



# Growth, Infrastructure and Housing Select Committee

Thursday 23rd November 2023  
10.00 a.m.



# Housing strategy | Development

- The first countywide Housing Strategy for Buckinghamshire
- It was developed with input and support from partners, using the following:
  - Building on work to produce the Buckinghamshire Affordable Housing Position Statement (adopted in May 2022)
  - Consultation with Public and stakeholder organisations
  - Key Housing data (census, indices of multiple deprivation, Housing demand, Housing conditions, Housing affordability)
- It will be delivered through continuing partnership working

# Housing Strategy | Vision & Priorities

## Our Vision

**‘A Strong Housing Offer that provides affordable, accessible, sustainable and suitable choices for all life stages’**

## Our Priorities

**Responding to the needs of our  
Diverse Population**

**Better Homes: good quality,  
sustainable and matched to need**

**New Homes: affordable, accessible  
and appropriate**

# Priority one – Responding to the needs of our Diverse Population

Buckinghamshire Council will:	Critical Success Factors.
<ul style="list-style-type: none"> <li>➤ Understand and respond to the housing issues and needs</li> </ul>	<ul style="list-style-type: none"> <li>• Housing Strategy adoption</li> <li>• Local Housing Needs Assessment for the Local Plan</li> </ul>
<ul style="list-style-type: none"> <li>➤ Enable the fair, consistent and effective allocation of tenancies for affordable housing via Bucks Home Choice Housing Register</li> </ul>	<ul style="list-style-type: none"> <li>• Deliver a new Allocations Policy</li> <li>• Deliver a new Tenancy Strategy</li> <li>• Achieve a 100% compliance with our nominations rights with Registered Providers</li> <li>• Ensure applications are processed within three month from submission</li> </ul>
<ul style="list-style-type: none"> <li>➤ Adopt an effective and proactive approach to address Temporary Accommodation (TA) and homelessness increases in number of placements and costs</li> </ul>	<ul style="list-style-type: none"> <li>• On average, placements in “Nightly Paid” accommodation are kept to a set maximum level</li> <li>• Maximise “Substantive Placements” for Temporary Accommodation with a target of 90%+ occupancy</li> <li>• Ensure effective “Move on” options are in place to reduce Temporary Accommodation placement durations.</li> </ul>
<ul style="list-style-type: none"> <li>➤ Identify, specify and deliver housing options for groups with particular needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Options development for specialised housing solutions for Care Leavers, Key Workers, Persons Leaving the Armed Forces, Older People, Persons with a physical and/or learning disability of mental health needs.</li> </ul>

# Priority two – Better Homes: good quality, sustainable and matched to need.

Buckinghamshire Council will:	➤ Critical Success Factors
➤ Ensure that Registered Providers are actively maintaining and improving the quality of their homes	<ul style="list-style-type: none"> <li>• All Registered Providers have current asset management strategies and investment plans.</li> <li>• All Registered Providers have a net zero carbon road map in place.</li> </ul>
➤ Ensure that the Private Rented Sector maintains and improves the quality of rental properties.	<ul style="list-style-type: none"> <li>• Enforcement and subsequent remediation of housing condition issues as they emerge, in line with the Council’s Enforcement Policy</li> <li>• Effective and Enforced Houses in Multiple Occupation (HMO) Licensing through intelligence-led enforcement with key partners.</li> </ul>
➤ Work to ensure that best use is made of existing housing	<ul style="list-style-type: none"> <li>• Under-occupation strategy for social housing developed.</li> <li>• Effective Allocations Policy and Tenancy Strategy.</li> </ul>
➤ Improve the accessibility of new and existing homes	<ul style="list-style-type: none"> <li>• Disability Facilities Grants Programme Delivery Deliver accessible and adaptable new housing through planning decisions.</li> </ul>

# Priority three – New Homes: affordable, accessible, and appropriate.

Buckinghamshire Council will:	Critical Success Factors
<p>➤ Support and enable Registered Providers in delivering new affordable homes, including for those with special needs.</p>	<ul style="list-style-type: none"><li>• Delivery of Affordable Housing (Target 500 new affordable homes per year).</li><li>• Achieve site targets for Affordable Housing in negotiations with developers in line with council policies and the Local Plan.</li><li>• Supporting site identification and funding options/opportunities (for example grants and Section106 monies) in line with council policies.</li></ul>
<p>➤ Explore the use of local authority assets and resources for the purposes of delivering additional new housing.</p>	<ul style="list-style-type: none"><li>• New Temporary Accommodation development</li><li>• Using Section 106 payments to support the development of Affordable Housing</li><li>• Incorporating Council held assets in redevelopment proposals (Target 500 by 2028)</li><li>• Consider different delivery vehicles (e.g., Joint Ventures or other collaborative models)</li></ul>
<p>➤ Ensure that Residential Development (including Affordable Housing) is considered in Regeneration Strategies, brownfield and redevelopment proposals for mixed use developments where appropriate.</p>	<ul style="list-style-type: none"><li>• Local Plan and site policies for residential development which prioritise brown before green and include strong Community Infrastructure Levy (CIL) and S106 Affordable Housing requirements.</li><li>• Working with Homes England including pursuing funding opportunities as they become available.</li></ul>

# Housing strategy | Next Steps

- The Buckinghamshire Housing Strategy was discussed at the meeting of Informal Cabinet on 6<sup>th</sup> September.
- A Public and Stakeholder Consultation exercise began on 8<sup>th</sup> November and will conclude on 18<sup>th</sup> December.
- This will be followed by final sign off of any changes from the consultation process by Cabinet, then full sign off at Full Council before the end of the Financial Year.