The Housing Market in Winchester Stakeholder Report

Winchester City Council

 Report

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**Main Contact:**

**Helen Brzozowski**

**Email:**

**Helen.brzozowski@arc4.co.uk**

**Telephone:**

**0800 612 9133**

**Website:**

[**ww**](http://www.arc4.co.uk/)

[**w**](http://www.arc4.co.uk/)

[**.arc4.co.u**](http://www.arc4.co.uk/)

[**k**](http://www.arc4.co.uk/)

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Registered Address: arc4, 41 Clarendon Road, Sale, Manchester, M33 2DY

Email: businessteam@arc4.co.uk Web: [www.arc4.co.uk](http://www.arc4.co.uk/)

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Directors Helen Brzozowski and Michael Bullock

# Introduction

1.1 Arc4 contacted a range of stakeholders to obtain feedback on the housing needs of people living in Winchester City Council. The findings are summarised in the report below.

# Strengths in the housing market

2.1 Stakeholders listed the following strengths of the local housing market:

* Winchester District is usually considered to be the most desirable places to live in Hampshire and the wider South East.
* The affluent city is consistently voted best place in the UK to live in terms of quality of life, life expectancy, health and employment rates.
* Great local character that pays tribute to the city’s heritage.
* Located one hour from London on the train.
* Two universities (Winchester University and Winchester School of Art) both with large student populations many of whom live in shared houses in multiple occupancy (HMO) in the private rented sector.
* Strong local education services.
* Robust market that holds its value.
* Buoyant housing market with a strong demand for both rental and sales.
* Good condition stock in private and affordable sectors.
* Shared Ownership provides gateway for locals onto housing ladder, given the areas particularly high property values.
* Access to temporary accommodation.
* Housing stock held by Winchester City Council (WCC).
* Appetite and opportunity for investment due to high values
* High housing demand and prices means land owners, private landlords and developers enjoy the associated benefits and increased profits meaning likely re-investment when the opportunities arise.
* Developers can develop with confidence which results in a higher number of affordable housing units are delivered across larger sites or associated funding from smaller developments.
* New developments in a range of areas.
* High demand for homes which reduces voids and empty properties.
* Varied options available to meet needs; affordable housing programme, extra-care provision, availability of older persons housing, Gold standard Housing Options Team, Improvement programme.
* Modest numbers of waiting list compared to other Home Health Care

 (HCC) with waiting times generally less than 5 years.

# Weaknesses in the housing market

3.1 Stakeholders identified the following weaknesses of the local housing market:

* A combination of demand and wealth result in high property prices.
* Overheated market with mismatch of supply and demand in all sectors.
* Homes are too expensive for local people on average or below average wages to afford to buy or rent. This is particularly pertinent for those aged

40 and below for purchasing and for all ages seeking rented accommodation.

* Little security of tenure in the private rented market for those who rent.
* People in rural parishes cannot afford to remain in their communities
* Distinct lack of affordable property to either rent or buy which pushes local people to move away from Winchester and their families/support networks and has a negative impact on smaller communities.
* Property unaffordable for buyers and renters on a medium/low income
* Ability for young people to buy properties and affordability of housing.
* Limited housing options for key workers and public sector (which is the biggest employer in the area).
* The affordability and reduced opportunity of the private rented market for ages.
* Lack of private rented sector (PRS) for families with children and pets.
* Strong rental market which is largely driven by student shared housing rather than single occupancy properties.
* Opportunities for graduates to remain are reduced due to limited housing options.
* Land availability for development.
* High property and land values are reducing affordable housing developments.
* Total price of a 50% shared ownership property often looks overpriced and would never allow the purchaser to afford the full 100% share in the future.
* Lack of affordable rental opportunities for those on benefits.
* The significant year on year rental increases have outstripped the small increases in local housing allowance benefit entitlements for applicants living in the District.
* Less opportunities to purchase or rent puts greater strain on the demands of social housing and results in longer average waiting times for all applicants to be housed.
* Social housing tenancies have rent calculated at a percentage of the current market rent. Significant increases in market rent levels has led to

an increase in rent levels for newly built affordable and social rented properties.

* Those fortunate to be allocated these properties and not entitled to full housing element/housing benefit payments are spending more on rent.
* Lack of quality supported housing for the more vulnerable residents particularly self-contained accommodation.
* Poor fabric leading to energy inefficiency and high heating costs.
* 24% of Winchester’s CO2 emissions is from heating homes. 80% of UK homes will still be here by 2050, so we have to transform the housing stock. Furthermore, over 80% of households do not qualify for any lowincome support for retrofit, meaning the majority of homes are considered “able to pay”.

# Is Winchester operating as a ‘normal’ housing market

4.1 Winchester does not operate as a ‘normal housing market’ because:

* Properties are expensive with house prices rising faster than the rate of salary.
* House prices are not affordable unless you are already fortunate to be on the housing market, a high earner, assisted by benevolent relatives and / or inherit a significant sum.
* High demand for new homes squeeze out many buyers.
* Heavy demand for a limited supply of affordable homes.
* Shortages in rural areas particularly acute.
* Properties not affordable for first time buyers.
* Commuter routes makes the area unaffordable for young people.
* Private rents are taken up by professionals or students.
* Less people are able to afford to buy in Winchester especially young people and will remain with family longer or move into the private rented sector either self-contained or shared accommodation.
* Rental prices are so high it prevents first time buyers from saving for a deposit and young people have little chance of buying before renting due to deposit sizes required. This type of household has very limited rental options and would likely have to rent a property too small for their needs, in poor condition and/or in a more deprived area to have any opportunity to do so.
* Privately rented homes are rented above the LHA level so less well-off tenants cannot access them plus lack of security often makes it an unattractive long term option.
* Long waiting lists for properties.
* Very few landlords will accept housing benefit.
* There is not enough supply of affordable housing as demand for accommodation always outstrips supply.
* Limited rental properties that people can move into, if at all, which would allow people to save to enter the property market.
* Winchester attracts buyers with money who are able to outbid over the asking price of properties. These prices also make is extremely difficult for first time buyers and those on low-medium incomes.

4.2 Winchester partially operates as a ‘normal housing market’ because:

* Limited affordable 3 and 4 bedroom properties can result in a bidding war and the property quickly becomes over-priced.
* Limited choice - it is a case of what you are lucky enough to get if not outbid.
* Competitive market results in no time to ‘shop’ around and consider options.
* Saving for a deposit is a problem.
* People choose to move to other areas due to affordability of market homes.
* People feel it is impossible to buy a home, especially first time buyers/entry level.
* Current market conditions are not favourable when it comes to shared ownership property with regards to mortgage interest rates, demand and affordability - there may be cheaper options available.
* Properties in cheaper areas near the university often seem to have been bought by portfolio landlords for students which takes away affordable housing from the local market.

4.3 No stakeholders agreed with the statement that Winchester operates a ‘normal housing market’.

# Impact of the Covid pandemic

5.1 Since the Covid pandemic began, there have been many views and perceptions about how housing access, provision, design and style may be impacted by change. The pandemic demonstrated the impact of housing inequality. Stakeholder’s long term response to the pandemic includes;

* Homes and Place Standard (2021) will enable the Sovereign Trust to build and manage homes in the most sustainable way possible, ensuring all homes are great places to live, which enhance the environment and promote sustainable living.
* The Standard sets out Sovereign’s approach to designing new homes and places and does not seek to replicate national and local policies or guidance and regulations.
* The Standard describes the sorts of houses and flats to build, approaches to infrastructure, energy and carbon reduction. It is also the basis on which to assess existing homes, how the right investments will be made and, where regeneration or rebuild homes is needed.
* Greater consideration is given to outside space and space to work at home.
* Less demand for apartments, building flats with balconies and shared owner customers are preferring cheaper locations outside of town as there is no need to be so close to the office.
* Covid has escalated plans to go more digital and introduce the Localities management resulting in each area having a dedicated team around the customer.
* Developed a centralised Hub for services and training Academy at Greenham, Newbury.
* The Hub forms the core services. Colleagues are no longer bound from operating from one area, and are able to offer a flexible service, being able to respond in an agile way to resident’s needs with the tools to enable a mobile service.
* Hybrid working options / 50% office attendance.
* Trinity Winchester have built their own self-contained, high quality flatlets to reduce the need to share spaces as a result of the pandemic, this offers privacy, safety and dignity through the high quality standards.
* No longer able to offer emergency weather beds on a shared basis. A number of beds were previously provided in a hall to shelter from adverse weather which is no longer permitted due to the pandemic. This has significantly reduced the effectiveness of supported spaces for rough sleepers due to them being dispersed throughout the city, making it harder to access support.
* A primarily paperless and electronic way of communicating with applicants was established prior to the first Covid lockdown and therefore the Allocations Team was well placed to work from home.
* Meetings now taking place via Microsoft Teams which has been a positive change as this has reduced time travelling to meetings and reduced travelling costs.
* The Winchester Beacon has had to reduce capacity to give every resident their own separate bedroom and invest in separate washing facilities.
* Long-term response has been to take on extra housing in order to move on residents and free up space within main building to accommodate the numbers of people waiting for a bed rather than rough sleeping or being on the streets.
* Purchase of another property owing to the lack of supply and trying to provide additional accommodation in Winchester for our residents to move into and prepare for independent living.
* Operating day and night, with residents remaining on site in their own private bedroom, not shared with anyone else. Staff are on duty the whole time 24/7.
* Focusing on finding means of promoting home energy retrofit to allow people to heat their homes this winter with schemes such as: ECO4 Flex, HUG2, LAD
* Working with Hampshire County Council on Parity Projects to launch a Hampshire wide able-to-pay scheme.
* Retrofit Academy.
* Try to think outside the box more for rough sleepers.
* Built better relationships with partner housing agencies.
* Refer to Housing Development Strategy / Local Plan / Affordable Housing SPD – many things were already in place e.g. NDSS, quality neighbourhoods.
* Extra Care – account take of PRP Covid Design Guidance.

# Needs of specialist groups

6.1 Stakeholders make specific reference on current provision and support for age related housing needs, health related needs, life experience needs and other specialist groups.

## Age-related need

6.2 This relates to older people, younger people with support needs, and care leavers.

* Assuming there has been a reduction in the number of care home / nursing home places due to the closure of many as a consequence of reduced financial support from local authorities in line with national trends.
* Allocation of grants in the last five years has substantially increased from central government to local authorities to finance Disabled Facilities Grant (DFG) adaptations through the Better Care Fund.
* Need for adaptations such as wet rooms / stair lifts / ramping will become increasingly more important for a rapidly ageing population, to enable more people to continue to live independently at home for longer.
* Extra-care availability is outstripping demand at present, there is limited supply of accommodation for care-leavers and very limited options for younger people with support needs.
* Very limited young persons supported accommodation which is needed to prevent repeat homelessness and to give them the skills to hold a tenancy.
* Younger person accommodation has reduced over the last few years and is in growing demand.
* Very little supported accommodation for young people presenting with mental health and emotional management issues. They are often placed in TA or generic hostels that are not suitable for their needs.
* The young person (YP) accommodation will sometimes refuse referrals due to the high risks leaving them in WCC TA without appropriate support.
* Care leavers and younger people with support needs are eligible to join the Housing Register but general needs accommodation is not necessarily appropriate without strong support networks in place, some of which are lacking; the provision of low level support younger persons accommodation would be a great asset.
* Care leavers need support as the personal advisors (PAs) assigned to them often do not provide adequate support or visit enough. Some care leavers in WCC temporary accommodation (TA) have been evicted due to anti-social behaviour (ASB), not paying rent or looking after their accommodation.
* Young care leavers who have not had life experience and parental guidance are often left without support and have no skills to manage

everyday life and tenancy’s. They are vulnerable young people from troubled families who need intense support.

* Increasing numbers of young people who identify as Transgender and we have no specific accommodation for their needs. These individuals often come with mental health issues and again our TA is not appropriate
* Some good provision of housing for older people in the district provided by

WCC.

* Larger private retirement properties run by companies.
* Limited stock of sheltered and extra care accommodation and housing associations options for over 55s.
* Information on Sheltered Housing and Extra Care council provision
* Hampshire County Council: extra-care / nursing home, Hampshire Home Choice, Housing Options, Alms-houses, Registered Providers (own waiting lists), Private rented and Home Ownership.

#### Evidence of specific age-related accommodation and/or support needs

* Current Housing Register report can be accessed when required.
* Winchester has one YP supported accommodation within which WCC have access to 2 beds. The other beds are for Children services.
* Criteria changed for mental health supported accommodation which makes it more difficult to get referrals through if no personal care needs.
* High risks due to additional factors such as substance misuse, offending result in being assessed as too high risk for supported accommodation.
* Limited accommodation suitable for those who have limited mobility and need level living in self-contained accommodation.
* Discussions underway with HCC re demand analysis to compliment Housing Strategy and Local Plan development which needs to be to be coordinated.
* Strategic Housing Market Assessment (SHMA).

## Health-related needs

6.3 This relates to physical disability, learning disability, autism, mental health, and dementia.

* Applicants eligible to join the Housing Register are supported with assessing their needs via a health and welfare assessment process which includes referrals to Occupational Therapists and information obtained from associated medical professionals. Individuals are well supported in finding appropriate accommodation in general needs, sheltered and extracare accommodation.

Insufficient supply as many settings have been closed due to funding. This results in households coming into WCC TA who are totally unsuitable (high level need) for unsupported living which leaves them in WCC TA for prolonged periods of time. Behaviours impact on other residents, staff and themselves and can lead to the point of eviction which is a disservice for the resident and too demanding on staff to manage and impacts on their well-being.

* People with physical disabilities struggle when assigned non disabled adapted accommodation (which then impacts their mental well-being). Some accommodation is not set up for disabilities and rooms can be too small causing health and safety issues and potential risk for safe evacuation in an emergency.
* Need for purpose built disabled units as only one disabled adapted unit in the Southern parishes and none in the city centre.
* Mental health (MH) accommodation criteria has changed since 2021 and now people who are referred must have a care need, and will be assessed by ASC for this. MH support should be there to support people struggling with managing and engaging with community resources, attending appointments with partnership agencies and ensuring they are dressing and washing on a consistent basis. Supported MH accommodation could manage this whole process better.
* Even when referrals do meet the criteria, the MH service will often refuse due to their high risks such as substance misuse, which again leaves them in TA with very little appropriate support and the staff having to complete Safeguarding regularly.
* The supply of accommodation for those with learning disabilities, autism and / or mental health is poor with a very high bar of support needs set by Hampshire County Council. Lower level supported units would be much welcomed.
* Awareness of LD accommodation in Winchester, however it is becoming more difficult to have referrals accepted and again they are left in TA.
* People with physical disabilities are often placed in TA following discharge from hospital due to lack of suitable accommodation, which is not suitable.
* Not in news Homes Team.
* Hampshire County Council: extra-care / nursing home, Hampshire Home Choice, Housing Options, private rented, mental health provisions and learning disability provisions
* SHMA / Discuss Housing.

#### Evidence of specific accommodation and/or support needs for these health-related need groups

* Extra-care managed by WCC.

Supported accommodation for applicants with mental health issues managed by an external support provider.

* Dual diagnosis needs are not catered for. For example, mental health / substance misuse, learning disability / mental health, learning disability / substance misuse.
* The You Trust provide supported accommodation for people with learning disabilities at one of the sheltered schemes.

## Life-experience related need

6.4 This relates to those fleeing domestic violence, offenders, asylum seekers, and substance users.

* Winchester City Council has been heavily involved in the Homes for Ukraine scheme. Initially, host families have volunteered to take them in but longer term does not provide sustainable accommodation. WCC has been very supportive to both the hosts and the Ukrainians holding weekly support group meetings.
* Women’s refuge in Winchester for female victims of domestic violence and abuse. The usual process would be for Winchester people to go out of area
* No approved premises for offenders, no specific accommodation for substance users although Trinity provide an outreach service and no government led accommodation for asylum seekers in the District.
* Residents in TA as they have a pet or they have substance misuse issues and no refuge will help them.
* Substance misusers do not have much choice in supported accommodation and often get evicted and have no move on options – they need the opportunity to break away from the groups of people having a negative impact on their recovery by having their own home and intense support afterwards and not homeless accommodation.
* No Woman Turned Away have turned away vulnerable females unless they go to A&E and ask for an 8 week detox which is unrealistic.
* Residents often want to have a detox and get intense support but they have to engage with services for many months before this is an option which is very difficult living in unsettled accommodation, and funding dependent which is limited. If a resident has a residential detox they can be placed back in shared accommodation, mixing with other substance misusers and are open to relapse.
* Not enough provision for males escaping domestic violence, families with older teen boys, emotional support pets.
* No specific accommodation in Hampshire for transgender persons. Projects for young people stated all residents have to share bedrooms which is not always preferable for transgender people and limits their options.

Supported hostels

* + Westview for more complex individuals: offenders, substance users,
	+ Trinity / Bradbury view: initially opened for more complex individuals however accepting less complex referrals.
	+ Alleyne House: low level self-contained supported accommodation.
	+ Beacon: supported accommodation.
* Hampshire (not Winchester); Approved premises for higher risk Offenders (arranged by probation), Integrated offender manager (IOM)

accommodation for prolific priority offenders (referrals from probation and Police) and Bail Accommodation Support Services (BASS) hostels in Hampshire (probation and prison referrals).

* Discuss Housing.
* Hampshire Home Choice, Housing Options, Private rented, Refuge provisions, Hostel provisions, Rehabilitation provisions, Approved Premises provisions.

#### Evidence of specific accommodation and/or support needs for these life-experience related needs groups

• Residents of the women’s refuge in Winchester are often assisted by Housing Options and Allocations to secure long-term accommodation via the Housing Register should they wish to remain in the area.

## Other Groups

6.5 This relates to Black and Minority Ethnic (BAME) groups and those experiencing homelessness and rough sleeping. Please also mention any other groups you would like to see included in the study.

* BAME groups and those experiencing homelessness and rough sleeping will be supported by the council’s Housing Options and wider Housing Services teams. The supply of accommodation is limited.
* Hampshire Home Choice, Housing Options, Private rented, Hostel provisions
* Discuss Housing.

Evidence of specific accommodation and/or support needs for these need groups

* No specific evidence provided by stakeholders.

# Key priorities (for the council)

* Homes for All as per Council Plan.
* Ensuring a range of options/provision of accommodation is available to meet the needs of everyone.
* Increasing the provision of a range of affordable housing solutions for those on low to middle incomes.
* To continue to build more and increase the number of low / reduced rent housing that are truly affordable.
* Supporting residents of Winchester and District through the cost of living crisis.
* Significant and sustained delivery of social housing, preferably at social rented levels, in the key areas of demand.
* Improving the quality of accommodation in rural areas.
* Future proofing housing solutions for an ageing population.
* Supporting individuals and families facing homelessness.
* Increase in the number of disabled facilities grant (DFG) adaptations to enable more disabled / older people to remain living independently at home for longer.
* Increase in either floating support for young adults to help them manage independent accommodation and/or specific accommodation to satisfy the housing need of this cohort.
* Increase in the provision of temporary accommodation for families, of 5 to 10 units.
* Accessing more suitable, supported, affordable accommodation for specific needs and groups.
* Providing specialist housing for residents with a diverse range of support needs.
* More options for young people including care leavers.
* More suitable options for people with a dual diagnosis.
* Heighten the climate change agenda.

# Further comments

* Winchester is a very affluent local authority area. At present most people who live in the District can either afford to live in their own home or are renting in the social housing sector. The middle is getting squeezed out of the area meaning a decrease in community sustainment. WCC need to realise the housing inadequacies in delivering housing for all from rich to poor. As a stock holding authority social housing development should increase not decrease and better management of this would only be of benefit for the District as a whole.
* Wickham Community Land Trust (CLT) focuses on the needs of people unable to remain in their own communities due to high house prices and rental costs - this is common in rural parishes in Winchester but does not feature in this survey.
* Council or government should provide any financial or other incentives to encourage landlords to offer their private properties to those on benefits at an affordable rent, then that would be hugely helpful.
* Need for easily accessible affordable accommodation to reduce homelessness.
* Additional capital funding for agencies and charities to purchase or rent additional accommodation that their trained staff can help manage and offer support to the residents at the same time as preventing people from returning to the streets.
* Local housing providers and support agencies to be considered more readily to help combat some of the housing issues given the local knowledge and the existing expertise in the housing and homelessness field.
* Little reference on sustainability climate emergency toward net zero which are key issues for future homes.
* Widely recognised that establishing an area-wide retrofit scheme to decarbonise private homes will be crucial to the successful achievement of climate change targets at both the national and local levels. Against the backdrop of rising energy prices and cost of living, supporting residents to take action to reduce costs should be a priority whilst helping to tackle 24% of emissions.
* Housing is often a complex and stressful area of work and for it to be delivered well it requires the council to adequately invest in staff to ensure there are enough to meet the ever increasing demands placed on employees.

# Appendix A: Summary of stakeholder responses

|  |
| --- |
| **Winchester County Council Stakeholder Overview**  |
| 1 = Strongly Disagree to 5 = Strongly Agree Not all stakeholders provided a comment / ranking for every statement  | 1  | 2  | 3  | 4  | 5  |
| **Winchester has a balanced housing market that offers choice to all residents**  | xxx xxx  | xx  | xxx x  | xx  |   |
| * Influx of 2 bed homes – a lot of homes now for rent – Winchester have had the largest pipeline of new developments in HHC
* There are a couple of SO schemes and demand is not strong at present
* Regarding OMS – depends on the demographic
* There is choice but accessibility is affected by affordability
 |
| **Winchester has enough provision of specialist accommodation for people as they age**  | xx  | xx  | xxx x  | xxx xx  |   |
|   |
| **There is good support to enable people to live well at home as they age**  | x  | x  | xxx xxxx  | xxx  |   |
| * Leading to local plan policy
* People prefer to stay in their own homes
* Our standard house types go above NDSS
 |
| **There needs to be more help for Key Workers to access homes for rent and sale**  | xx  | x  | xxx  | xx  | xxx xx  |
| * We have tried key worker events and not much uptake
* The definition of Key Worker has widened but demand is still low
 |
| **Winchester needs more affordable rented housing**   |   |   | x  | xxx xx  | xxxx xxxx  |
| - The type of accommodation offered needs to be reviewed – our experience is that there is currently low demand for apartments  |
| **Winchester needs more Low-Cost Housing Options**   |   |   | x  | xxx x  | xxx xxxx  |
| - First Homes affects how many homes are on offer for shared ownership as a product on site  |

|  |
| --- |
|  - Values are very high in this location  |
| **Housing Standards are well established and support quality homes**  |   |   | xxx x  | xxxx xxxx  |   |
| * The current local plan provides clear policy on NDSS and open space standards.
* WCC are proposing to exceed building regs for energy in emerging plan.
* Whilst policies that deliver the highest standard of homes is supported this needs to be considered against the cost of wider policies (Biodiversity Net Gain, Renewable Energy, nutrient mitigation) and viability?
 |
| **The Council should do more to help key incoming workers get homes before residents**  | x  | xxx  | xxxx xxxxx  |   |   |
| - The emerging Local Plan should consider wider options when assessing their overall housing need including scenario testing for economic growth (inward workers) and addressing affordability.  |
| **More could be done to better use the social housing stock. For example, encouraging and supporting smaller households to move to smaller accommodation to free up family housing**  |   |   | xx  | xxxx  | xxx xxxx  |
|  - Needs to be an incentive  |
| **First Time Buyers need more support to access to housing ladder**  |   | x  | xx  | xxx xxx  | Xxx  |
| * Across the board with rising costs
* Support either locally or from Government
 |
| **The private rented market provides good value and is** xx xxxx xxx **managed well** xxx  |
|  -  |
| **The housing provision for students is good quality and in good supply**  |   | x  | xxxx  | xx xxx  | x  |
|   |
| **The private rented market accounts for approximately 16% of the overall market and it should be extended**  | x  | xx  | xxx xxx  | xx  | xx  |
| * Potentially serving another side of the market.
* Flexibility should be built in to respond to changes in the market.
 |
| **Homelessness is a growing issue in Winchester**   |   | x  | xx  | xx xxx  | xxx xxx  |
|   |
| **Winchester Council needs to do more to support people who are threatened with or are homeless**  |   | xx  | xxx xxx  | xx  | xxxx  |
| * There are a lot of pre-court protocols that need to be followed – it is much harder to evict in general.
* Winchester has the lowest number of applicants on the housing register.
 |
| **More people are living in fuel poverty and the Council**  xxx xxx xx **needs to be proactive in providing support** xxx xxx  |
| - What is the additional support that the council could give after the Government. The numbers of gas meters being capped – this could develop as winter progresses.  |
| **There is a good supply of specialist accommodation to meet the needs of people with physical disabilities, mental health challenges, learning disabilities etc.**  | xxxx  | xxx  | xxx  | xxx  |   |
|  - Mental health provision is minimal  |
| **Securing good health through the provision of betterquality homes is a priority for Winchester City Council and there are a good range of interventions to support this outcome**  |   | x  | xxxx  | xxx xxxx  |   |
|  - Refer to the plan – access to provision, amenity space etc – refer to Homes and Place  |

|  |
| --- |
| **Rank the following statements that the Council should consider its housing priorities to be:** **1 = This should be a priority to be tackled immediately to 5 = This is a priority but can wait Tick the end box if this should not be a priority. Reasons and solutions provided for high priorities.**  |
|   | 1  | 2  | 3  | 4  | 5  | Not a priority  |
| **Helping Key Workers to rent or buy a home**  | xx  | xx  | xxx xxx  |   |   | x  |
| • Reasons - Key workers are an important part of society and often help provide essential services such as in the NHS / teachers / LA workers etc but frequently are not so very well paid but they still need a home within a reasonable distance of their workplace.  |

|  |
| --- |
| * This is needed in order to grow resilience of services and to recruit and retain staff
* There isn’t enough specific provision within WCC area and there is a hospital, prison, police HQ etc
* Often on modest incomes but unlikely to get Affordable Housing through the housing register. Impact on service provision, environmental impact of commuting.

 • Solutions * By providing a low interest long term loan for a deposit to either rent or buy.
* Council Homes for All priority
 |
| **Increasing the size of the private rented sector**  | x  | xx  | xxx xxx  | x  |   | x  |
| • Reasons * This is an unregulated and biased market, very few affordable rents are offered especially for those in receipt of benefits, too high deposits and unrealistic guarantor requests
* This should be good quality and priced reasonably in the right locations.
* This is needed in order to grow and increase the affordable rental portfolio
* People can become homeless due to rogue landlords or poor quality of living environment
* Not if this at the expense of private landlords charging higher rents - There is insufficient affordable private sector housing.

 • Solutions * Providing another option to social housing
* More affordable PRS, suitable for families and with Pets.
* Effective landlord liaison, incentives and support for landlords to let to tenants on benefits.

 -  |
| **Increasing the quality and management of the private rented sector**  | xxxx  | xxx  | xxx  | X  |   |   |
| • Reasons * Increasing the quality of the homes provided in the district.
* Poor quality private rented housing and lack of certainty over tenure period/threat of eviction, environmental health enforcement & guidance
* Just need to have more affordable properties available
* There clearly needs to be regulation of the private sector in terms of rent setting - Across the district, particularly in rural areas, there are substandard properties.

 • Solutions - This is being done in part by central government in changes to legislation, tenancy agreements and increased tenure security for private renters - WCC should jump on this opportunity to influence the PS  |

|  |
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| * Lobby for change in law re eviction
* WCC would benefit from a scheme like we had previously, but managed better.
* Work with landlords to improve standards and enforce where necessary.
* Better monitoring of private rented accommodation.
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| **More purpose-built student housing**  |   | xx  | xxxx  | x  |   | xx  |
| • Reasons * Increasing proper student housing reduces demand for students to private rent and in turn for landlords to purchase homes meant for families. - Release HMO pressure on family housing.
* Help create cohesive communities improve community stability

 • Solutions  -  |
| **Helping First Time Buyers to get onto the housing ladder**  | xxx  | xx xxx  | xxx  |   |   |   |
| • Reasons * It would benefit Winchester to help local young people stay local
* Enabling young people to get onto the housing ladder to secure more affordable long term housing.
* If there are no new households coming into the housing market it will dry up and prevent move on anywhere in the market.

 • Solutions * Affordable housing
* Deposit schemes
 |
| **Delivering more Low-Cost Home Ownership solutions**  | xx  | xxx xxxx  | xx  | X  |   |   |
| • Reasons * To provide more choice and accessibility
* Whilst current assistance schemes may help individuals in areas with less expensive homes to when compared to average wages, the current schemes are not flexible enough or even possible for many people in areas such as Winchester with higher than average house prices.
* Need to help people into housing market and into own home so less demand on council waiting lists
* Widening choice/affordability
* Winchester is unaffordable to live in

 • Solutions * To make housing more affordable
* More low cost options are made available
* More needs to be done by social housing providers outside of the traditional
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| shared ownership route. * More affordable options need to be considered
* Bringing in different products to help varying circumstances to secure accommodation i.e. rent to buy assisting with the issue of not having a large deposit.
* Partner with business and developers to create more opportunities for shared ownership
* Key workers schemes. -
 |
| **Delivering more affordable rented homes**  | xx xxx  | xxx xxx  |   | x  |   |   |
| • Reasons * As above in respect of Key Workers, it will similarly assist more people obtain a home.
* The government has given local authority targets which are hard to achieve but this must not be just a numbers exercise!
* Major issue across Winchester District and particularly in rural areas
* Especially for people in receipt of housing benefits, and for keyworkers
* If rents are affordable and allows for saving for a deposit then this helps the housing market and also less demand on social housing, especially if they are working.
* This should be a priority due to high demand - Mismatch of supply and demand - Lack of social housing.

 • Solutions * To continue to build more WCC council homes through the New Homes Delivery Team.
* This will depend on what type of home as we have found that 2 bed apartments for example have limited demand, but houses are more popular.
* This needs to be a sustained calculated delivery in appropriate areas across many years as opposed to a big chunk in one hit in an area of low demand.
* Continuing to build and provide affordable housing for those in housing need. - Work with all housing providers to agree an new build strategy
 |
| **Developing a support package to enable older people to live well at home for longer**  | xxx  | xxxx  | xxx  | x  | x  |   |
| • Reasons * Better solution than institutional care – cost/health and wellbeing
* The area has an ageing population who want to stay in their own homes rather than moving to more suitable accommodation.

 • Solutions  - Work with HCC to look at tech enabled options.  |

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| **Bringing empty homes back into use**  | xxxx  | x  | xxxx  | xx  |   | x  |
| • Reasons * In a housing crisis this would be very beneficial in reducing the risk of homelessness,
* Clearly sensible if cost effective.
* If there are good buildings sitting empty then they should be utilised instead of finding new development plots and having a drawn out process of consultations and planning.
* This would benefit and could be used as TA

 • Solutions * To reduce the waiting list
* To provide more choice
* Providing Housing First properties would relieve the pressure on supported accommodation for those who do not tick the boxes and who struggle to live in a communal setting
 |
| **Building more specialist housing for older people**  | xxx  |   | xxxx  | xx  | xx  | x  |
| • Reasons * Better solution than institutional care – cost/health and wellbeing.
* Combat social isolation

 • Solutions  -  |
| **Building more specialist housing for people with specific needs**  | xxxx  | xxx  | xx  | xx  |   |   |
| • Reasons * This will aid customers being able to be housed correctly from the start and have somewhere to move on to should their needs change
* There is a lack of accessible supported mental health living facilities
* There is a distinct lack of supported housing in the District for adults with low level learning disabilities, low-level care needs, mental health issues etc.
* Ensuring there are homes to meet the needs of everyone.
* There is insufficient housing for those with mental health needs, learning difficulties, substance misuse and even harder if dual diagnosis. These persons often go around different settings getting evicted as not getting the support they need and impact on other residents.
* For disabilities, especially for those with larger families
* Better solution than institutional care – cost/health and wellbeing.
* Combat social isolation
* Lack of LD and mental health supported accommodation.

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| • Solutions * Freeing up homes for those on the GN register.
* The bar for individuals to be accepted to supported accommodation is very high which means there is a gap in the provision of housing for those with support needs who do not meet this high threshold - Appropriate provision in the right location.
* Review existing stock which could be used, new build options and bespoke options.

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| **Improving housing standards for new homes**  | xx  | xxx  | xxxx  | x  | x  |   |
|   |
| **Supporting looked after children leaving care with permanent accommodation and support**  | x  | xxx  | xx xxx  |   |   |   |
| • Reasons * This will aid applicants be successful in their tenancies by being housed with the correct support in the first instance.
* Rather than having children have to move home and accommodation so frequently more permanent suitable accommodation would be beneficial to their care.
* These are vulnerable young adults who often have not had guidance in how to look after themselves or budget or other essential life skills and often have trauma that is not dealt with appropriately. They need specialist housing to support them and not expect them to know how to live in an adult world when so young. They all too often become victims as so vulnerable and in turn get evicted and moved around different settings until they become 25 and then left to fend for themselves.
* Young person accommodation is lacking especially for those who are Care leavers and lack daily living skills.

 • Solutions  -  |
| **Focusing on fuel poverty and the costs of living crisis**  | xx xxx  | xxx  | xxx  | x  |   |   |
| • Reasons * This is a priority for all.
* No sustainable or green alternatives feature on this list but that would mean long term reduction in fuel poverty.
* Biggest impact on households including those who would not normally be seeking assistance.
* This is essential for health, well-being but importantly the climate crisis.
* This will have a huge impact on physical health but also mental health which in
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| turn is likely to increase risk of ASB if not a priority to have help easily available. * Increasing fuel costs
* Increasing number of residents across the district who are struggling to pay bills. .

 • Solutions * Ensure houses available to those on benefits have good insulation and perhaps solar panels to reduce every day running costs
* Bring partner organisations together to pool resources.
* Go out into the community to offer advice and support.
* Use Low Income Family Tracker to proactively identify those who aren’t claiming eligible benefits
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| **Building more temporary accommodation for households that are homeless**  |   | xx xxx  | xx xx  | x  |   | xx  |
| • Reasons * A particular on quality supported provision for single homeless people as well as housing first individual units for those that do not cope with sharing
* There has been a significant rise in homelessness in recent times and this has evidence the lack of appropriate family temporary accommodation in the District.
* Preferable to hotel or bed and breakfast and sadly needed at present.
* Reduce the impact of homelessness on people and services and to reduce numbers of those choosing or forced to sleep on the streets
* With cost of living crisis, impact of COVID-19 and job losses and changes in private rented sector and high rental charges there is increased threat now of households becoming homeless.
* There is insufficient stock for families or for very large families.
* This is a need as growing demand for families

 • Solutions * WCC is proud of its very limited use of hotels, B&Bs etc but this will not continue without further development. There is also a definite need for adapted temporary accommodation.
* Beneficial to build more temporary accommodation rather than have people out on the street.
 |
| **Using the private rented sector to support households that are homeless to live in the private rented sector**  | xx  | xx xxx  | xx  |   | x  |   |
| • Reasons * This currently is impossible or available in Winchester due to high rents, deposits and a disregard for people claiming housing benefit.
* Sensible response to increased homelessness.
* To reduce and prevent homelessness
* This would relieve some of the pressures of housing homeless though many people who get evicted need guidance to prevent it happening again so not suitable for all
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| households. Would be good for those with specific accommodation needs e.g. level access.  - Potentially better housing solution and speed of access  • Solutions * Deposit letting
* Guarantee schemes
* Providing another option to social housing, although this should be good quality and priced reasonably in the right locations.
* Perhaps by ensuring some form of financial government incentive for potential landlords in order to encourage them to rent out their properties to those on benefits. Perhaps a reduction in council tax or some other incentive.
* We would benefit from the City lets scheme being re-instated and managed effectively

 -  |
| **Helping homeowners to improve the quality of their homes to support good health**  |   | xx  | xxx  | xx  | x  | xxx  |
| • Reasons * Essential to reduce district carbon emissions - domestic energy use makes a significant contribution to emissions.
* Of course this would be beneficial for all, and it would mean savings in NHS funding

 • Solutions  -  |
| **Helping landlords to improve the quality of their homes to support good health**  | x  | xx  | xx  | xx xx  |   | x  |
| • Reasons * Ensuring existing stock meets our zero-carbon strategy
* Addressing energy ratings
* Essential to reduce district carbon emissions - domestic energy use makes a significant contribution to emissions.
* Of course this would be beneficial for all, and it would mean savings in NHS funding

 • Solutions  -  |
| **Helping older people to rightsize as they age, potentially freeing up family accommodation**  | xx xx  | xx xxx  | x  | x  | x  |   |
| • Reasons * We have a number of households under occupying
* Potentially makes more homes available –
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| -  | Make best use of stock and free up valuable family homes for those in need.  |
| -  | Its important for people to downsize from family sized housing as they age so its easier to manage should they no longer be able to.  |
| -  | In social housing there are many households under-occupying. HB will pay for older persons under-occupying but these are the households in larger homes when only 1 bedroom need.  |
| -  | More needs to be done to ensure there are suitable 1 bed homes (as not all want sheltered and want own garden)  |
| -  | More encouragement and support given to them to downsize.  |
| -  | Better housing solutions for some  |
| -  | Frees up other stock   |
| •  | Solutions  |
| -  | Freeing up homes would help relieve the waiting the list.  |
| -  | Flexible transfer policies in social rented sector and help with moving costs  |
| -  | Need to offer desirable options (London Borough developed a housing development specifically for this group).  |
| -  | Frees up housing for families and those wishing to upsize into a family home.  |
| -  | Introduce a policy to ensure there is rotation of stock so families are not left overcrowded and older persons left struggling to manage in a larger home  |
| -  | Increase incentives and support to assist older people to move.  |
| -  | Work with HCC to look at demand modelling.  |