, impact our disposable income once rising bills have been paid, and impact our social wellbeing and physical and mental health.</p> <ul style="list-style-type: none"> • The Council will lead by example, using affordable housing schemes that it holds a financial interest in, to deliver homes of the highest sustainability standards achievable in the location, achieving zero-carbon wherever possible. 	<p>Implement upon adoption of the Strategy</p>

	<p>that impact our daily lives.</p> <p>Biodiversity is key to improving our public spaces and tackling impacts of climate change. The Environment Act 2021 introduced a planning requirement on all new homes to demonstrate a biodiversity net gain (BNG) of 10%</p>	<ul style="list-style-type: none"> • The Council will pilot a community heating system, such as a piled ground source heat pump, to serve a new affordable housing development funded by the Council. • Where possible, all new, Council-funded affordable housing projects, will include sustainable heating and/or onsite energy generation, to reduce carbon emissions and household utility bills. • There will be at least a two-year implementation period before BNG requirements become enforceable. The Council will ensure that all Council funded, affordable housing developments from the implementation of this Strategy, will meet the target, with opportunities to exceed the target taken wherever possible. • The Council will use sedum roofs on all modular housing schemes, where site conditions permit. Sedum promotes biodiversity, captures carbon-dioxide and reduces rainwater run-off. 	<p>March 2024</p> <p>Implement upon adoption of Strategy</p> <p>April 2023</p> <p>Implement upon adoption of the Strategy</p>
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		<ul style="list-style-type: none">• The Council will implement at least one, multi-dwelling, photovoltaic array to reduce electricity consumption from the grid and costs to residents. The benefits of the installation will be recorded and monitored over a two-year period so learning outcomes can inform future projects.	November 2023
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Glossary

Term	Definition
Affordable Housing	Housing for sale or rent, for those whose needs are not met by the market. This can be social rented, affordable rented and intermediate tenure housing.
(AHDC) Affordable Housing Developer Contributions	Funds paid to the council that are restricted to the provision of affordable housing to compensate for the lack of on-site provision.
Affordable Rent	Rent that is set at up to 80% of market rent (including service charges). In East Hampshire we also insist the rent falls within the Local Housing Allowance to ensure rents are affordable to those in receipt of housing benefit
Broad Rental Market Area	Local Housing Allowance rates relate to the area in which you make your claim. These areas are called broad rental market areas (BRMA). A BRMA is where a person could reasonably be expected to live taking into account access to facilities and services.
Discount Market Sale	Discount Market Sale (DMS) is a low-cost home ownership product where a new build property is purchased at a discounted price. This discount is usually around 20% and the scheme is to help low and middle earners get onto the property ladder.
First Homes	Is a new policy that will provide discounted homes to first-time buyers in England who otherwise wouldn't be able to afford one. More specifically, under this scheme, first-time buyers will be able to purchase a new-build home in their community with a minimum discount of 30% of the market price

HEDNA	The purpose of a Housing and Employment Development Needs Assessment is to determine the need for housing (both market and affordable) and employment throughout the East Hampshire district (outside of the SDNPA). The study helps to inform the preparation of the councils emerging Local Plan.
HHC	Hampshire Home Choice is a sub-regional choice-based lettings scheme that enables applicants to search for social housing for rent.
Homes England	Homes England is an executive non-departmental public body, sponsored by the Department for Levelling Up, Housing and Communities
Housing Association	A not-for-profit organisation which owns, lets and manages affordable housing. As not-for-profit organisations, revenue acquired through rent is reinvested back into the acquisition and maintenance of existing stock.
Intermediate Tenure	Homes for sale and rent provided at a cost above social rent, but below market levels. These can include shared ownership, shared equity and a variety of new tenures listed within the National Planning Policy Framework (NPPF).
Local Housing Allowance	Is used to work out how much housing benefit someone is entitled to if they rent their home. This is based on where people live in the UK, whether they live in shared accommodation and the number of bedrooms entitled to under the rules

Local Lettings Plan	Local Lettings Plans are agreed local plans for the allocation and letting of homes within an agreed community / location or across a type of property. The aim of these plans is to encourage sustainable and balanced communities.
Local Plan	A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community.
Modular Housing	Modular homes are houses built off-site, usually in an indoor, quality-controlled setting. Modular homes are completed in sections called modules, according to specific plans. These sections are then transported to the site where they are assembled by builders and installed.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework (NPPF) sets out the Government's economic, environmental and social planning policies for England. The policies set out in this framework apply to the preparation of local and neighbourhood plans and to decisions on planning applications. The NPPF covers a wide range of topics including: housing, business, economic development, transport, and the natural environment.
Registered Provider	A provider registered with Homes England, most commonly a housing association.
Rent to Buy	A scheme that enables you to rent certain new-build homes from housing associations at an "intermediate" rent, set at 80%

	of the market rate. The idea is that you save the freed-up 20% for a deposit to purchase the property in the future, typically after 5 years
Section 106	An agreement made under section 106 of the Town and Country Planning Act 1990 between a local authority and a developer. The agreement will contain a planning obligation to enable the local authority to secure, or the developer to offer, restrictions on the use of the land or the operation of the development or to make contributions towards the local infrastructure and facilities.
Shared Equity	Shared equity works by providing the home buyer with a loan, which will form part of the deposit, for the property they want to purchase. The homebuyer then takes out a mortgage, as they usually would, on the remaining portion of the property's value.
Shared Ownership	A system by which the occupier of a dwelling buys a proportion of the property and pays rent on the remainder, typically to a local authority or housing association.