

# CABINET

21 March 2017

## HOUSING AND HOMELESSNESS STRATEGY 2017-22

### Report of the Director for Places (Development and Economy)

Strategic Aim:	<ul style="list-style-type: none"> <li>• <i>Sustainable Growth</i></li> <li>• <i>Safeguarding</i></li> <li>• <i>Reaching our Full Potential</i></li> </ul>	
Key Decision: Yes	Forward Plan Reference: FP/130117/04	
Exempt Information	No.	
Cabinet Member(s) Responsible:	Mr O Hemsley, Portfolio Holder for Growth, Trading Services and Resources (Excluding Finance)	
Contact Officer(s):	Paul Phillipson, Director for Places (Development and Economy)	Tel: 01572 722577 pphillipson@rutland.gov.uk
	James Faircliffe, Housing Strategy & Enabling Officer	Tel: 01572 758238 jfaircliffe@rutland.gov.uk
Ward Councillors	N/A	

### DECISION RECOMMENDATIONS

That Cabinet adopt the Housing and Homelessness Strategy 2017-22 attached at Appendix B.

#### 1. PURPOSE OF THE REPORT

- 1.1 To gain approval for the Housing & Homelessness Strategy 2017-22 following consultation.

#### 2. BACKGROUND AND MAIN CONSIDERATIONS

- 2.1 The Homelessness Act 2002 requires the Council to produce a homelessness strategy at least every five years, showing how we address and prevent homelessness. The Housing and Homelessness Strategy 2017-22 will replace the separate Housing Strategy 2012-17 and Homelessness Strategy 2012-17. As required by law, the strategy is informed by a Homelessness Review of the resources, diverse needs, trends and partnerships in Rutland regarding homelessness.
- 2.2 The strategy was approved for consultation by Cabinet on 20 December 2016 (report no. 217/2016, minute no. 450/2016). Its vision is, "fair access to suitable and sustainable housing for everyone in Rutland, particularly those whose needs are not

readily met through the open market.” It supports the Council’s Corporate Plan, the Adult Social Care Strategy and the current and emerging Local Plan. It includes local connection criteria for the Council’s self-build and custom housing register.

- 2.3 The Homelessness Reduction Bill will impose additional duties on councils to seek to prevent homelessness, although much of this is similar to the Council’s current preventative practices. Local authorities would be required to help all eligible people – whether they are single or a family - for 56 days before they are threatened with homelessness. Similarly, where the Council currently owes the 'full' duty to certain households in priority need if they are homeless or threatened with homelessness within 28 days, the time period would be increased to 56 days.
- 2.4 Those who are already homeless, if they are not owed the full duty, would get support for a further 56 days to help them secure accommodation.

### **3. CONSULTATION AND NEXT STEPS**

- 3.1 The draft Housing and Homelessness Strategy 2017-22 was subject to consultation over six weeks ending on 22 February 2017. This included Parish Councils, Elected Members, applicants on the self-build and custom housing register, developers and partner organisations including housing associations, other third sector organisations and public bodies. It was also placed on our website. The Places Scrutiny Panel discussed the consultation draft on 9 February 2017 (report no. 40/2017, minute 573).
- 3.2 The responses received during the consultation are summarised at Appendix A of this current report with Officer comments on these, along with any changes required to the consultation document. Although a number of the consultation responses were detailed, many of the points raised were technical and it has only been necessary to propose relatively minor amendments to the draft strategy. There are also a number of factual updates to reflect the progress of the Homelessness Reduction Bill and the Housing White Paper and services for rough sleepers, recent progress on individual sites and the earlier commencement of the review of our private sector housing policies. The Housing and Homelessness Strategy 2017-22, which incorporates these changes and is recommended for adoption, is attached at Appendix B.

### **4. ALTERNATIVE OPTIONS**

- 4.1 The Council must produce a Homelessness Strategy at least every five years. There is no alternative to adopting such a strategy by 11 June 2017. The Council does not have to produce a Housing Strategy, but this or a similar document is good practice as it sets out the Council’s priorities and aspirations for housing. This can assist with funding bids and formulating spending programmes. The Council does not have to produce a combined Housing and Homelessness Strategy, but two separate strategies can cause duplication both in their production and for the reader.
- 4.2 The Council’s homelessness duties – and many of our procedures - are set out in the Housing Act 1996 (as amended) and the Homelessness Act 2002. We have had regard to the statutory guidance which aids its interpretation. The overall affordable housing target has already been set through the Corporate Plan 2016-20. Our planning policies set out mechanisms for affordable housing delivery through the planning system.

- 4.3 The Housing and Homelessness Strategy sets out priorities within this framework. Whilst there are almost limitless possibilities regarding the fine detail, the Housing and Homelessness Strategy sets out an appropriate balance between aspirations and targets that are both challenging and have a realistic prospect of delivery. The document has a broad scope that supports innovation and ambition and the Council's key targets for sustainable growth, but avoids being excessively prescriptive.
- 4.4 The Council is not obliged to adopt local connection criteria for its Self build and Custom Housebuilding Register, but doing so will help to enable the Local Plan Review to have more flexibility regarding selecting the most appropriate development policies for Rutland. It may also reduce the possibility of the Council having to become more directly involved in the provision of self-build plots.
- 4.5 The Council is also able to check whether applicants are likely to have the financial resources to carry out their proposed self-build / custom build. The criteria in Appendix 2 of the Housing and Homelessness Strategy do not include this, as it would be time consuming and potentially intrusive for the Council to collect and assess this information and the advantages could be limited.

## **5. FINANCIAL IMPLICATIONS**

- 5.1 The Housing and Homelessness Strategy does not commit the Council to any expenditure outside of existing budgets. There is the potential for pressure on temporary accommodation budgets should homelessness increase, but this would not be a consequence of the strategy which seeks to minimise this risk.
- 5.2 The local connection criteria for the Self-build and Custom Housebuilding register may reduce the possibility of the Council having to become more directly involved in the provision of self-build plots which could have incurred significant expense. The introduction of local connection criteria may reduce the number of £75 fees (to be introduced from 1 April) received by the Council from new applicants, but the potential income from these would be minor once administration costs are taken into account and this has not affected the Medium Term Financial Plan.
- 5.3 The Government has announced £35.4 million additional funding for councils in 2017/18 to implement the Homelessness Reduction Bill, if it becomes law. This would reduce to £12.1 million in 2018/19 and nil in 2019/20. The Government is developing a distribution model for the funding, which will reflect differing need between councils.

## **6. LEGAL AND GOVERNANCE CONSIDERATIONS**

- 6.1 The Council is required by the Homelessness Act 2002 to produce a Homelessness Strategy at least every 5 years, which is informed by a Homelessness Review. This can be included as part of a larger document, as such the proposed Housing and Homelessness Strategy, but the Council must adopt a new homelessness strategy by 11 June 2017. The Council has had regard to a wide range of documents including the Homelessness Code of Guidance, the Housing Allocation Policy, the Tenancy Strategy, the need to promote starter homes, its self-build and custom housing register and the periodic assessment of housing need required by the Housing Act 1985 (as amended).

## **7. EQUALITY IMPACT ASSESSMENT**

- 7.1 An Equality Impact Assessment (EqIA) screening template has been completed. The nature of the Housing and Homelessness Strategy is to prioritise investment fairly. No adverse or other unjustified differential impact was found. A copy of the EqIA can be obtained from the Housing Strategy and Enabling Officer ([jfaircliffe@rutland.gov.uk](mailto:jfaircliffe@rutland.gov.uk) or 01572 758238).

## **8. COMMUNITY SAFETY IMPLICATIONS**

- 8.1 The Housing and Homelessness Strategy aims to promote sustainable communities and to prevent and address homelessness. It encourages regeneration where appropriate and the bringing of empty homes back into use. This is likely to help to promote community safety.

## **9. HEALTH AND WELLBEING IMPLICATIONS**

- 9.1 Housing is one of the 'Wider Determinants of Health' and is an integral part of the Council's social care assessment and support planning responsibilities under the Care Act 2014. Homelessness can have significant health implications. This can be exacerbated if the loss of accommodation was particularly traumatic (such as fleeing violence) or if the household has someone who has vulnerabilities. This Housing and Homelessness Strategy aims to address these issues through partnership working where possible.
- 9.2 People with chronic long term conditions may have physical needs which require major adaptation of existing properties, extra care or other housing with support, or in some cases residential care. Further information on housing, health and wellbeing is under 'Aim 4 – Ensure existing homes are fit-for-purpose'.

## **10. ORGANISATIONAL IMPLICATIONS**

### **10.1 Environmental implications**

- 10.2 The environmental implications of development will principally be considered through the planning process. Some specific impacts are listed below.
- 10.3 The use of local connection criteria for the self-build and custom housebuilding register will help to reduce the extent of the Council's duty to ensure a supply of these plots, which tend to be larger than average and disproportionately in rural areas. This does not reduce the overall housing requirement, which is calculated in a different way.

- 10.4 The Housing and Homelessness Strategy seeks to promote good property condition.

### **10.5 Procurement Implications**

- 10.6 There are no direct procurement implications from the Housing and Homelessness Strategy, which does not commit the Council to any expenditure outside of existing budgets.

## **11. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

- 11.1 The production of a Homelessness Strategy is a statutory requirement and it is appropriate to produce a combined Housing and Homelessness Strategy to avoid duplication and to enable a cross-cutting strategic approach. It will assist in meeting the challenges of homelessness prevention, service provision and temporary accommodation and the provision of new affordable housing at a difficult time. It sets out a strategic framework which will continue to promote the delivery of these objectives over the medium and long term.

## **12. BACKGROUND PAPERS**

- 12.1 Homelessness Review 2016 v1.1
- 12.2 Rutland Housing Conference slides 30 Nov 2015
- 12.3 Rutland Housing Conference – 30 November 2015 – Event notes
- 12.4 What Rutland County Council is doing following Rutland Housing Conference on 30 November
- 12.5 Responses to the consultation

## **13. APPENDICES**

- 13.1 Appendix A – Summary of Consultation Responses and Proposed Changes
- 13.2 Appendix B – Housing and Homelessness Strategy 2017-22

**A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.**

**Appendix A. SUMMARY OF CONSULTATION RESPONSES AND PROPOSED CHANGES**

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS1/A	Spire Homes	1 / Rutland and the people who live here	Has the impact of the Government’s new rules on right to buy been monitored or modelled and, if so, how?	<p><b>No change required.</b> The Council monitors the number of rented properties sold to tenants through HCA statistical returns and information from Spire. There were four sales of housing association properties to tenants in 2015/16 in Rutland, compared with typically one or two a year. The change of rules for former Council tenants who transferred to Spire when the properties were sold in 2009 has had limited impact so far, but when the voluntary “right to buy” pilots for other housing association tenants are rolled out further there may be a more significant impact. This is within the scope of the current strategy wording.</p>
HHS1/B	Spire Homes	1 / Affording somewhere to live here	Asking for new tenants to provide rent in advance is in line with tenancy agreements that the rent account should always be in credit.	<p><b>No change required.</b> It is understood that housing associations are under financial pressure. However, tenancy agreements generally require rent to be up-to-date, not paid in advance for subsequent weeks. Also some tenants at risk cannot pay the rent until their Housing Benefit comes through.</p>

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS1/C	Spire Homes	2 / Developing the Housing and Homelessness Strategy ('vision' box)	Is this realistic in that 'everyone' will be able to access suitable and sustainable housing? Given the Welfare Reforms coming into play particularly the Local Housing Allowance Cap and Single Room Allowance for under 35s and also the removal of Housing Benefit for those under 21 it may be the words 'for everyone' are unrealistic and unachievable.	<b>No change required.</b> The vision is for fair access for everyone in Rutland, which is not a promise of accommodation. It is aspirational, but no more so than the Foreword of the Housing White Paper which states: "It will ensure that the housing market is as fair for those who don't own their own homes as it is for those that do." (See also HHS1/H re under 21s and Housing Benefit.)
HHS1/D	Spire Homes	2 / Safeguarding	Headline summary of how safeguarding is achieved or a reference to an existing policy may be beneficial here.	One of the cross-cutting themes of the strategy is "safeguarding adults at risk, children and young people in line with Council policy". <b>Append</b> ", including those of the Leicestershire & Rutland Safeguarding Adults Board and the Leicestershire & Rutland Safeguarding Children Board."  (The first Action in Appendix 1 under Aim 2 also refers to safeguarding.)
HHS1/E	Spire Homes	3 / Statutory homelessness assessments and the duty to accommodate	Reference to intentional homelessness would read better just stipulating through non-payment of rent and accruing rent arrears.  By noting that a customer 'could afford to do so' that is quite a subjective comment.	The statutory Homelessness Code of Guidance goes into some detail on this and states that councils cannot take a blanket approach. <b>Amend</b> 'could afford to do so' to 'were capable of doing so' which better reflects the Code's meaning. The bullet points are only a summary and are not intended to fully capture a complex area of law.

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS1/F	Spire Homes	3 / Statutory homelessness assessments and the duty to accommodate	With regard to the length of time the Council has to accommodate a household for if the 'full' homelessness duty applies, what timeframe does the 'medium term' consist of?	The Council has to secure accommodation for the household, which is generally through nomination to a social housing tenancy (which would normally be for at least five years, after an introductory period), or to a suitable 'qualifying' private sector tenancy for a minimum of one year, with the potential for reapplication afterwards if needed. This section of the strategy will be <b>amended</b> to make this clearer.
HHS1/G	Spire Homes	3 / Information and advice	Make the use of the homelessness prevention fund more flexible e.g. cover transport costs to relocate people to accommodation elsewhere either permanently or temporarily, pay rent arrears/rent up front for applicants, provide grants/loans towards other tenancy sustainment measures.	<b>No change required.</b> The Homelessness Prevention Fund is flexible, as stated in the Homelessness Review which is a background paper to the Strategy. It is accepted that it will need to remain flexible, particularly in the light of the Homelessness Reduction Bill.



Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS1/H	Spire Homes	3 / Information and advice	This could be misleading; why have the welfare reforms not “had as great an impact on housing need as some had predicted”? Any in particular? Need to be mindful that a proportion of 'bedroom tax' and benefit cap cases have been covered off via Discretionary Housing Payments which distorts the impact across the country.	This is examined in more detail in other parts of the strategy and in the Homelessness Review (see also HHS1/C). The real difficulties that households face are highlighted, but the preventative and partnership arrangements in place have helped so far to avoid a dramatic increase in homelessness. Some Rutland under- 21s will not be able to receive housing costs as part of new Universal Credit claims from October 17, but this will have a number of exemptions including where the applicant has no parental home that they could reasonably live in. The Government’s view is that single people in homelessness priority need groups would normally be exempt from the changes, but this will obviously affect some other young people and the strategy will be <b>amended</b> to make this clearer.
HHS1/I	Spire Homes	4 / Housing, health and wellbeing	Is ‘rooflessness’ an actual term? What is the difference against homelessness?	<b>No change required.</b> It is an actual term and was used by the then Secretary of State for Wales as early as 19 July 1996 (Hansard column: 690), with the meaning of sleeping rough.
HHS1/J	Spire Homes	4 / Single homeless people	Should consider removing the statement, “It is unusual for people to sleep rough in Rutland, but it is not unknown” as it contradicts itself.	<b>No change required.</b> The reference is to rough sleeping in Rutland being infrequent.

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS1/K	Spire Homes	4 / The housing needs of older people	When will the Council develop its Market Position Statement for Older People's Accommodation by?	It will be developed by March 2018. The target in Aim 2 of Appendix 1 will be <b>amended</b> to make this clear.
HHS1/L	Spire Homes	5 / The need for affordable housing	With regard to fixed term tenancies and the statement, "The Council's statutory Tenancy Strategy 2013 makes clear that housing associations are expected to work very closely with tenants to address any issues that may arise constructively and in good time," the Localism Act 2011 and associated legislation outlines timescales and responsibilities of housing associations in respect of fixed term tenancies and the renewal of these which is what HA's would act in accordance with.	<b>No change required.</b> The Housing & Homelessness Strategy wording reflects the Council's expectations and is compatible with the regulatory framework for housing associations. For example, the Tenancy Strategy accepts that fixed term tenancies would usually be used for new developments.
HHS1/M	Spire Homes	5 / Making home purchase more accessible	'Making home ownership more accessible' would read better.	<b>Amended.</b>

<b>Ref.</b>	<b>Respondent</b>	<b>Chapter / heading</b>	<b>Comments (summarised)</b>	<b>Suggested response</b>
HHS1/N	Spire Homes	6 / Accessible and safe housing for vulnerable people	“Spire Homes Care” should be “Spire Homes Care and Repair Service”	<b>Amended.</b>
HHS2	Anglian Water	N/A	Anglian Water has no comments relating to the above strategy as it falls outside our remit as a water and sewerage company.	Noted.
HHS3	RCC Revenues & Benefits	N/A	No Comments	Noted.
HHS4	Barrowden & Wakerley Neighbourhood Plan Group	N/A	Contents noted.	Noted.
HHS5/A	Barrowden Parish Council	Various	The response restates a number of points and statistics from the consultation document regarding the local housing market and access to appropriate accommodation.	Noted.

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS5/B	Barrowden Parish Council	4 / The housing needs of older people	Rutland has an ageing population and smaller homes are in demand, not just for younger or first time buyers, but for the older population wishing to down size, either from choice or their need to cover care costs as they grow older.	<b>No change required.</b> This will be considered in the Local Plan Review and the Market Position Statement for older People's Accommodation.
HHS5/C	Barrowden Parish Council	1/ Affording somewhere to live here.	People in the rental market often have no long term security, at best a 5 year fixed tenancy, this needs to be considered.	The Government White Paper on Housing encourages the provision of more private rented sector tenancies of at least three years long. Strategy <b>amended</b> to make this clear.
HHS5/D	Barrowden Parish Council	5 / Aim 3 – Sustainable Growth	Caravan accommodation is being considered, this could possibly help with emergency accommodation, in particular for the single non-priority homeless.	The reference to caravan accommodation is due to the requirement in the Housing Act 1985 to consider the needs of people regarding "sites on which caravans can be stationed". The strategy will be <b>amended</b> to make this clearer.  There are no proposals for the Council to use caravans for emergency accommodation and statutory Homelessness Code of Guidance is wary about its suitability.

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS5/E	Barrowden Parish Council	2 / Adult Social Care Strategy 4 / Accessible and safe housing for vulnerable people	In the draft strategy document accessible safe housing for vulnerable people talks about the Better Care Fund & Better Care Together. The recent January public meetings, in Oakham & Uppingham, re the NHS proposed STP (Sustainability & Transformational Plan), showed great public concern for the ability to provide adequate care in the community under the proposed plan. The public view was massive investment is needed to make this viable. Vulnerable homeless people may, therefore, fall may through the net. The extra pressure on social services to get people home from hospital & in receipt of community services may impact on the housing needs of Rutland.	<b>No change required.</b> The Housing and Homelessness Strategy emphasises the importance of close working between housing, health and social care. The Parish Council's comments are noted, but the STP is subject to a separate consultation process.
HHS6	Natural England	N/A	Since our interests relate purely to any potential impact of development on the natural environment, including wildlife habitats, landscape character and protected species, it would be inappropriate for Natural England to comment.	Noted.

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS7/A	CPRE & Clifford Bacon	N/A	Overall it is obviously a very carefully thought through policy proposal and so far as the homelessness considerations are concerned is very sympathetically drafted, as one would hope.	Noted.
HHS7/B	CPRE & Clifford Bacon	5 / Aim 3 - Sustainable Growth  5 / The Need for affordable housing	Comments regarding the different long term timescales used for various statistics in this section. It is recommended that the time periods are rationalised so that consistency, validity and accuracy are evidence.	<p><b>No change required.</b> The time periods for the different statistics reflect standard methodology used for some calculations, in line with Government guidance and consistency with other councils in the Strategic Housing Market Area. The time period for the Local Plan Review of 2015-36 sits best with the consultation timescales being used and avoids the need to use a 2011 start date for a document expected to be adopted in 2018.</p> <p>The different timescales are in the published evidence base. The Housing Supply Background Paper (October 2015) shows transparently how these relate to each other.</p>

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS7/C	CPRE & Clifford Bacon	5 / Sustainable Growth	<p>Queries / concerns about how figures for housing growth in Rutland are calculated, for instance how the demographic-led need of 140 homes per year in the SHMA 2015 Update becomes a need for 171 homes per year after uplifts for economic growth and affordability. Ensuring that the Housing policy meets genuine need, demographically and independently assessed, rather than aspirational demand.</p> <p>Queries / concerns about planning consents not being implemented, the amount and type of land which will be allocated for development, regenerating brownfield sites before allocating any more open countryside to development. These intended actions all need to be included within the Housing Strategy.</p> <p>We acknowledge need for some housing development in Rutland, especially for more affordable homes. However, the numbers have been inflated above nationally &amp; sub-regionally agreed targets without any apparent justification. Numbers used should be in accordance with the sub-regionally agreed targets. Arbitrarily increasing numbers of houses, whether affordable or not, fails to meet Rutland's core policies and environmental strategy.</p>	<p><b>No change required.</b> It is not the role of the Housing and Homelessness Strategy to set strategic planning policy. This is a matter for the Statutory Development Plan and further information is set out in the papers for the Issues and Options consultation, including the Housing Supply Background Paper 2015. The Council will be consulting on its Preferred Options later in 2017. The Council's Local Plan Review will be supported by Sustainability Appraisal and will be considered by an Independent Inspector who will check it against the relevant planning policy and evidence base.</p>

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS7/D	CPRE & Clifford Bacon	Various	Timeframes for the Housing and Homelessness Strategy 2017-22 and Corporate Plan 2016-20 (225 completions per year up to 2020) do not relate well to the long term timescales used for figures. Further clarification / evidence is requested.	<b>No change required.</b> The timeframe for the Housing and Homelessness Strategy is because the maximum legal length of a homelessness strategy is 5 years and the previous one expires in June 2017. The housing numbers in the Corporate Plan relate to predicted delivery within a small part of the local plan period. Delivery can fluctuate significantly over time without adversely affecting long term averages. Further information is in the Authority Monitoring Report.
HHS7/E	CPRE & Clifford Bacon	5 / Sustainable Growth	It would appear from the recent White Paper that the Government is going to issue new guidance on new rules to assess housing needs. Would it be advisable to wait until the new guidance is available and can be considered by the Council before adopting a Rutland Housing Policy and publishing the Local Plan preferred Options version?	<b>No change required.</b> The Council needs to replace its homelessness strategy by law by June 2017 and will also be consulting on its Preferred Options for the Local Plan in mid 2017. The Council is confident that it will have a sound evidence base, but this will ultimately be a matter for the independent Inspector that examines the Local Plan.



Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS7/F	CPRE & Clifford Bacon	Action Plan / Aim 3	Appendix 1 Action Plan Aim 3 states an action to update the evidence base regarding viability, dwelling mix and accessibility standards, for completion by 31 <sup>st</sup> December 2017. This appendix also states that the Preferred Options version of the Local Plan revision is planned for publication in mid 2017, apparently before the above evidence base has been updated. Wouldn't it be wise to defer the Preferred Options version of the Local Plan and also to defer the adoption of the Housing Policy until after the evidence base has been updated and considered by the Council?	Both initiatives have a start date of Summer 2015 in the Action Plan. The development of the Preferred Options and the viability information inform each other, as the planning suitability and viability of potential sites are examined. The evidence base is likely to evolve in the light of the Preferred Options consultation to assist with the development of the later draft of the Local Plan which is submitted for Examination in 2018. <b>Append</b> , "Consider outcome of the Preferred Options Consultation" to the "Further Actions needed?" column to clarify.
HHS7/G	CPRE & Clifford Bacon		Appendix 1 also contains an action to create at least 40 more affordable homes per annum. When is the "Whole Plan Viability Study" due to be published? Surely this is a pre-requisite to inform both the Local Plan Preferred Options document and also the Housing Strategy before these are published.	<b>No Action Needed.</b> The target of 40 affordable homes per year is in Council policy in the current Local Plan 2006-2026 and in the Corporate Plan 2016-2020. The Whole Plan Viability Study will inform whether the Local Plan Review carries this target forward.

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS8	Cottesmore Parish Council	Various	<p>It is a well drafted and thorough report, albeit one that is correctly reflecting the difficult local circumstances in both housing and homelessness. Given Rutland's small size, it is clear that providing the range of facilities locally is difficult. But this therefore has considerable impact, particularly on vulnerable households. For example, the lack of bed and breakfast facilities, such as to house single non-priority homeless households, is a problem we suspect for all the more rural parts of this sub-region. Having to travel to Leicester or Peterborough will cause significant practical problems. The draft strategy acknowledges this and it is a growing concern which we endorse.</p>	Noted.
HHS9/A	Citizens Advice Rutland	Homelessness Review	<p>Some budget information in the Homelessness Review document could be made clearer, as could the services for people with mental health. Good attendance at the Homelessness Forum is important.</p>	<p>Noted.</p> <p>The Homelessness Review document is not directly being consulted on and is not a policy document, but is a statutory background paper to the Housing and Homelessness strategy. The Homelessness Review document has been clarified regarding these aspects.</p>

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS9/B	Citizens Advice Rutland	4 / Single homeless people	Concerns about the high need for 1 bed flats and the need for housing associations to continue to provide these.	<b>Append</b> to the end of the section, 'but new one-bedroomed flats remain a priority for the Council where appropriate.'
HHS10	Oakham Town Council	N/A	The meeting noted the information provided and Councillors will monitor delivery.	Noted.
HHS11/A	The Bridge	4 / Prevention and support	The strategy mentions that there is a newly commissioned Community Prevention and Wellness Service, but doesn't highlight that this will be provided by Rutland Access Partnership (RAP), which is a partnership between The Bridge, Citizens Advice Rutland and Spire Homes. The strategy does not contain sufficient detail about the services.	<b>Amended</b> to include additional information.
HHS11/B	The Bridge	4 / Single homeless people	<p>The Rough Sleepers Programme will be delivered by a multi-agency partnership co- led by The Bridge and covering Leicester, Leicestershire and Rutland. It is funded by CLG and will enable rough sleepers, or those at risk of rough sleeping, to receive intensive support. The programme will also work with hospitals and prisons.</p> <p>The current No Second Night Out initiative will be continued and strengthened.</p>	The strategy will be <b>amended</b> to reflect the Rough Sleepers Programme and the action in Appendix 1 for Aim 2 deleted as this has already been delivered. Availability of No Second Night Out is welcomed although the accommodation is limited and not local.

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS12/1	Royal British Legion	4 / MoD personnel, civilian base workers and their families	Commend RCC for signing Armed Forces Covenant in January 2012. Welcome that past iterations of the policy have included provision to reduce the disadvantages faced by the Armed Forces community and inclusion of the community within Aim 2 of the strategy.	Noted.
HHS12/2	Royal British Legion	4 / MoD personnel, civilian base workers and their families	There are 1,520 serving personnel deployed within the county, around 750 recipients of an Armed Forces Pension and around 4,000 veterans. Many other members of the Armed Forces community will not be included in the above statistics.	The strategy will be <b>amended</b> to show more clearly the size of the community
HHS12/3	Royal British Legion	1 / Working here	It is highly commendable that the strategy draft includes a note on the expected closure of St George's Barracks in 2020 or 2021. Recommend intensive planning is undertaken to help mitigate the adverse effect of the closure of effected personnel and that this should be included in the Action Plan.	The Council has a strong track record of working closely with the MoD and other stakeholders to plan for base changes and closures. This will be the case again and is a much broader matter than the Housing and Homelessness Strategy. The strategy has been <b>amended</b> to refer to St George's community. It does not need to be specifically included in the Action Plan, but is included in the broader Action immediately below.

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
HHS12/4	Royal British Legion		Action Plan should include further work, in partnership with local Armed Forces Units, charities and relevant stakeholders, to improve preventative work directed at members of the Armed forces community. This should also include changing the Housing Allocation Policy to widen the qualification criteria for personnel and current / former family members. Welfare / housing staff should have training on Armed Forces Community needs and the Covenant. This should include the routine asking and recording of housing applicants if they are members of the Armed Forces community.	The Action Plan has been <b>amended</b> to include an action to work with relevant stakeholders to look further at preventative work with members of the Armed Forces Community and to build on existing staff awareness. The Housing Allocation Policy, as noted in the submission, included various provisions to assist members of the Armed Forces community and further consideration would be needed regarding whether any further changes should be considered.
Discussion of report no. 40/2017	Places Scrutiny Panel – 9 Feb. 2017	Various	A number of comments were made during the meeting on 9 February and recorded in the Minutes which were not suggested amendments.	Noted.
Minute 573, point vi.	Places Scrutiny Panel – 9 Feb. 2017	5 / Sustainable Growth	Members requested some further information in the strategy regarding provision for Travellers	<b>Amended</b> to include further detail.

Ref.	Respondent	Chapter / heading	Comments (summarised)	Suggested response
Minute 573, point x	Places Scrutiny Panel – 9 Feb. 2017	5 / Sustainable Growth	The Self-Build and Custom House Building Register had only recently been established following a recent change in legislation, being on the list did not provide entitlement for a plot, it merely allowed for comparison and evaluation of plots becoming available. The wording in the strategy would be amended to reflect that.	<b>Amended</b> to clarify this point.