



People and Health Overview Committee

Date: Thursday, 30 November 2023
Time: 10.00 am
Venue: Council Chamber, County Hall, Dorchester, DT1 1XJ

Members (Quorum: 3)

Mike Parkes (Chairman), Cathy Lugg (Vice-Chairman), Tony Alford, Pauline Batstone, Jean Dunseith, Beryl Ezzard, Ryan Holloway, Stella Jones, Rebecca Knox and Howard Legg

Chief Executive: Matt Prosser, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic Services Meeting Contact 01305 224185 - george.dare@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda.

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Agenda

Item		Pages
1.	APOLOGIES	
	To receive any apologies for absence.	
2.	DECLARATIONS OF INTEREST	
	To disclose any pecuniary, other registrable or non-registrable interest as set out in the adopted Code of Conduct. In making their disclosure councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.	
	If required, further advice should be sought from the Monitoring Officer in advance of the meeting.	
3.	MINUTES	5 - 10

To confirm and sign the minutes of the meeting held on 17 October 2023.

4. PUBLIC PARTICIPATION

Representatives of town or parish councils and members of the public who live, work, or represent an organisation within the Dorset Council area are welcome to submit either 1 question or 1 statement for each meeting. You are welcome to attend the meeting in person or via Microsoft Teams to read out your question and to receive the response. If you submit a statement for the committee this will be circulated to all members of the committee in advance of the meeting as a supplement to the agenda and appended to the minutes for the formal record but will not be read out at the meeting. **The first 8 questions and the first 8 statements received from members of the public or organisations for each meeting will be accepted on a first come first served basis in accordance with the deadline set out below.** For further information read [Public Participation - Dorset Council](#)

All submissions must be emailed in full to george.dare@dorsetcouncil.gov.uk by 8.30am on Monday, 27 November 2023

When submitting your question or statement please note that:

- You can submit 1 question or 1 statement.
- a question may include a short pre-amble to set the context.
- It must be a single question and any sub-divided questions will not be permitted.
- Each question will consist of no more than 450 words, and you will be given up to 3 minutes to present your question.
- when submitting a question please indicate who the question is for (e.g., the name of the committee or Portfolio Holder)
- Include your name, address, and contact details. Only your name will be published but we may need your other details to contact you about your question or statement in advance of the meeting.
- questions and statements received in line with the council's rules for public participation will be published as a supplement to the agenda.
- all questions, statements and responses will be published in full within the minutes of the meeting.

5. COUNCILLOR QUESTIONS

To receive questions submitted by councillors.

Councillors can submit up to two valid questions at each meeting and sub divided questions count towards this total. Questions and

statements received will be published as a supplement to the agenda and all questions, statements and responses will be published in full within the minutes of the meeting.

The submissions must be emailed in full to george.dare@dorsetcouncil.gov.uk by 8.30am on Monday, 27 November 2023.

[Dorset Council Constitution](#) – Procedure Rule 13

6. URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4)b) of the Local Government Act 1972. The reason for the urgency shall be recorded in the minutes.

7. COMMITTEE'S WORK PROGRAMME AND CABINET'S FORWARD PLAN 11 - 20

To consider the Committee's Work Programme and the Cabinet Forward Plan.

8. HOME IN ON HOUSING - DORSET COUNCIL'S HOUSING STRATEGY 21 - 122

To consider a report of the Portfolio Holder for Adult Social Care, Health, and Housing.

9. EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph x of schedule 12 A to the Local Government Act 1972 (as amended). The public and the press will be asked to leave the meeting whilst the item of business is considered.

There are no exempt items scheduled for this meeting.

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PEOPLE AND HEALTH OVERVIEW COMMITTEE

MINUTES OF MEETING HELD ON TUESDAY 17 OCTOBER 2023

Present: Cllrs Mike Parkes (Chairman), Tony Alford, Beryl Ezzard, Ryan Holloway, Stella Jones, Rebecca Knox and Howard Legg

Apologies: Cllrs Cathy Lugg and Jean Dunseith

Also present: Cllr Cherry Brooks and Cllr Jane Somper

Officers present (for all or part of the meeting):

Andrew Billany (Corporate Director for Housing), Vivienne Broadhurst (Executive Director - People Adults), George Dare (Senior Democratic Services Officer), Paul Dempsey (Corporate Director - Care & Protection), Theresa Leavy (Executive Director of People - Children), Jonathan Price (Corporate Director for Commissioning), Claire Shiels (Corporate Director - Commissioning & Partnerships), Liz Curtis-Jones (Principal Lead Best Start in Life), Joshua Kennedy (Apprentice Democratic Services Officer) and Kaye Wright (Youth Voice Manager)

29. Apologies

Apologies for absence were received from Councillors Cathy Lugg and Jean Dunseith.

30. Declarations of Interest

There were no declarations of interest.

31. Minutes

The minutes of the meeting held on 14 September 2023 were confirmed and signed.

32. Public Participation

There was no public participation.

33. Councillor Questions

There were no questions from councillors.

34. Urgent Items

There were no urgent items.

35. Committee's Work Programme and Cabinet's Forward Plan

Members noted the committee's work programme and forward plan.

The work programme would be revised to enable the next meeting to have more focus on the Housing Strategy.

36. Adults & Housing Directorate Peer Review and Action Plan

The Portfolio Holder for Adult Social Care, Health, and Housing introduced the item, and the Programme Lead outlined the report. The peer review was designed to support the council in preparing for the new CQC Annual Assurance regime. An action plan was developed from the findings of the review. A presentation was given to members, and it is attached to these minutes.

Members discussed the report and raised the following points:

- The action plan in the report was high level. The inspection will produce a detailed report.
- Connections between the peer review and the housing directorate were being made.
- There needed to be a way to measure how successful the council is in responding to the action plan.

37. Adopting Care Experience as a Protected Characteristic

The Corporate Director for Care and Protection introduced the report and gave a presentation which is attached to these minutes. The presentation outlined the protected characteristics in the Equality Act 2010 and gave background details to adopting care experience as a protected characteristic. Approximately 50 councils had adopted care experience as a local protected characteristic, and it was a recommendation from the national children's social care review.

Members asked questions and discussed the report. The following points were raised:

- The care leaver service could help care leavers identify as care experienced.
- What members could do as corporate parents to help champion care experience as a protected characteristic.

- It would be important for care leavers to identify as a care leaver on applications forms so they can receive support.

Proposed by Cllr Jones, seconded by Cllr Holloway.

Decision:

That the following recommendations be made to Cabinet:

1. To support the development of an agreed definition of care experienced for the purpose of making this a protected characteristic.
2. To agree that 'care experience' will be treated as if it were a Protected Characteristic under the Equalities Act 2010 so that decisions on future services and policies made and adopted by Dorset Council are assessed and consider the impact on people with care experience.
3. To approve the amendment of Dorset Council's Equality, Diversity and Inclusion Strategy 2021-2024 to reflect 'care experience' being treated as if it were a protected characteristic and the development of specific actions to reduce the disadvantage and discrimination that care experienced people face.

38. The Families First for Children Pathfinder Delivering the Government's Stable Homes, Built on Love Strategy

The Executive Director of People – Children introduced the report on the Families First for Children Pathfinder. Dorset Council was selected by the Department for Education to be one of three pilot local authorities for the pathfinder. The council had received the first round of funding and was expecting more further funding in November.

The Corporate Director for Care and Protection gave a presentation which is attached to these minutes. The presentation outlined the recommendations, the six pillars of the strategy, developing a new model to deliver the pathfinder, the progress made, and the financial implications to the council.

Members asked questions on the report and raised the following points:

- The Treasury were supportive if the programme to keep children in their extended families.
- The police and health services would like additional funding for the programme but have not received any.
- The current system had a focus on crisis intervention; however the programme would change the integrated care system to focus on early intervention and prevention.
- The family help pillar could be achieved through family hubs and creating networks of support.

Proposed by Cllr Ezzard, seconded by Cllr Jones.

Decision

That the People and Health Overview Committee recommend to Cabinet that the approach to delivering the Families First for Children Pathfinder be adopted by the council.

39. Report on the Dorset Education Board

The Executive Director of People – Children introduced the report and outlined several key parts of the report. These included the statistics for Ofsted inspections of Dorset schools, attainment of English and Maths, and recruiting and retaining staff working in the education sector.

In response to questions from members, the Executive Director of People – Children advised that the council does not differentiate between maintained schools and academies. She also advised that the Belonging Strategy had received a soft launch with school leaders, and it would ensure that there was support for schools with link workers, and that youth practitioners would work alongside schools to encourage children to attend school.

Members noted the report.

40. Expansion of funded childcare offer from April 2024

The Principal Lead for Best Start in Life introduced the report on the expansion of the funded childcare offer. The expansion was announced by the Chancellor in the Spring Budget and the council would be responsible for distributing funding on behalf of the Government. Members received a presentation, which is attached to these minutes, and it included details on national changes to support the policy implementation, providing grants to new registered childminders, and it outlined the implementation plan.

Members discussed the report and asked questions of the officers. The following points were raised:

- In preparation for challenges from an increased childcare demand, the support that may be needed for childcare was being mapped, areas where childminders may be needed were being identified, and best practice was being shared among local authorities.
- Parents would need to earn £100,000 each before they need to pay for childcare.
- Funding would be received through the dedicated schools grant for early years.
- The funding received would be per child.
- The ratios of staff to children would depend on the age of the child.
- Local provider agreements state that they should not charge parents extra for equipment to prevent discrimination.

Proposed by Cllr Ezzard, seconded by Cllr Holloway.

Decision

The approach to the expansion of funded childcare offer from April 2024 be recommended to Cabinet for adoption by the Council.

41. **Exempt Business**

There was no exempt business.

Duration of meeting: 10.00 am - 12.00 pm

Chairman

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People and Health Overview Committee Work Programme

Meeting Date: 30 November 2023

Report Title	Aims and Objectives	Lead Officers / Members	Other Information
Housing Strategy	<ul style="list-style-type: none"> A review of the Housing Strategy following the public consultation and drafting of the final strategy. To make any recommendations to Cabinet 	<p>Andrew Billany – Corporate Director for Housing</p> <p>Cllr Jane Somper – Portfolio Holder for Adult Social Care, Health, and Housing</p>	<ul style="list-style-type: none"> Consideration by Cabinet on 5 December and Full Council on 14 December.

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Meeting Date: 6 February 2024

Report Title	Aims and Objectives	Lead Officers / Members	Other Information
Pathfinder Implementation Plan	<ul style="list-style-type: none"> To outline the plan for the implementation of the Families First for Children Pathfinder. 	<p>James Boxer – Programme Manager, Children’s Social Care Review</p> <p>Cllr Byron Quayle – Portfolio Holder for Children, Education, Skills, and Early Help</p>	
Social Mobility	<ul style="list-style-type: none"> To review findings of work around social mobility and to receive information on future 	Claire Shiels – Corporate Director for Commissioning and Partnerships	

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	policy opportunities to improve social mobility outcomes.	Cllr Byron Quayle – Portfolio Holder for Children, Education, Skills, and Early Help	
Sufficiency Strategy	<ul style="list-style-type: none"> To review the strategy that will meet the sufficiency duty over the next 3 years. 	<p>Claire Shiels – Corporate Director for Commissioning and Partnerships</p> <p>Cllr Byron Quayle – Portfolio Holder for Children, Education, Skills, and Early Help</p>	
Equality, Diversity, and Inclusion Strategy	<ul style="list-style-type: none"> To review the refreshed EDI Strategy and make any recommendations to Cabinet. 	<p>James Palferman-Kay – Equality, Diversity, and Inclusion Officer</p> <p>Cllr Jill Haynes – Portfolio Holder for Corporate Development and Transformation</p>	<ul style="list-style-type: none"> Consideration by Cabinet on 12 March 2024

Meeting Date: 19 March 2024

Report Title	Aims and Objectives	Lead Officers / Members	Other Information

Unscheduled Committee Items

Report Title	Aims and Objectives	Lead Officers / Members	Other Information
Adults & Housing 10yr Transformation, Investment & Reform Plan	<ul style="list-style-type: none"> To provide an update on the Adults & Housing 10-year Transformation, Investment & Reform programme. 	Jonathan Price – Corporate Director for Commissioning Andrew Billany – Corporate Director for Housing Cllr Jane Somper – Portfolio Holder for Adult Social Care, Health, and Housing	
Community Safety Plan 2023-26 and Pan-Dorset Reducing Reoffending Strategy 2023-26		Andy Frost – Service Manager for Community Safety Cllr Laura Beddow – Portfolio Holder for Culture and Communities	<ul style="list-style-type: none"> Report to be considered by Cabinet and Full Council

Informal Work of the Committee:

Date	Topic	Format	Members	Lead Officers / Members	Other Information

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**The Cabinet Forward Plan - December to March 2023
For the period 1 NOVEMBER 2023 to 29 FEBRUARY 2024
(Publication date – 7 NOVEMBER 2023)**

Explanatory Note:

This Forward Plan contains future items to be considered by the Cabinet and Council. It is published 28 days before the next meeting of the Committee. The plan includes items for the meeting including key decisions. Each item shows if it is 'open' to the public or to be considered in a private part of the meeting.

Definition of Key Decisions

Key decisions are defined in Dorset Council's Constitution as decisions of the Cabinet which are likely to -

- (a) to result in the relevant local authority incurring expenditure which is, or the making of savings which are, significant having regard to the relevant local authority's budget for the service or function to which the decision relates (**Thresholds - £500k**); or
- (b) to be significant in terms of its effects on communities living or working in an area comprising two or more wards or electoral divisions in the area of the relevant local authority."

In determining the meaning of "*significant*" for these purposes the Council will have regard to any guidance issued by the Secretary of State in accordance with section 9Q of the Local Government Act 2000 Act. Officers will consult with lead members to determine significance and sensitivity.

Cabinet Portfolio Holders 2023/24

Spencer Flower	Leader / Governance, Performance and Communications
Gary Suttle	Deputy Leader and Finance, Commercial and Capital Strategy
Ray Bryan	Highways, Travel and Environment
Jill Haynes	Corporate Development and Transformation
Laura Beddow	Culture and Communities
Simon Gibson	Economic Growth and Levelling Up
Andrew Parry	Assets and Property
Byron Quayle	People – Children, Education, Skills, and Early Help
Jane Somper	People - Adult Social Care, Health, and Housing
David Walsh	Planning

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
December					
<p>Housing Strategy</p> <p>Key Decision - Yes Public Access - Open</p> <p>To consider and agree the Housing Strategy.</p> <p>Page 16</p>	<p>Decision Maker Dorset Council</p>	<p>Decision Date 14 Dec 2023</p>	<p>People and Health Overview Committee 30 Nov 2023</p> <p>Cabinet 5 Dec 2023</p>	<p>Portfolio Holder for People - Adult Social Care, Health and Housing</p>	<p><i>Sharon Attwater, Service Manager for Housing Strategy and Performance sharon.attwater@dorsetcouncil.gov.uk, Andrew Billany, Corporate Director for Housing andrew.billany@dorsetcouncil.gov.uk, Sarah Smith, Housing Strategy Lead sarah.smith@dorsetcouncil.gov.uk Executive Director, People - Adults</i></p>
<p>Dorset Shared Prosperity Fund Investment Plan</p> <p>Key Decision - Yes Public Access - Open</p> <p>To seek Cabinet endorsement of the Dorset Shared Prosperity Fund Investment Plan, incorporating the Dorset Rural England Prosperity Fund addendum</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 5 Dec 2023</p>		<p>Portfolio Holder for Economic Growth and Levelling Up</p>	<p><i>Jon Bird, Service Manager for Growth and Economic Regeneration jon.bird@dorsetcouncil.gov.uk Executive Director, Place (John Sellgren)</i></p>

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
<p>The proposed sale of Wilkins Farm, Cann</p> <p>Key Decision - Yes Public Access - Fully exempt</p> <p>A report seeking approval to the sale of Wilkins Farm, Cann</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 5 Dec 2023</p>		<p>Portfolio Holder for Assets and Property</p>	<p><i>Tim Hulme, Head of Assets and Property</i> <i>tim.hulme@dorsetcouncil.gov.uk</i> <i>Executive Director, Place (John Sellgren)</i></p>
<p>January 2024</p>					
<p>Quarter 3 Financial Monitoring Report 2023/24</p> <p>Key Decision - No Public Access - Open</p> <p>To consider the Quarter 3 Financial Monitoring Report 2023/24.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 30 Jan 2024</p>		<p>Deputy Leader and Portfolio Holder for Finance, Commercial and Capital Strategy</p>	<p><i>Sean Cremer, Corporate Director for Finance and Commercial</i> <i>sean.cremer@dorsetcouncil.gov.uk</i> <i>Executive Director, Corporate Development - Section 151 Officer (Aidan Dunn)</i></p>
<p>Voluntary and Community Sector Strategy</p> <p>Key Decision - Yes Public Access - Open</p> <p>The new Voluntary and Community Sector Strategy aims to set out how Dorset Council will enable a thriving, sustainable and dynamic voluntary, and community sector to flourish and help improve the lives of individuals and communities in Dorset over coming years.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 30 Jan 2024</p>	<p>People and Health Overview Committee 30 Nov 2023</p>	<p>Portfolio Holder for Culture and Communities</p>	<p><i>Laura Cornette, Business Partner - Communities and Partnerships</i> <i>Laura.cornette@dorsetcouncil.gov.uk</i> <i>Executive Director, Corporate Development - Section 151 Officer (Aidan Dunn)</i></p>

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
<p>Budget strategy and medium-term financial plan (MTFP)</p> <p>Key Decision - Yes Public Access - Open</p> <p>To consider a report of the Portfolio Holder for Finance, Commercial and Capital Assets.</p>	<p>Decision Maker Dorset Council</p>	<p>Decision Date 13 Feb 2024</p>	<p>Cabinet 30 Jan 2024</p> <p>Place and Resources Scrutiny Committee 17 Jan 2024</p> <p>People and Health Scrutiny Committee 12 Jan 2024</p>	<p>Deputy Leader and Portfolio Holder for Finance, Commercial and Capital Strategy</p>	<p><i>Sean Cremer, Corporate Director for Finance and Commercial sean.cremer@dorsetcouncil .gov.uk Executive Director, Corporate Development - Section 151 Officer (Aidan Dunn)</i></p>

March

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<p>Procurement Forward Plan Report - Over £500k (2023-2025)</p> <p>Key Decision - Yes Public Access - Open</p> <p>The Council defines a key decision, in terms of procurement activity, as those with financial consequence of £500k or more. This report will provide notice of the planned/known procurement activities that Cabinet will need to make a key decision on for 2024/25.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 12 Mar 2024</p>		<p>Deputy Leader and Portfolio Holder for Finance, Commercial and Capital Strategy</p>	<p><i>Dawn Adams, Service Manager for Commercial and Procurement dawn.adams@dorsetcouncil.gov.uk Chief Executive (Matt Prosser)</i></p>
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April

Subject / Decision	Decision Maker	Date the Decision is Due	Other Committee(s) consulted and Date of meeting(s)	Portfolio Holder	Officer Contact
<p>Quarter 4 Financial Monitoring 2023/24</p> <p>Key Decision - No Public Access - Open</p> <p>To consider the Quarter 4 Financial Monitoring Report 2024/25.</p>	<p>Decision Maker Cabinet</p>	<p>Decision Date 16 Apr 2024</p>		<p>Deputy Leader and Portfolio Holder for Finance, Commercial and Capital Strategy</p>	<p><i>Sean Cremer, Corporate Director for Finance and Commercial</i> <i>sean.cremer@dorsetcouncil.gov.uk</i> <i>Executive Director, Corporate Development - Section 151 Officer (Aidan Dunn)</i></p>

Private/Exempt Items for Decision

Each item in the plan above marked as 'private' will refer to one of the following paragraphs.

1. Information relating to any individual.
2. Information which is likely to reveal the identity of an individual.
3. Information relating to the financial or business affairs of any particular person (including the authority holding that information).
4. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office holders under, the authority.
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.
6. Information which reveals that the shadow council proposes:-
 - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or
 - (b) to make an order or direction under any enactment.
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

People and Health Overview Committee

30 November 2023

Home In On Housing – Dorset Council’s Housing Strategy

For Recommendation to Cabinet

Portfolio Holder: Cllr J Somper, Adult Social Care, Health and Housing

Local Councillor(s): All

Executive Director: V Broadhurst, Executive Director of People - Adults

Report Authors: Sarah Smith, Housing Strategy Lead
Sharon Attwater, Service Manager for Housing Strategy and Performance
Andrew Billany, Corporate Director for Housing and Community Safety

Tel: 01305 221802

Email: sarah.smith@dorsetcouncil.gov.uk

Report Status: Public

Brief Summary:

The Dorset Council Housing Strategy is a high-level document setting out our vision, aims and objectives for housing in Dorset.

The strategy brings together extensive research and analysis of housing issues from a local and national context. Internal and external stakeholder engagement and responses to a 10-week public consultation have also helped to shape the strategy.

The consultation asked participants what was most important, in terms of housing, and to comment on our proposed vision, aims and objectives. We received 2137 responses. A full report is at Appendix B.

The strategy outlines the housing pressures facing Dorset residents. It sets out our strategic approach to meeting these challenges and is supported by a high-

level themed action plan. A detailed delivery plan plus supporting strategies, policies and procedures will be developed over the lifetime of the strategy and set out how these objectives will be delivered.

Recommendation:

That Members recommend the housing strategy and its objectives to Cabinet.

Reason for Recommendation:

1. Background

- 1.1 All Councils are required to have a Housing Strategy under the Local Government Act 2003. The Act requires Dorset Council to have a clear vision for housing, together with targets and objectives and policies on how it intends to manage and deliver its strategic housing role. It should provide an overarching framework against which the Council considers and formulates other policies on more specific housing issues.
- 1.2 Housing Strategies must address all relevant issues and be consistent with any community strategies. It should consider local housing related issues, needs and challenges, and reflect national policies.
- 1.3 This is not a stand-alone document, and it reflects and links to the Council Plan, aims of the Transformation Programme, the draft Local Plan and key Council strategies and workstreams. The strategy is also part of our Policy Framework and sits above existing housing policies and strategies such as the Housing Allocations Policy and the Rough Sleeping and Homelessness Strategy.
- 1.4 It replaces the existing legacy housing strategies and creates a single document which represents the needs of Dorset Council as one authority.
- 1.5 The strategy is not a Planning document.
- 1.6 The strategy is due to be considered by Cabinet on 5 December 2023 and Full Council for approval on 14 December 2023.

2. The Housing Strategy

- 2.1 Our vision is *'to ensure our residents have access to affordable, suitable, secure homes where they can live well as part of sustainable and thriving communities'*.
- 2.2 Access to good housing is essential for a good life, enables people, families, and communities to thrive. Inadequate housing can contribute to health inequalities for anyone.
- 2.3 As a non-stock holding council, our role is to support, enable and commission the delivery of housing, and related services, which meet our resident's needs, as well as shaping the future of housing developments in our area.
- 2.4 To support this work, we need to have a clear understanding of the needs of our residents both now, and in the future. We can bring together a range of data which support us to develop housing needs maps to influence the delivery of the right types of homes, in the right places.
- 2.5 Dorset's residents should have the most secure form of housing possible. They should live in well-designed and well-built homes which meet their needs, are accessible and maintained to a decent standard.
- 2.6 Housing that people can afford to buy, or rent is difficult for some of our residents across the sector. A range of factors affect the housing market and how people meet these costs.
- 2.7 Growth in housing supply is a priority, but it is essential that delivery is not just about numbers. Providing homes which are the right type, the right tenure and in the right place are also key.
- 2.8 Sustainable development and improving existing homes that are well connected to places of employment, education, care, and other community facilities supports economic growth.
- 2.9 The Housing Strategy sets out our aims and 4 key objectives:
 - (i) Housing Need: Enabling residents to live safe, healthy, independent lives in homes that meet their needs.
 - (ii) Housing Supply: Driving the delivery of homes people need and can afford to live in.

- (iii) Housing Standards: Improving the quality, standard, and safety of homes.
- (iv) Prevention of Homelessness: Support, at the right time, to people in crisis to prevent homelessness.

2.10 The high-level themes for delivery plan outlines the scope of how we aim to deliver the objectives and meet the aims and outcomes for Dorset residents. It will be supported by a detailed delivery plan which will set out the projects, policies and strategies needed to achieve the vision.

2.11 Delivering the strategy will require the Council to continue and build on our partnership approach.

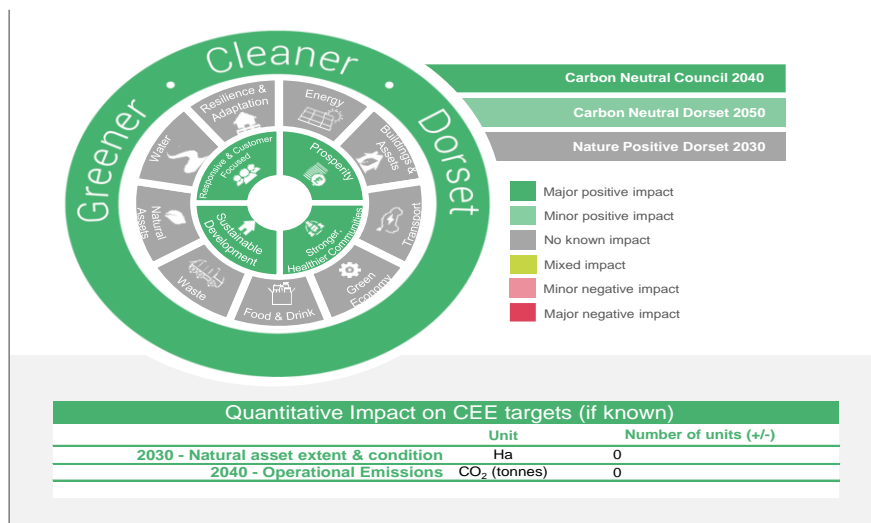
3. Financial Implications

A future detailed delivery plan will inform how the Council intends to financially commit to achieving housing priorities and will assist with future budget decisions.

4. Natural Environment, Climate & Ecology Implications

Overall, the strategy seeks to have a positive impact by supporting improving standards of existing homes and the delivery of houses which are energy efficient, meet accessible housing standards, and the actions set out in the Natural Environment, Climate and Ecological Strategy.

The current assessment illustrated in the table below is high level only. Assessments will be completed for the detailed delivery plan actions as they are developed.



ACCESSIBLE TABLE SHOWING IMPACTS

Natural Environment, Climate & Ecology Strategy Commitments	Impact
Energy	No known impact
Buildings & Assets	No known impact
Transport	No known impact
Green Economy	No known impact
Food & Drink	No known impact
Waste	No known impact
Natural Assets & Ecology	No known impact
Water	No known impact
Resilience and Adaptation	No known impact

Corporate Plan Aims	Impact
Prosperity	strongly supports it
Stronger healthier communities	strongly supports it
Sustainable Development & Housing	strongly supports it
Responsive & Customer Focused	strongly supports it

5. Well-being and Health Implications

- 5.1 Housing quality has a significant impact on both physical and mental health with people who live in poor quality homes experiencing more ill health than those who live in good quality housing. Inadequate housing contributes to the inequalities in health that we see in Dorset between different groups of people, with people on lower incomes, and those who are most vulnerable, more likely to be affected by the problems caused by substandard housing, as well as other factors which drive health inequalities.

- 5.2 As well as the condition of housing, the health impact of housing includes whether homes are overcrowded and whether they meet the physical needs of the occupants. Concerns about security of tenure, not being able to pay bills, and the threat of homelessness have all been shown to have a negative impact on health, especially on children.

- 5.3 By improving the condition and standards of existing homes, meeting the specific property needs of some of our residents, and ensuing

that future developments support and promote health, we can we create healthy and thriving communities.

6 Other Implications

Policies developed or amended during the delivery of the strategy will be assessed against Planning policies and the Local Plan, as it is developed, the Rural Proofing Assessment and Dorset Council's Natural Environment, Climate & Ecology Decision Wheel.

7 Risk Assessment

7.2 HAVING CONSIDERED: the risks associated with this decision; the level of risk has been identified as:

Current Risk: Medium

Residual Risk: Medium

8 Equalities Impact Assessment

See the EqIA at Appendix C

9 Appendices

1. Dorset Council Housing Strategy
2. Appendix A – Supplementary Data
3. Appendix B – Consultation Report
4. Appendix C – Equality Impact Assessment

10 Background Papers

None



Dorset
Council

Dorset Council
Housing Strategy
January 2024 – January 2029

Our vision is to ensure our residents have access to affordable, suitable, secure homes where they can live well as part of sustainable and thriving communities.

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Foreword

I am pleased to introduce Dorset Council's Housing Strategy. This sets out our priorities for housing over the next five years. It shows how we intend to bring our vision to life, and I am delighted to have been part of its development.

We know that homes that are safe, warm, and suitable can result in a better quality of life. We want this for all our residents because good housing can improve our health and financial well-being to help us feel safe and secure. It can help support thriving communities and reduce the impact on our environment. Housing can give children the best start in life and help us access education, skills, and employment.

National and local housing shortages have created challenges for our residents. Although Dorset has become a popular place for people to move and retire to, some of our working-age residents are struggling to afford to live here as house prices rise.

Our most vulnerable residents also find it difficult to find suitable homes. We work hard to support them when they face barriers. Without this extra support, people in crisis or with extra needs, spend more time in unsuitable accommodation.

Working with partner agencies we can improve access to good housing in our area. This Housing Strategy aims to identify and enable solutions to tackle these challenges.

I would like to say thank you to all those across our Council teams who do so much for our residents. Together with our partners in the social housing sector, private rented sector, and voluntary organisations, they are making a positive difference to the lives of people in Dorset. This strategy aims to support them to continue to do so.

Cllr Graham Carr-Jones, Lead Member for Housing

1 Introduction

Our vision is to ensure our residents have access to affordable, suitable, secure homes where they can live well as part of sustainable and thriving communities.

The following strategy sets out our priorities and approach we will take as a Local Authority and working with partners to meet local housing needs and objectives. Dorset Council has statutory duties relating to housing, which will be referred to in this document. It also has a key role in encouraging, supporting, and enabling partners and other organisations to deliver good and effective housing solutions.

The Strategy is broad and recognises the fact that good housing is essential for a good life, and enables people, families, and communities to thrive. This Strategy is an important guide to what we will do as a bold and ambitious Housing Authority but also in laying down our objectives for others such as registered providers of social housing and developers to deliver and setting the tone for this to be done well for Dorset residents. The Housing Strategy is not the Local Plan, and it does not set out planning policies.

It provides:

- a framework to guide us and our partners in tackling housing issues facing our area.
- a clear strategy set in local, regional, and national context.

This strategy is for up to five years, but it is a living document, which supports effective delivery of housing outcomes over that period. This means that plans will be applied or adapted to meet national or local policies as needed and stay relevant and effective to local needs. We will set out delivery plans to make sure that objectives are achieved and kept under review where improvements or adaptations are introduced.

This strategy was developed with the community, organisations and residents who contributed to our public consultation and elected councillors who were involved in individual and group discussions and webinars. It was also developed with assistance from Dorset Council's housing services, adult social care, children's services, and planning services as well as housing association and health partners.

To support the consultation, we provided information from:

- the 2021 Census
- the Icen Housing Needs Assessment (a report outlining the number of homes needed in Dorset)
- NOMIS (Official Census and Labour Market Statistics)
- partner organisations (Registered Providers of Social Housing, Public Health Dorset, Dorset Local Enterprise Partnership, Dorset NHS, and the Homelessness Forum)
- Dorset Council knowledge and data
- internal and external engagement activities

The ten-week consultation took place from 3 July 2023 to 2 October 2023. Key findings from this supported the development of the strategy.

Following the consultation, our State of Dorset data set is now being updated to include housing information. In addition to this, we have provided some supplemental information setting out housing data in Dorset.

This strategy is not a stand-alone document. It supports our Council Plan and sits alongside other key strategies and plans. These include the following:

- A Better Life Strategy
- Birth to Settled Adulthood Programme
- Homelessness & Rough Sleeping Strategy
- Economic Growth Strategy
- Domestic Abuse Strategy
- Natural Environment, Climate & Ecology Strategy
- Children's Services Sufficiency Strategy (pending)
- Corporate Parenting Strategy
- Dorset Council Planning for Climate Change - Interim Guidance and Position Statement
- Local Transport Plan

Dorset Council will be developing a new Local Plan setting out our planning policies and proposals for new developments. Findings from the consultation will be fed into the Local Plan team. During the development of this Housing Strategy close engagement with our Planning service has been carried out to ensure its objectives can be supported and that the approaches are aligned.

2 Summary

The Housing Strategy has identified a range of actions for Dorset Council and other public bodies, housing associations, and community organisations to improve access to housing that meets identified need in the local area. It promotes working outside organisational boundaries and prioritising actions to meet the needs of our residents. The framework of actions will be further supported and monitored against a more detailed delivery plan. The delivery plan will be focused on achieving the most effective outcomes and updated to meet any new or changing regulatory or legislative requirements.

3 National Context

Nationally, it is common that demand for affordable and accessible homes exceeds the supply. The government recognises this as a priority. Several policies and initiatives aimed at addressing these pressures have been implemented:

3.1 Affordable Homes Programme (AHP)

In December 2020, the Government launched the Affordable Homes Programme. It aimed to provide 180,000 new affordable rent and shared ownership homes by March 2026.

This has now been revised with a focus on funding to support the development of new homes at a social rent, which are lower than the affordable rent model, which can be up to 80% of market rates.

3.2 First Homes Scheme

The 'First Homes scheme', was launched in 2021. It provides a discount of at least 30% on the market value of a new-build home for first-time buyers. The scheme aims to make home ownership more accessible for first-time buyers.

3.3 Building Safety Act

In July 2021, the government introduced the Building Safety Bill. It aims to improve the safety of high-rise buildings by:

a new regulatory regime for building safety.

a new Building Safety Regulator.

a new system for managing safety risks in high-rise buildings.

ensuring that new high-rise buildings are constructed to the highest safety standards.

3.4 Social Housing (Regulation) Act

The Social Housing (Regulation) Act received Royal Assent in July 2023. It aims to enhance regulatory powers and improve housing conditions for tenants. It will do this by holding poor performing landlords to account.

The Act supports these aims by:

- giving more power to the Regulator of Social Housing including increased inspections and issuing fines.
- giving more power to the Housing Ombudsman including publishing best practice guidance to landlords following investigations into tenant complaints.
- setting strict time limits for social landlords to address hazards. For example, damp and mould.
- setting new qualification requirements for social housing managers.
- introducing stronger economic powers to follow inappropriate money transactions outside of the sector, such as money laundering.

3.5 Home Energy Performance Retrofit

The Government has a goal for housing to be zero carbon by 2050. They recognise that this means significant investment to achieve this within existing homes.

Funding has been made available to local authorities and registered providers. These are the Social Housing Decarbonisation Fund and Sustainable Warmth initiatives.

Funding supports:

- energy efficient homes
- smart technologies

- moving to low-carbon heat
- homes that are thermally comfortable
- tackling fuel poverty by reducing energy bills
- economic resilience and green jobs

3.6 Unleashing Rural Opportunity

The government aims to support improvements in the quality of life for rural residents. They have 4 main aims which are:

- growing rural economy: supporting rural areas to prosper by boosting opportunity through jobs and skills.
- connectivity: delivering gigabit broadband and mobile coverage in rural areas and increase access to public transport.
- homes and energy: facilitating the building of more homes for local people to buy where local communities want them, powered by secure and resilient energy supplies.
- communities: improving access to high quality health and social care and take further action to tackle rural crime.

4 Future policy change

These are the housing policies which will come in to force during the lifetime of this strategy:

4.1 The Levelling Up and Regeneration Bill

This Bill is expected to make significant changes to the planning system. It centres around:

- providing more power to local leaders.
- creating beautiful places and improving environmental outcomes.
- delivering infrastructure.
- regeneration.
- market reform.
- wider improvements to planning processes.

4.2 The Renters' Reform Bill

This Bill proposes changes to the private rented sector and centres around:

- ending fixed term tenancies.
- increasing notice periods for rent increases.
- increasing tenants' right in relation to pets.
- a new ombudsman to cover all private landlords.
- considering the removal of Section 21 'no fault' evictions.

5 Our Local Context

Dorset has a unique landscape that has:

a coastline which is classified as a UNESCO Natural World Heritage Site

one of the largest areas of protected lowland heath in Europe

approx. 10,000 listed buildings

More than half of the area is classified as an Area of Outstanding Natural Beauty.

Dorset has a mix of coastal, rural, and urban areas.

Dorset is a popular place to live and visit. Buying or renting a home can be competitive and availability limited. Some working age residents and young people are affected. Over 80% of the households currently on our social housing register are of working age (16 – 64 years). Half of the applicants on the register are employed or self-employed in paid work.

Home Ownership is the largest tenure type in the Dorset Council area with 71.3% owning either outright or with a mortgage. The second largest proportion are households renting privately at 16.3%.

During 2022/23 the number of households losing their private rented accommodation increased by 50% in Dorset following national trends. This accounted for 17.8% of all homeless approaches, where households were unable to find other rental properties, and impacts the council's ability to discharge its homeless duties.

Median rents in Dorset are average for the southwest but are increasing in line with the national trend. There are geographical variations in rental costs in Dorset. The national capping of local housing allowance (LHA) and the gap between rent levels and local wages impacts on tenants' ability to pay their rent and meet the shortfall.

Other opportunities such as the Airbnb model have risen in popularity. At the peak of the 2022 summer season there were 6,498 holiday let properties available in the Dorset Council area. This represents 3.8% of the total residential accommodation but less than half were let all year round and many are peak season lets only.

On the 7th of September 2023 the Government published further guidance on understanding and addressing the health risks of damp and mould in homes. The Renters Reform Bill is expected to be passed in 2024. It will set out how Decent Homes Standards will be applied to privately rented properties and provide enhanced protections for both landlords and tenants. Some landlords are anticipating additional costs managing their properties.

Social housing in our area makes up approximately 12% of the total homes. These are provided by locally active Housing Associations, also known as Registered Providers of Social Housing. There are approximately 23,000 social homes of which, 72.7% are general needs housing; 20.8% are either sheltered, older peoples or supported accommodation; and 6.4% is low-cost home ownership or shared ownership housing.

In Dorset the Affordable Homes Programme has helped increase the number of new affordable homes in the area. The new Homes England strategic partnership approach with registered providers was brought in at this time. Due to longer term funding commitments, this has given registered providers greater certainty over grants for projects which has increased their ambitions in terms of the numbers of new homes they can build. In Dorset there have been several sites delivering homes entirely at affordable rates, ranging from 20 – 80 homes that would not have been possible without the Homes England strategic partnership approach.

New homes provided through this route are affordable homes with a range of rental types. In Dorset most have been affordable rent or shared ownership with smaller numbers of social or intermediate rent. In February 2023 the guidance was changed to give social rented homes a higher priority. Since this time the number of social rented homes being built has increased.

There are a small number of First Homes currently under construction in the area, although none are yet ready to be marketed. More First Homes will be built as new developments progress through the planning process. The take up from developers for First Homes has been limited but may grow as this becomes a more established housing tenure.

Dorset Council is continuing to work with registered provider partners to encourage them to bid for funds to improve on energy efficiency of their stock. Several registered providers with stock in Dorset were successful in recent Social Housing Decarbonisation Funding bids. Both Stonewater and Sovereign were awarded over £9m each to support decarbonisation of their stock across their operating region and some of this will help to improve the housing stock in this Dorset Council area.

The State of Dorset document provides information about our population and will be an important ongoing reference point for data supporting the delivery of this Strategy.

We know that housing in Dorset must be suitable to meet the range of needs in our population. Our information tells us children and young people who need support, families, low-income households, essential service workers, older people with age and health related needs and single vulnerable people all have housing needs to be met.

Some employers in our area are stating that they experience recruitment challenges because employees are unable access housing to relocate or be close to their work. The evidence to support this position is being analysed, with strategies across major employers being developed to make sure that housing options are available to support the local economy, the service sectors, and all employers. This includes access to home ownership, as well as rental properties.

Some areas have higher levels of deprivation which leads to poor health, reduced economic prosperity, and educational achievement. Our State of Dorset information provides detail of where that highlights the need to adapt approaches to meet need. Many people live in areas that are remote, with access to services being more challenging than those living in towns. Wider strategies to support rural communities are linked to this fact, to support people being able to live independently and well in

the villages of Dorset. Around 23% of Dorset's households are not on mains gas and in 2021 11.5% were estimated to be fuel poor and expected to rise to 12.6% this year. This position is in line with the region.

The demand for 'general needs' social housing outstrips supply in Dorset in line with national trends. In response to this demand, and by working with a range of social housing providers, the number of new homes has risen each year since the formation of Dorset Council. This has been a successful partnership, and supports the enabling approach taken by Dorset Council to date – working with others to deliver housing. This Strategy looks to support that partnership and to achieve more from its enabling role.

6 Natural environment, climate, and ecology

We understand that the environment plays an important role in our quality of life.

We have a Natural Environment, Climate and Ecology Strategy. This sets a clear ambition for a carbon neutral, nature positive, resilient Dorset. New housing will need to support our ambitions on:

- Climate: cutting greenhouse gas emissions for a carbon neutral Dorset by 2050.
- Biodiversity: Helping nature recover by protecting and enhancing our land, rivers, and seas for a nature positive Dorset by 2030.
- Resilience: Adapting for the impacts of unavoidable changes for a resilient Dorset.

7 Our role

The Council has a range of statutory duties, powers or obligations relating to accommodation:

- prevent and relieve homelessness (Part 7 Housing Act 1996 (as amended) and Homeless Reduction Act 2017)
- manage and maintain a social housing register (Part 6 Housing Act 1996 (as amended)).
- provide accommodation to care leavers up to age 25 depending on circumstances (Children Act 1989) and Children Leaving Care Act 2000.
- a general duty to meet the needs of a person who needs care and support (Care Act 2014).
- to review, identify action and enforce housing conditions (Housing Act 2004).
- as the local planning authority (The Local Authorities (Functions and Responsibilities) (England) Regulations 2000) and (The National Planning Policy Framework).

To meet broader housing objectives in support of the Council Plan, Dorset does much more than this as a non-stock holding council with a strategic role to deliver through partnerships. Our housing enabling function supports our Registered Providers (Housing Associations) to deliver new homes. We do this by:

- allocating government grants.
- identifying suitable development sites.
- providing guidance and support.
- Supporting community led housing.
- supporting landlords to rent their homes.

We agree nomination agreements with local registered providers to make sure that new social rented housing goes to those with the greatest need.

This Strategy recognises the key role of the council and partners supporting and ensuring housing is available for all our residents and reflects their needs.

We have developed four key objectives that will help drive improvements in focused areas. These objectives are best delivered jointly with other key partners. Bringing our work on housing together will enable us to achieve this.

8 Key objectives

8.1 Objective 1

Housing Need - Enabling residents to live safe, healthy, independent lives in homes that meet their needs.

8.2 Objective 2

Housing Supply - Driving the delivery of homes people need and can afford to live in.

8.3 Objective 3

Housing Standards - Improving the quality, standard, and safety of homes.

8.4 Objective 4

Prevention of Homelessness - Support, at the right time, to people in crisis to prevent homelessness.

Responses to our public consultation told us these key themes are important (not ranked in order of importance):

- affordability
- meeting the needs of local people
- environmental sustainability
- energy efficiency
- accessible services
- infrastructure
- green spaces
- good quality homes
- safety
- good standards that are enforced
- early intervention to prevent homelessness.
- right support

- settled housing for homeless households.

A full report of responses to the public consultation is at appendix B.

9 Meeting these objectives.

9.1 Increasing Housing Supply

The central challenge for Dorset is delivering homes which are affordable for our residents to acquire and to live in.

To address affordability issues, we need to increase the supply of new housing whilst also ensuring that existing homes are put to good use.

Whilst growth in housing supply is a priority, it is essential that delivery is not just about numbers. Providing homes which are the right type, the right tenure and in the right place are also key.

Whilst we do want to increase the supply of homes, we need to consider and address the challenges facing our partners. Development costs, labour and materials shortages, land costs, and nutrient neutrality mitigation issues create barriers for developers.

Whilst we have less control or influence over labour shortages, we encourage developers to take on apprentices and employees from the Dorset area and promote education in trade skills and qualifications. We encourage and support innovation in building and development, providing homes at a good value and by utilising initiatives such as modern methods of construction or modular building.

It is important that we maximise opportunities to increase availability of the right homes in addition to newly built homes. This includes exploring how we bring properties back into use, to seek partnerships with organisations and landlords who will provide new settled accommodation and to consider how we make the best use of existing buildings, homes, and land.

9.2 Right place

Our residents have told us that they want us to make sure that any new development is sensitive to their needs and that we prioritise local homes for local people. Community engagement on proposed developments, the delivery of new homes by community land trusts, co-housing, and neighbourhood plans are ways that we already do this.

The protection of our green spaces is also a priority for our residents.

Our area includes, urban, coastal, and rural settings, and is diverse geographically. It is important to ensure that there is sufficient infrastructure and services tailored for each diverse location to meet identified local needs, and to sustain effective development of housing.

9.3 Right property

A property can be considered 'right' in terms of size, cost, design and attached support. Providing the right property ensures residents can access homes that meet their needs. Having a well-designed home, sensitive to its surroundings, is also a key component of a successful, sustainable home.

Delivering homes and support services that meet current needs but also future needs, means we, and our partners, use resources wisely. We acknowledge and encourage the positive support of our partners in ensuring developments are closely linked to local need.

Some residents need support they can access easily either in their home or community. The reasons for support vary but include age or health related care, support linked to homeless or young people who we have looked after and continue to support.

The right homes can help with recovery and independent living and can reduce non-essential delays in health-related rehabilitation at home. Residents are better able to live independently and maximise their own choices. Expensive care and residential placements could sometimes be avoided if the right home was available, and this would also help reduce these costs.

9.4 Data Insight & Development

Dorset aims to meet local housing needs and objectives with our partners in a data informed way. We will make best of all relevant data including independent sources.

The council and our partners provide a wide range of services to residents. Housing needs are routinely captured by departments within the council, and by our external partners. Our Housing Register plays an important part in capturing the detail of housing need and the number of people who require affordable housing to rent.

It is important that we:

- i. bring our data insights together – including the Housing Register - and use it to make decisions, prioritise and make best use of our resources.
- ii. mature our housing need data insights related to residents who are:
 - older residents who need property adaptations and/or support to help them to live independently for longer.
 - disabled residents (adults and young people) who require property adaptations to meet their specific needs.
 - residents who need supported housing, for example people with mental ill-health needs, special educational needs, autism, learning difficulties, people leaving care, people leaving hospital, young people (16–17-year-old) and people who are homeless.
 - victims of domestic violence and abuse.
 - women and children.
 - people who are homeless or at risk of homelessness.

- specific housing for identified groups of people such as essential local workers (key workers), refugees, unaccompanied asylum-seeking young people, current and former armed forces personnel and their families, gypsies and travellers, students, young single adults and low-income families, prospective foster families, and adopters.
- living in a rural location and in housing need.

9.5 Homes for Dorset Residents

The impact of second homes, and inward migration, on the availability of housing for local residents is identified as an area of concern in the public consultation – due to this being perceived as reducing the availability of homes for local people. Making sure that enough is available for local people is a theme of this strategy, whilst balancing the accommodation needs for visitors and tourists.

Through partnership working with our registered providers, and the housing allocations policy, we already ensure that affordable housing is only allocated to those people who meet the local connection criteria or are exempted. We cannot control those who move into the area through the social housing mutual exchange process, but this is a system which also benefits residents by supporting moves when necessary.

Dorset has a strong record supporting housing development through Community Land Trusts (CLT). These arrangements are led by our communities and bring forward new affordable homes needed by local communities. The groups are supported by us and our registered providers. We are committed to continuing and strengthening the support we offer CLTs and rural enabling work. We aim to work with external enabling partners by maximising opportunities for joint arrangements, government initiatives and funding opportunities.

9.6 Dorset Landlords

As of September 2023, just over 360 landlords have joined our Landlord Forum and we are encouraging new members from across the whole Dorset Council area. Whilst this is a sizeable number, membership is mostly landlords with properties in the west of our area, who have been established as a group since before Dorset Council became a Unitary Authority in 2019.

The Landlord Forum provides an opportunity for landlords to engage with Dorset Council, and each other, through regular meetings, updates, training, and quarterly newsletters. Members also have access to a dedicated contact and receive a discount on licencing fees for houses in multiple occupation.

In a survey of Dorset landlords, 25% of respondents said that they were planning to leave the market or reduce their number of rental properties, within the next 5 years.

Our landlords' biggest concerns are:

- The impact of the capped local housing allowance on tenants' ability to meet their rent costs.

- The increased costs needed to meet any new property, energy efficiency or Decent Homes standards.
- Their ability to meet these standards based on the age and construction of their properties.
- That confusion over standards might lead to landlords being asked to complete unnecessary and costly works.

We are already working with our private landlords to provide useful support and guidance to help them meet new standards, understand their obligations and to encourage and support those who provide homes for our residents who are homeless or at risk of homelessness.

People's housing needs change and sometimes existing homes no longer meet their needs but could with some adaptations. This strategy has identified that households who privately rent their home can face barriers to having adaptations installed and this can result in a need to move. Due to the demand for housing, finding suitable accommodation can be a lengthy and challenging process. Supporting tenants to remain where they are often provides a better solution.

Our landlords told us that they welcome opportunities to work more closely with Dorset Council and are keen to find solutions which will support both residents and landlords.

Working together with our private landlords, we aim to ensure our range of options is effective and positive.

It is important that we value and promote our private landlords by continuing to offer support, guidance, and advice and by seeking to expand the number who work with us to meet the needs of our residents.

9.7 Empty Properties

Dorset has a strong record of positive work in relation to empty properties. We already offer support to property owners to bring empty homes back into use and will acquire homes, when necessary, affordable, or available.

We will refresh our empty homes policies and identify opportunities to enhance our role. The Local Government Association's Empty Homes Report identifies areas of best practice which should be applied to Dorset, to increase the numbers of empty properties being brought back in to use.

This Strategy recognises and supports our work to bring empty homes back into use. The complex nature of the work means this is a long-term activity but is beneficial to many and continues to be supported.

9.8 Building healthy communities

Housing quality has a significant impact on both physical and mental health with people who live in poor quality homes. Inadequate housing contributes to inequalities in health, including families as well as single adults.

As well as the condition of housing, the health impact of housing includes whether homes are overcrowded and whether they meet the physical needs of the occupants. Concerns about security of tenure, not being able to pay bills, and the threat of homelessness have all been shown to have a negative impact on the health of adults and children.

Problems caused by substandard housing are more likely to affect low-income households and are compounded when there may be difficulty in paying household bills.

The need to improve availability of good quality housing is recognised by partners across the Dorset Integrated Care System (ICS). Reducing health inequalities is a core purpose of the ICS. Doing so requires the ICS to act on opportunities beyond improving healthcare access, experience, and outcomes. It requires action to improve the environment in which people live, including housing, to enable more people to enjoy good health for longer.

Our consultation identified shared support from the local NHS Trusts regarding the impact housing has on health, our objectives and how we can deliver them.

Working in partnership with the NHS we aim to strengthen housing expertise in health settings, improving patient housing pathways, promoting access to mental health support that prevents and relieves homelessness and improves outcomes for residents within our communities.

Our NHS Trust in Dorset tell us our community hospitals have a small percentage (5%) out of 208 beds of people who cannot be discharged due to housing related issues. The reasons include:

- Housing is not fit to return to.
- People don't have a home base but were staying with friends or relatives previously and are not fit enough to return there.
- Life changing physical conditions that require a change in housing provision.
- Properties not on national grid and therefore equipment cannot be used that requires power.

We are already working closely with our health partners to support successful discharge and will continue to use our expertise and explore opportunities. We are also working with health and other public service employers to explore options to support employees to find and sustain tenancies or buy homes in the area.

9.9 Best use of Council Assets

Dorset's Council Plan includes a commitment to make the best use of our land and assets. The transformation vision states that we will be "reviewing the council buildings and properties to ensure best use and value of assets and help drive prosperity whilst adopting a focus on places and spaces".

Our Property Strategy & Asset Management Plan (2020 – 2024) supports this commitment through its aim to “work in collaboration with other public sector partners to utilise assets to: -

- Create economic growth (new homes and jobs)”

If a Council asset or piece of land is suitable for new homes, then it will be considered as part of a robust appraisal of what provides the best outcome for Dorset Council and its residents.

9.10 Social Housing

There are 52 providers of social housing in Dorset and together they own 12% of the homes in our area.

We do not have our own social housing stock and rely on our registered providers, and other organisations, to build new homes. Dorset Council is a Registered Provider in our own right, but this is limited to acquiring temporary accommodation to alleviate homelessness and our approach does not seek to compete with other registered providers. Our role is to support and enable our partners to develop affordable housing on land they acquire, using funding from Homes England.

We welcome Homes England’s move towards providing funding for properties developed under the social rent model which supports this and aim to work with our partners to maximise their opportunities to deliver homes at a social rent.

It is important that we support our partners to deliver higher numbers of new affordable housing meeting local need.

Whilst most Dorset social housing tenants have the right number of bedrooms to meet their households needs, 38% said that they have at least one bedroom more than they need. 6% said that they don’t have enough rooms and are living in overcrowded conditions which can have a negative impact on the development of children which can lead to health and educational challenges.

Our registered providers tell us that, whilst they support and promote downsizing, they have limited resources to financially incentivise this. Instead, those wishing to move are often signposted to our housing register, or to mutual exchange sites like Homeswapper.

In mutual exchanges all tenants ‘swap’ their properties with other tenants of social housing providers and offer an opportunity to look outside of their own landlord’s stock.

Using the data available to us, we have the potential to match existing social tenants on our housing register with each other. We plan to match downsizers with those who are overcrowded, and those living in adapted homes they no longer need, with those who need homes with adaptations. This is expected to reduce the waiting time for some households and assist social landlords to make best use of their stock.

9.11 Supporting Sustainable Tenancies

The Homelessness & Rough Sleeping strategy identified a need to develop pre-tenancy training and a qualification to equip homeless households to become tenancy ready. This includes advice on saving for rent in advance, resolving former tenancy debts, or demonstrating sustained improvement in behaviour which would normally be a barrier to being offered a tenancy.

Once finalised, we plan to extend this service to our residents who have applied for housing through our housing register, in particular those who have never had a tenancy before or who have previously lost one.

Having tenancy ready accreditation will provide a show of good faith to landlords and our registered providers indicated this would be a welcome initiative.

Our work with children, young people, care leavers and adults with a higher level of support needs already helps them to access support to sustain and manage tenancies and we have been developing these initiatives.

It is important that we support all households to support a tenancy ready status that will help them access both social and private rented homes to solve their housing need.

9.12 Enhancing our temporary accommodation offer

Despite the innovative approaches our homelessness services have taken to prevent and resolve homelessness, the increasing levels of approaches mean this is not always possible. When homelessness cannot be prevented, some households find themselves in need of emergency accommodation.

This can often take the form of expensive bed and breakfast accommodation, before a move to either a new home or more settled temporary accommodation.

Reducing the use of bed and breakfast accommodation is vital, to reduce the financial burden on the council and to find settled homes for people and families.

Temporary accommodation plays an important role in providing short-term access to housing until a more permanent solution can be found. To reduce the cost of bed and breakfast accommodation we are working to increase the levels of more financially sustainable temporary accommodation and continue to build on the existing programme of work which is already happening.

9.13 Sustainable Homes & Developments

We are committed to working with our partners to ensure that all new housing is designed and built to the highest standards and that they are sympathetic to their surroundings, to enhance the quality, character and integrity of Dorset's unique environment and heritage.

Good design and construction will prevent environmental damage, make homes healthier and cheaper to run, and protect owners from future retrofit costs. All new

builds should therefore aim to be net zero, nature positive and resilient in their location, orientation, design, and construction. It can:

- Enable sustainable construction methods that are resource and energy efficient.
- Enable homes to better reduce, reuse and recycle.
- Support homes to enjoy opportunities for community growing.
- Enable homes that better protect and enhance nature and provides opportunity for residents to enjoy nature – through nature-positive development, wildlife-friendly gardens & green infrastructure, and well-maintained rights of way & public greenspace.
- Ensure our homes are resilient and well-adapted for climate risks from extreme weather and other climate pressures.

As a local authority we have an important role, working with landlords, enabling the retrofitting of existing housing stock, including further supporting home retrofitting through our Healthy Homes Dorset programme, continuing to work through our Minimum Energy Efficiency Standards (MEES) project to drive progress in the private rented sector, and further supporting retrofit grant funding for our social housing providers.

Sustainable development is a lever to nurture more prosperous, stronger, healthier communities. It is an opportunity to ensure that future homes are healthier and cheaper to run, better connected, and creates new skilled jobs.

9.14 Accessible Homes

With a higher number of people aged 65 or above, when compared nationally, the provision of appropriate housing for older and disabled people is an important factor in the supply of housing. Our ageing population will see the numbers of disabled people continuing to increase and it is important we plan early to meet their needs and to avoid the need to retrofit accessibility measures. This Strategy links to wider strategies relating to accommodation with care and support for older people, and those with disabilities, when these are needed.

Including specialist occupational therapists further into design and development can help to ensure homes meet any identified local need at the earliest stage.

New homes are built to the latest national building regulations, meaning that they are more energy efficient and tend to be more accessible than older homes. However, we wish to seek further improvements in the quality of new homes. We are committed to increasing the supply of accessible homes and wheelchair friendly properties. We will continue to work with developers to increase accessibility of new developments.

9.15 New Models for Housing Delivery

Currently most delivery of new affordable housing is done in partnership with registered providers, with them leveraging in their own private finance and Homes England grant.

In addition to the existing and valued ways we supply new homes, exploring other ways to increase supply is key for Dorset and will make a significant contribution to meeting resident's housing needs. Key homes are:

- low cost settled accommodation.
- temporary accommodation.
- supported accommodation.

The delivery plan to this Strategy will explore new models of delivery when this is necessary. This is to recognise the need to stay alert to economic and social trends and to provide cost-effective and sustainable solutions, in delivering our Strategy and responsibilities.

9.16 Funding

Acting on opportunities and tackling housing challenges in our area requires effective financial planning to be at the core of our work. We can bolster support and extend this to partners and residents by ensuring we promote existing grant funding, exploring joint funding opportunities and promoting uptake of new initiatives.

10 Delivering the housing strategy.

Successful delivery of the strategy will rely on strong partnership working with many of our partners, including our registered providers, private landlords, developers, health agencies, third sector agencies and our residents. There are already many existing groups, boards, and forums, which can help to support the delivery of the strategy we aim to actively engage with these throughout its lifetime.

The strategy will be supported by a themed high-level plan (with detailed plans sitting underneath. This thematic plan will require the support and contribution of a range of council services and compliments existing delivery of the Council Plan and key strategies. It will continue to be scrutinised and monitored by Members and Senior Officers within the Council, but also be the centre of ongoing dialogue with partners, residents and other stakeholders with an interest or role in housing.

It is important to note that the strategy is not a standalone document, sitting alongside many of other strategies. It is also influenced by both national and local policies and, as such, is a living document with regular reviews and updated delivery plans.

The council has set up a new housing board and will help to drive the governance route for the delivery of this strategy and to support the Cabinet and operational teams in this process. Our detailed delivery plan will identify appropriate council services and partner representation to deliver the intentions of the housing strategy and keep this Strategy dynamic, effective and live.

11 Monitoring & Review

The strategy delivery will be monitored regularly at our Housing Board(s) and will feed into existing corporate plan delivery monitoring mechanisms. An annual report

will be considered by the Council’s People and Health Overview and Scrutiny Committees.

12 Themes for the Delivery Plan

How we frame our Housing Strategy objectives. This shows a set of headlines for the plan, and set of subsidiary plans, which will drive the delivery of the Housing Strategy.

For the 2024/25 financial year, from March 2024, we will publish a new set of performance expectations to sit with the delivery plan for the Housing Strategy. This will be overseen by the Housing Board and delivered by the associated responsible people and organisations – both inside and outside of the Council.

Preventing homelessness
Providing options and guidance for those in housing need
Increasing Housing Supply – enough homes for local needs
Right Place – homes in the right location
Right Property – homes of the right type
Data – informed by data and intelligence
Homes for Dorset Residents – policies to support local need
Dorset Landlords – supporting landlords and promoting good standards
Empty Properties – bringing empty homes back into use
Building Healthy & Thriving Communities
Best Use of Council Assets and Resources
Social Housing & Making the Best Use of Social Housing – achieving the best from partnership with Registered Providers
Supporting sustainable tenancies
Temporary Accommodation – cost effective and decent accommodation
Greener Homes & Developments
Accessible Homes
New Models for Housing Delivery – Projects to support transformation
Funding – maximising funding and income

13 References and Sources

Section	Link
3.1 Affordable Homes Programme	Shared Ownership and Affordable Homes Programme 2016 to 2021: guidance - GOV.UK (www.gov.uk)
3.2 First Homes Scheme	First Homes scheme: discounts for first-time buyers - GOV.UK (www.gov.uk)
3.3 Building Safety Act	Building Safety Act 2022 (legislation.gov.uk)
3.4 Social Regulation Act	Social Housing (Regulation) Act 2023 (legislation.gov.uk)
3.5 Home Energy Performance Retrofit	Home Energy Performance Retrofit: funding for local authorities and housing associations to help improve the energy performance of homes - GOV.UK (www.gov.uk)
3.6 Unleashing Rural Opportunity	Unleashing rural opportunity - GOV.UK (www.gov.uk)
4.1. Levelling Up and Regeneration Bill	Levelling Up and Regeneration Bill - GOV.UK (www.gov.uk)
4.2 Renters Reform Bill	Guide to the Renters (Reform) Bill - GOV.UK (www.gov.uk)
7. Council plans and strategies	<ul style="list-style-type: none"> • A Better Life Strategy Commissioning for A Better Life as People Age in Dorset 2023 to 2028 - Dorset Council • Homelessness & Rough Sleeping Strategy Homelessness and Rough Sleeping Strategy 2021 to 2026 - Dorset Council • Economic Growth Strategy Dorset's Economic Growth Strategy 2020 to 2024 - Dorset Council • Domestic Abuse Strategy Dorset Domestic Abuse Strategy - Dorset Council • Natural Environment, Climate & Ecology Strategy Natural Environment, Climate and Ecology Strategy 2023 to 25 Refresh - Dorset Council • Children's Services Sufficiency Strategy (pending) • Corporate Parenting Strategy Dorset's Corporate Parenting Strategy 2020 to 2023 - Dorset Council • Dorset Council Planning for Climate Change - Interim Guidance and Position Statement Dorset Council Planning for climate change - Interim Guidance and Position Statement - Consultation • Local Transport Plan Local Transport Plan 2011 to 2026 - Dorset Council
9.2 Icen Housing Needs Assessment	caac9843-8acc-66bd-91f3-554b75c70091 (dorsetcouncil.gov.uk)
9.2 Draft Local Plan	Dorset Council Local Plan - Dorset Council
9.5 Housing Allocations Policy	Housing Allocations Policy 2021 to 2026 - Dorset Council
9.5 Community Land Trusts	Affordable housing - Dorset Council
9.6 Landlord Forum	Landlord Forum - Dorset Council
9.6 Landlord Incentives	Landlord Incentive Scheme - Dorset Council
9.8 Public Health Dorset Housing data	Housing quality - Public Health Dorset - Dorset Council
9.8 Integrated Care Board	NHS Dorset – Integrated Care Board
9.8 BRE Report on Housing	The cost of poor housing to the NHS - BRE Group
9.9 Property Strategy & Asset Management Plan	Property Strategy Asset Management Plan.pdf (dorsetcouncil.gov.uk)

14 Glossary of Terms

Affordable Housing	Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)
Affordable Housing: Social Rent	Social Rent should be managed by a Registered Provider (e.g., a Housing Association) or alternative organisation approved by the Council. Social rented housing is homes let on assured or secure tenancies (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
Affordable Housing: Affordable Rented	Affordable rented housing is let by Local Authorities or private registered providers of social housing or alternative organisation approved by the Council to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
Affordable Housing: Intermediate and low-cost home ownership	Intermediate is an umbrella term for homes for sale or rent at a discount below market rates but above social and affordable rented products. It includes (but is not limited to) shared ownership, discounted market sale, starter homes, discounted market sale, intermediate rent (but not affordable rented housing), starter homes, and self-build housing were provided as affordable housing.
Community Land Trust	Are democratic, non-profit organisations that own and develop land for the benefit of the community.
Community-led Housing	People and communities playing a leading role in addressing their own housing needs
Decent Homes standard	Policy which aims to provide a minimum standard of housing conditions.
Disabled Facility Grant	A Disabled Facility Grant can be applied for through the Council if you're disabled and need to make changes to your home to suit your needs i.e., a ramp installed, access to bathroom facilities.
Extra Care Housing	Extra care housing describes a purpose-built housing environment where varying levels of care and support services are provided to meet the individual resident's needs.
Homes England	Homes England is the non-departmental public body that funds new affordable housing in England. It was founded on 1 January 2018 to replace the Homes and Communities Agency.
Housing Allocations Policy	A policy that describes how social housing is allocated through Dorset Council's Choice Based Lettings Scheme, how the scheme operates, its processes and how to use the service.

Iceni Housing Needs Assessment	Produced by Iceni, this is a document which sets out the housing needs assessment based on the Government standard methodology and needs projections.
Local Housing Allowance	Local housing allowance (LHA) are rates set by the Department for Works and Pensions and are used to work out how much housing benefit can be received by a private tenant.
Local Plan	The Local Plan is a planning document that guides decisions on future development proposals and addresses the needs and opportunities of the area.
Median Rent	Median rent is the figure which sits at the midpoint between the lowest and highest rent levels.
National Planning Policy Framework	The National Planning Policy Framework sets out government's planning policies for England and how these are expected to be applied.
Neighbourhood Plan	Neighbourhood Plans help local communities play a direct role in planning the areas in which they live and work. Policies included in Neighbourhood plans are related to the use of land in the area, or to spatial matters (i.e., aspects that affect how a place works). They will be used to consider all planning applications in the respective areas, alongside the Local Plan.
NOMIS	NOMIS is a service provided by the Office for National Statistics and looks and data relating to employment, education levels and earnings.
Owner Occupation	Owner-occupancy or homeownership is a form of housing tenure where a person, called the owner-occupier, owner-occupant, or homeowner, owns the home in which they live.
Registered Providers	Providers of housing who are registered with and regulated by the Regulator of Social Housing
Shared Ownership	Shared ownership homes are provided through a housing association. They work by offering first-time buyers a share of the property ownership. A share of between 25% and 75% can be bought, with rent paid on the remaining share.
Social Housing	Housing provided for people on low incomes or with particular needs, by government agencies or non-profit organisations.
Temporary Accommodation	Temporary accommodation is provided to people who are homeless or at risk of homelessness.

15 Appendices

- A. Supplementary Data
- B. Consultation Report
- C. Equality Impact Assessment

December 2023

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Housing Strategy

Home In On Housing





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Context

This document sets out the data referenced in the Housing Strategy. It links to reference points in the strategy and should be read alongside it. Unless otherwise stated, it relates solely to the Dorset Council area.

For statistics about Dorset visit [Dorset Insights](#) and [State of Dorset - Data Insights](#)

For visual census information relating to housing, please visit [Census Maps](#)

Note: the information contained in this document is correct as at the time it was published.

Our Local Context

Housing Register

Data correct as of 7 November 2023

5,275 households registered for housing. Average of 542 households apply to join the housing register each month.

Priority Band	Households in band
Band A – Urgent Housing Need	310
Band B – High Housing Need	825
Band C – Medium Housing Need	1279
Band D – Low Housing Need	2861

Household bedroom need	Households in bedroom range
1 bedroom	2949
2 bedrooms	1261
3 bedrooms	805
4 bedrooms	219
5 or more bedrooms	40

Household bedroom need	Band A Households
1 bedroom	169
2 bedrooms	57
3 bedrooms	54
4 bedrooms	25
5 or more bedrooms	5





Household bedroom need	Band B Households
1 bedroom	471
2 bedrooms	159
3 bedrooms	108
4 bedrooms	61
5 or more bedrooms	26

Household bedroom need	Band C Households
1 bedroom	454
2 bedrooms	306
3 bedrooms	412
4 bedrooms	102
5 or more bedrooms	7

Household bedroom need	Band D Households
1 bedroom	1774
2 bedrooms	767
3 bedrooms	263
4 bedrooms	50
5 or more bedrooms	7

Housing costs

Private rent

Median private rent for year ending March 2023 – Note: Dorset is covered by two Local Housing Allowance rates.

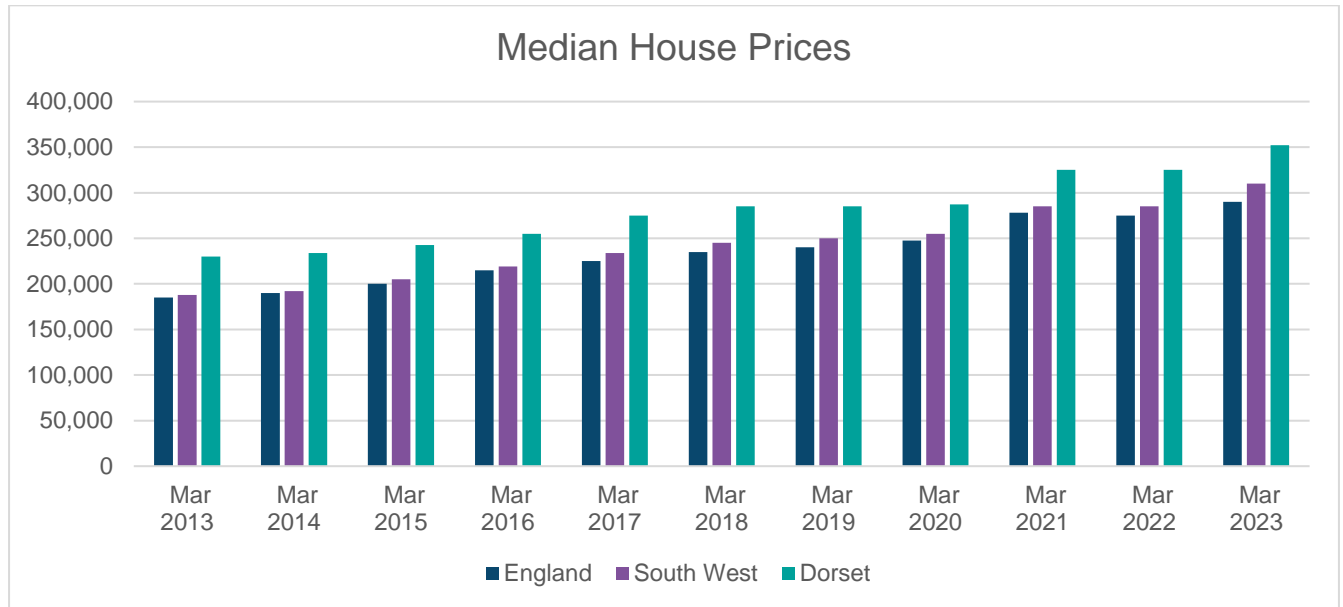
Property Type	Dorset Median Private Rent	West Dorset Local Housing Allowance	Bournemouth Local Housing Allowance	National Median Private Rent
Room in shared property	£425	£346.67	£331.50	£460
1 Bedroom	£648	£518.57	£596.87	£725
2 Bedroom	£800	£648.22	£757.90	£800
3 Bedroom	£995	£792.83	£947.90	£900
4+ Bedroom	£1400	£1,047.11	£1,246.57	£1400





Source - [Private rental market summary statistics in England - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/housing/rental-market)

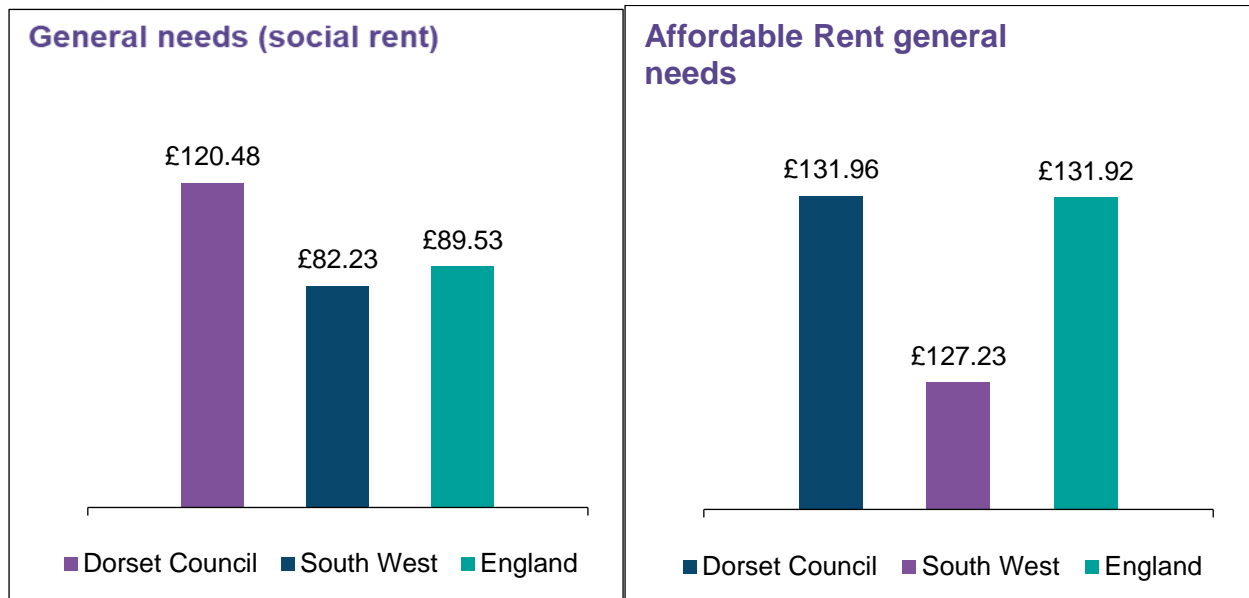
Homeownership costs



Source - [Median house prices for administrative geographies: HPSSA dataset 9 - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/housing/rental-market)

Social Housing Rents

Average weekly rents



Source - [LARP_TOOL_2022_FINAL_LOCKED.xlsx \(live.com\)](https://www.live.com)





Housing Stock

Property Type	Percentage of total Dorset stock
Detached house or bungalow	40.6
Semi-detached house or bungalow	23.4
Terraced house or bungalow	19.3
Flats, maisonettes and apartments	15.4
Caravans or other mobile or temporary structures	1.2%

Property size	Percentage of total Dorset stock
1 bedroom	8.8
2 bedrooms	27.1
3 bedrooms	40.2
4 or more bedrooms	24

Occupation levels	Percentage of total Dorset stock
Under-occupied by 2 or more bedrooms	44.2
Under-occupied by 1 bedroom	33.7
Ideally occupied	20.5
Overcrowded by 1 bedroom	1.5
Overcrowded by 2 or more bedrooms	0.2

Second and vacant homes	Percentage of total Dorset stock
Second home – owner living in UK	3.9
Second home – owner living outside UK	0.9
Properties vacant during census	7.8

Tenure	Percentage of total Dorset stock
Owns outright	45.8
Owns with mortgage	25.5
Social housing	12.3
Private rent or rent free	16.3

Source - [Housing in England and Wales - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/housing)





Social housing stock

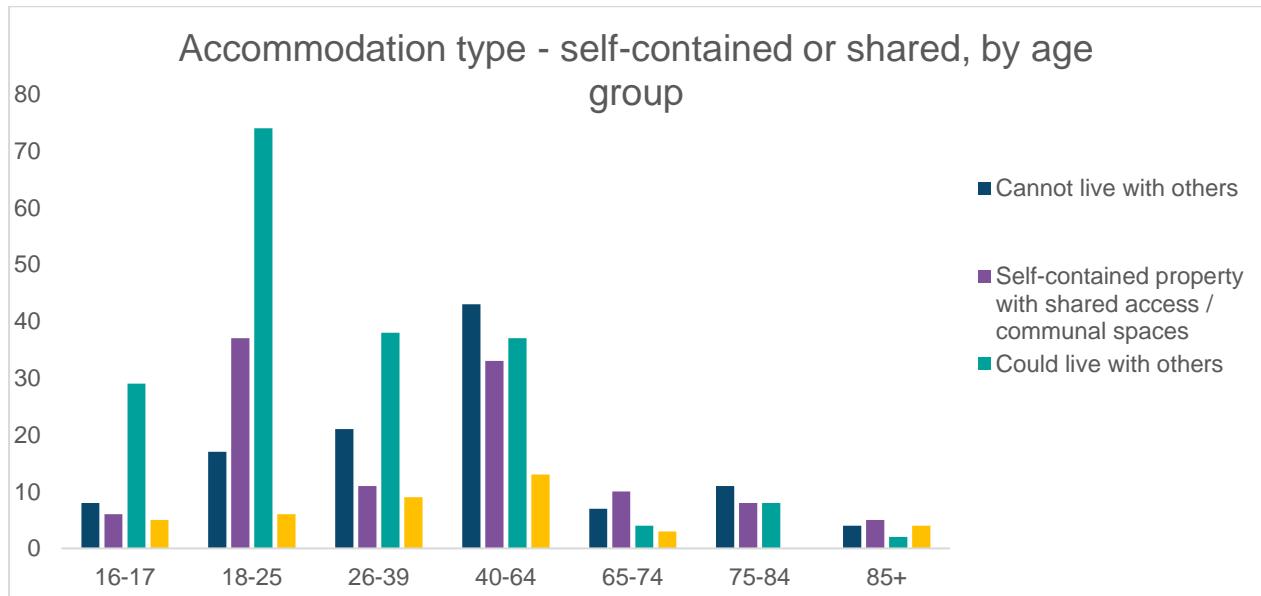
52 providers of social housing in Dorset.

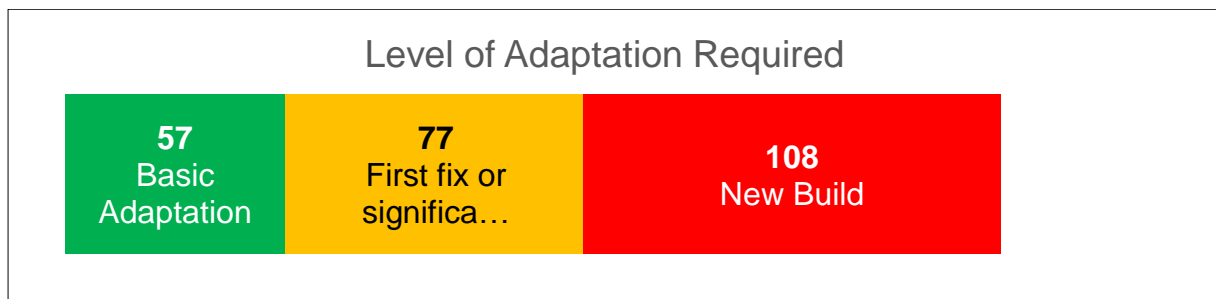
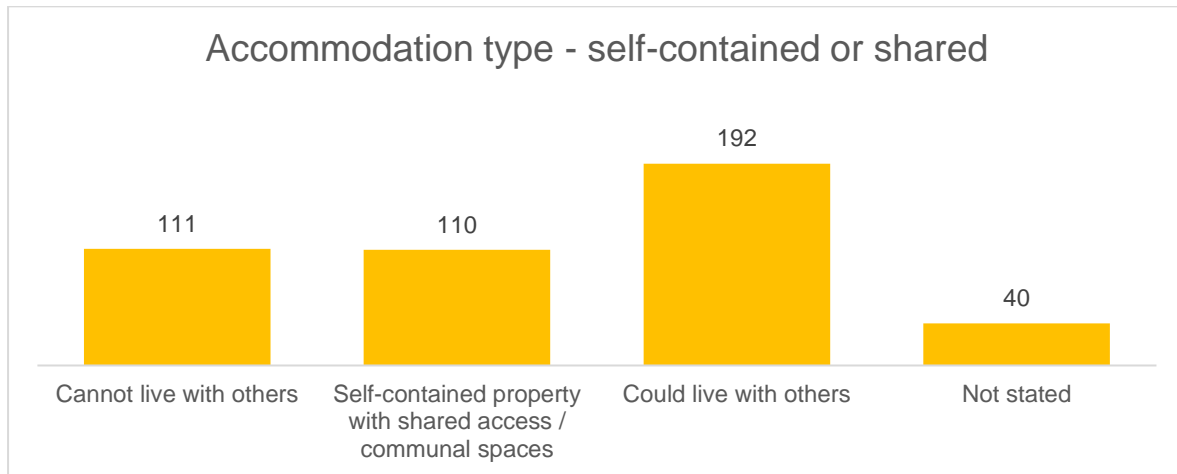
Type	Number of properties at March 2022
General needs housing	16,667
Sheltered, older persons or supported housing	4,768
Low-cost home ownership	1,467

Affordable Housing Completions by Year			
Year	Rented	Shared Ownership	Total Completions
2019/20	138	112	250
2020/21	163	99	262
2021/22	324	170	494
2022/23	338	306	644

Specialist Housing Needs

Specialist housing need as at July 2023





Source – Supported Living Mosaic Data

Care leavers



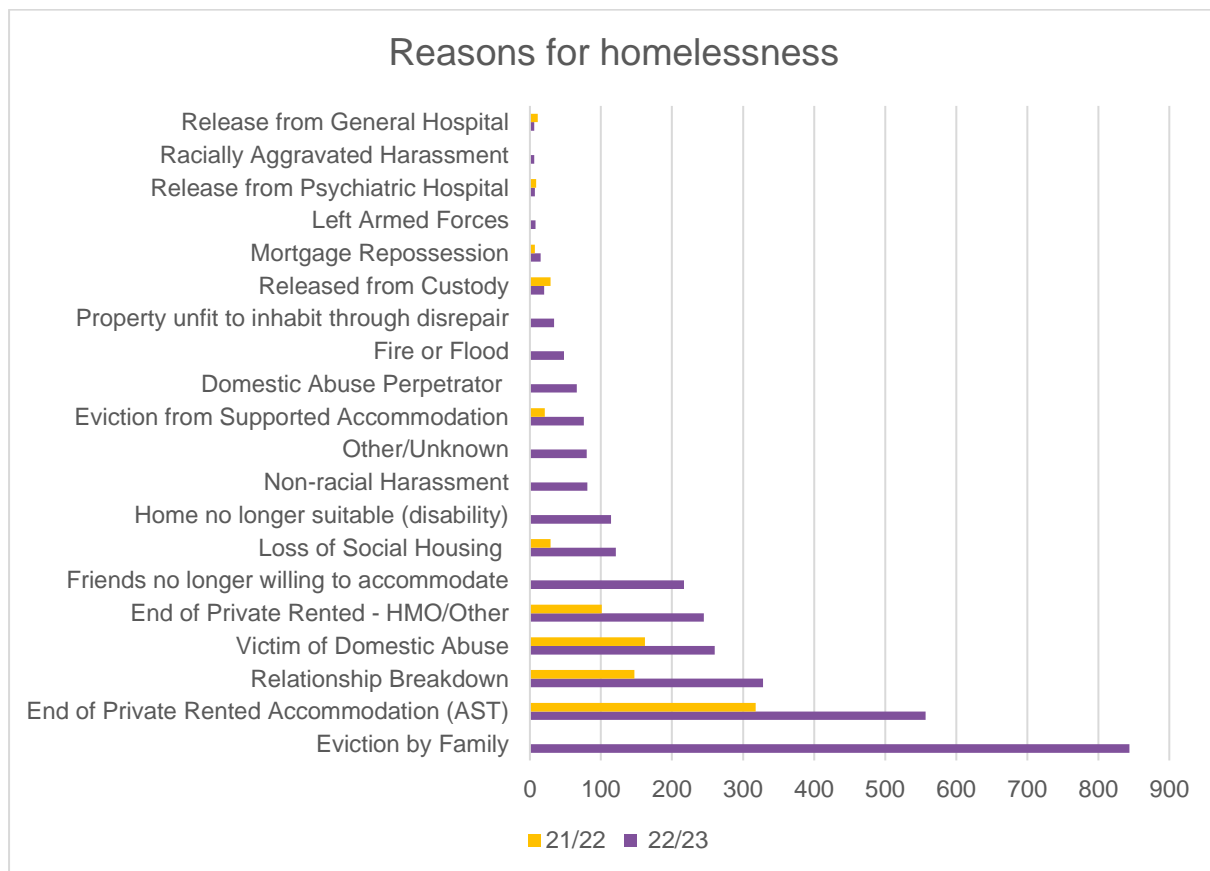


Older persons specialist housing needs

Locality	Current Extra Care Supply	Extra Care Units Needed 2038 (Market)	Extra Care Units Needed 2038 (Rented)	Total Extra Care Units Needed 2038 (Market & Rent)	Total New Extra Care Schemes Needed by 2038 (based on 55 flats)
East Dorset	225	164	212	376	7
North Dorset	95	339	168	507	9
West Dorset	6	156	126	282	5
Mid Dorset	235	34	97	131	2
South Dorset	102	279	115	394	7
Southeast Dorset	0	177	137	314	6

Source – Extra Care Housing Strategy

Homelessness



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Housing Strategy **Consultation Response Report**

Produced by Consultation and Engagement Team
for Dorset Council

October 2023

Consultation Response Report

<p>What was the consultation about?</p>	<p>A housing strategy is a local housing authority’s vision for housing in its area. It sets out objectives on how the council aims to manage and deliver its strategic housing role. Policies about housing issues should reflect the housing strategy.</p> <p>Dorset Council is aiming to produce it’s housing strategy by the end of 2023. This consultation was to hear from Dorset residents about what’s important to them when it comes to housing in the Dorset Council area.</p> <p>We provided an evidence-based document for the residents to read before answering the survey.</p>
<p>Over what period did the consultation run?</p>	<p>The consultation originally ran for 10 weeks finishing on Monday 2 October 2023.</p>
<p>What consultation methods were used?</p>	<p>The consultation was available both electronically online and in paper form from local libraries and via post upon request.</p> <p>The consultation was promoted widely through both the local press and social media. The consultation had a separate communications plan and consultation plan prepared beforehand.</p>
<p>How many responses were received overall?</p>	<p>2,137 overall responses were received.</p>
<p>How representative is the response to the wider population?</p>	<p>84.3% of responses were from members of the public, 5.5% from Parish or Town Councillors, 1.1% from Dorset Councillors and 2.3% from private sector landlords or agents.</p> <p>There were more female respondents than male (a slightly higher percentage than the Dorset population generally), older age groups did not dominate the responses, but the younger ones were much lower than expected.</p> <p>With 84.4% of the respondents saying their ethnic group was White British this is typical of the wider Dorset population.</p>

	Responses from disabled people were quite high at 14.4% compared to an approximate Dorset figure of 4.6% based on those claiming either Disability Living Allowance, Personal Independence Payments or Attendance Allowance
Where will the results be published?	Results will be published on the council's website www.dorsetcouncil.gov.uk
How will the results be used?	Results from this survey will be used to inform the strategy.
Who has produced this report?	Chantel Ingarfield, Senior Consultation Officer, Dorset Council October 2023

Background

We have a statutory requirement to produce a Housing Strategy, and this is set out in Section 87 of the Local Government Act 2003.

The Act requires Dorset Council to have a clear vision for housing and that the strategy should set out objectives, targets and policies on how it intends to manage and deliver its strategic housing role. It should also provide an overarching framework against which the Council considers and formulates other policies on more specific housing issues. The LGA stresses the importance of addressing all relevant issues, including homelessness and energy efficiency of housing stock and be consistent with any community strategies.

As well as addressing local housing related issues, needs and challenges, the strategy should also reflect National policies and be agile enough to be able to adapt to changing landscapes in relation to housing law.

The Housing Strategy is not a standalone document and, as you will see, it reflects on and links to the Council Plan, aims of the Transformation Programme and key Council strategies and workstreams. The strategy is not the Local Plan, and it does not set out planning policies.

In advance of preparing the strategy, Dorset Council sought the views of its stakeholders and members of the public with a view to understanding what is most important to them, when it comes to housing in Dorset.

The Consultation

This consultation survey was directed at residents of Dorset Council. It covered a range of areas including Dorset Council's vision, what the residents feel is

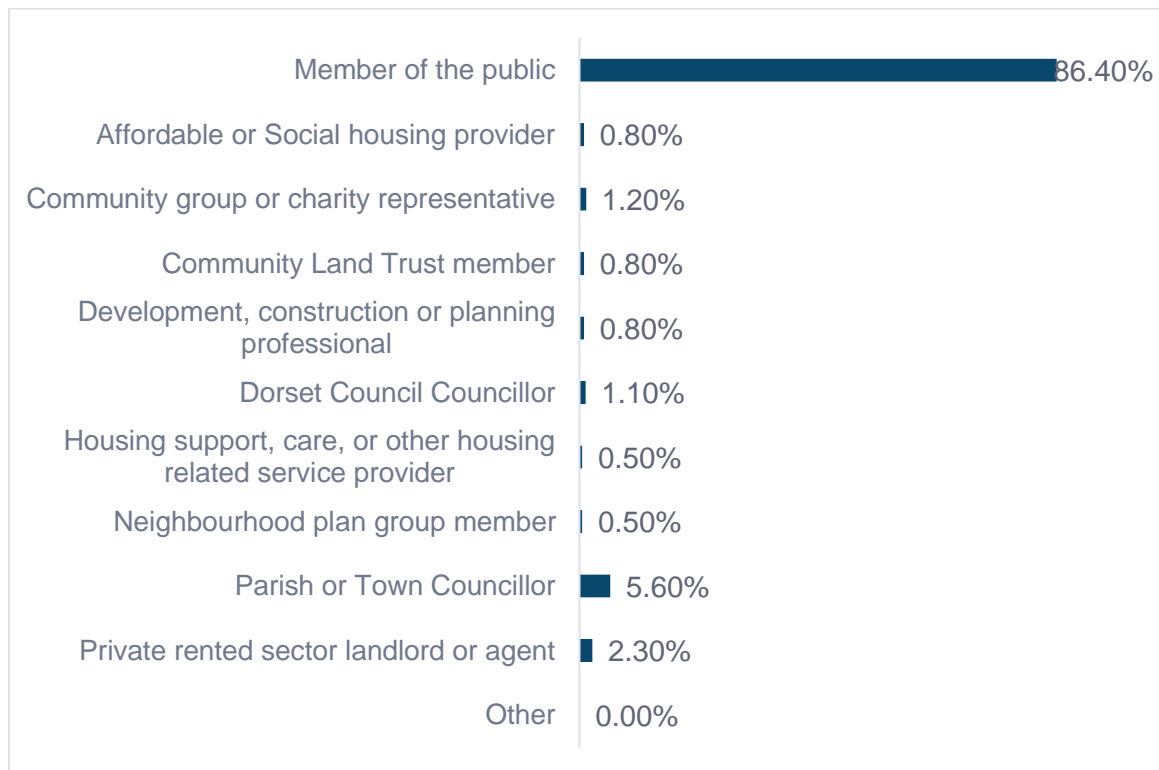
important to them and the overall objectives of this housing strategy. Questions were non-compulsory. A copy of all comments is available in spreadsheet form.

Analysis Method

Questions were considered on an individual basis. Overall responses were examined - and also specific responses of respondents who responded with a disability. The main method of analysis was looking at the percentage of respondents who expressed a view on each question. For open questions, the text comments have been studied and coded depending on what issues were raised. The coded comments are then reported on based on the number of times those individual issues have been raised. Note: some figures may not sum due to rounding.

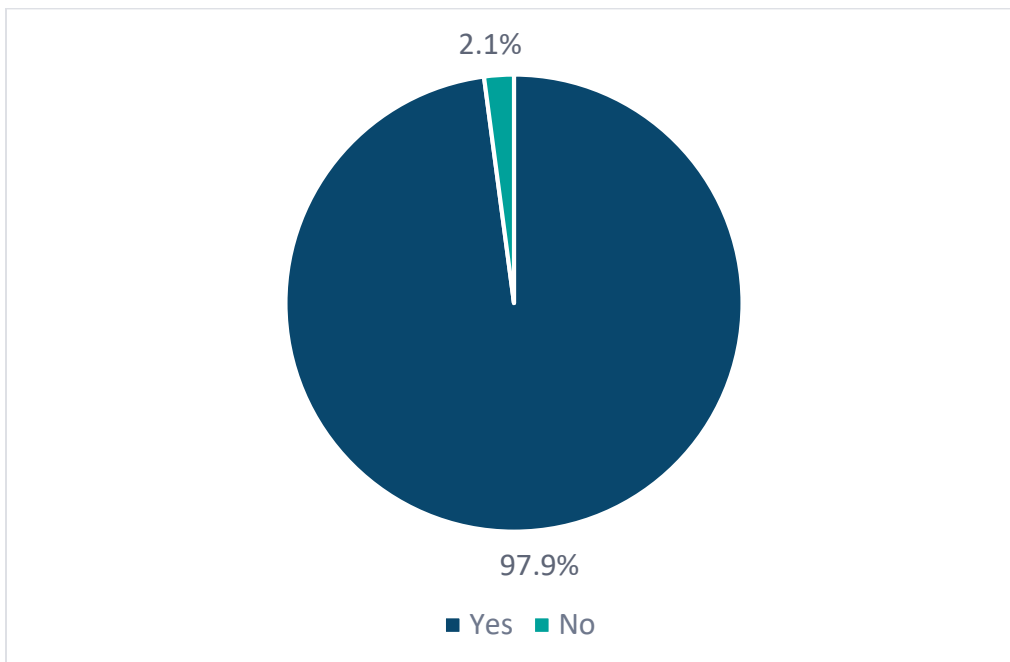
About You

Q. Please select the statement that best describes you.



Option	Total	Percentage
Member of the public	1802	86.4%
Affordable or Social housing provider	17	0.8%
Community group or charity representative	24	1.2%
Community Land Trust member	17	0.8%
Development, construction or planning professional	16	0.8%
Dorset Council Councillor	23	1.1%
Housing support, care, or other housing related service provider	10	0.5%
Neighbourhood plan group member	10	0.5%
Parish or Town Councillor	117	5.6%
Private rented sector landlord or agent	49	2.3%
Other	1	0.0%

Q. If you are a member of the public, do you live in the Dorset Council area, or have a home here?



Option	Total	Percentage
No	43	2.1%
Yes	1964	97.9%

Q. Please select the closest Town and Parish area in which you live.

Option	Count	Percentage
Abbotsbury	7	0.3%
Affpuddle and Turnerspudde	3	0.1%
Alderholt	23	1.1%
Allington	10	0.5%
Alton Pancras	1	0.0%
Arne	9	0.4%
Askerswell	4	0.2%
Batcombe	1	0.0%
Beaminster	16	0.7%
Beer Hackett	1	0.0%
Bere Regis	5	0.2%
Bincombe	4	0.2%
Bishop's Caundle	2	0.1%
Blandford Forum	36	1.7%
Blandford St Mary	8	0.4%
Bothenhampton	7	0.3%
Bourton	1	0.0%
Bradford Abbas	2	0.1%
Bradford Peverell	3	0.1%
Bradpole	15	0.7%
Bridport Town Council	85	4.0%
Broadmayne	28	1.3%
Broadwindsor	8	0.4%
Bryanston	2	0.1%
Buckhorn Weston	2	0.1%
Buckland Newton	12	0.6%
Burton Bradstock	13	0.6%
Cann	1	0.0%
Cattistock	2	0.1%
Cerne Abbas	10	0.5%
Chaldon Herring	2	0.1%
Charlton Marshall	3	0.1%
Charminster	32	1.5%
Charmouth	6	0.3%
Chedington	2	0.1%
Cheselbourne	2	0.1%
Chetnole	6	0.3%
Chickerell Town Council	33	1.5%
Chideock	3	0.1%

Child Okeford	17	0.8%
Church Knowle	1	0.0%
Colehill	28	1.3%
Compton Abbas	3	0.1%
Corfe Castle	14	0.7%
Corfe Mullen Town Council	24	1.1%
Corscombe	3	0.1%
Cranborne	1	0.0%
Crossways	15	0.7%
Dorchester Town Council	198	9.3%
East Lulworth	1	0.0%
East Orchard	2	0.1%
East Stoke	2	0.1%
East Stour	2	0.1%
Evershot	1	0.0%
Farnham	3	0.1%
Ferndown Town Council	51	2.4%
Fleet	1	0.0%
Folke	3	0.1%
Fontmell Magna	15	0.7%
Frampton	8	0.4%
Frome Vauchurch	1	0.0%
Gillingham Town Council	40	1.9%
Glanvilles Wootton	1	0.0%
Godmanstone	1	0.0%
Gussage St Michael	1	0.0%
Halstock	4	0.2%
Hazelbury Bryan	12	0.6%
Hilton	9	0.4%
Hinton	3	0.1%
Holt	8	0.4%
Holwell	3	0.1%
Horton	2	0.1%
Ibberton	1	0.0%
Iwerne Courtney	4	0.2%
Iwerne Minster	4	0.2%
Kingston Russell	2	0.1%
Langton Herring	1	0.0%
Langton Matravers	13	0.6%
Leigh	4	0.2%
Litton Cheney	4	0.2%
Loders	6	0.3%
Long Bredy	2	0.1%

Longburton	5	0.2%
Lydlinch	1	0.0%
Lyme Regis	48	2.2%
Lytchett Matravers	23	1.1%
Lytchett Minster and Upton	24	1.1%
Maiden Newton	9	0.4%
Mapperton	1	0.0%
Mappowder	1	0.0%
Marnhull	47	2.2%
Marshwood	3	0.1%
Melbury Abbas	2	0.1%
Melcombe Horsey	3	0.1%
Milborne St Andrew	3	0.1%
Milton Abbas	1	0.0%
Morden	2	0.1%
Moreton	3	0.1%
Mosterton	2	0.1%
Motcombe	1	0.0%
Netherbury	7	0.3%
Okeford Fitzpaine	21	1.0%
Osmington	6	0.3%
Owermoigne	1	0.0%
Pamphill	2	0.1%
Piddlehinton	1	0.0%
Piddletrenthide	1	0.0%
Pimperne	3	0.1%
Portesham	4	0.2%
Portland Town Council	66	3.1%
Powerstock	4	0.2%
Puddletown	10	0.5%
Pulham	2	0.1%
Puncknowle	1	0.0%
Shaftesbury	38	1.8%
Sherborne Town Council	36	1.7%
Shillingstone	6	0.3%
Shipton Gorge	2	0.1%
Silton	2	0.1%
Sixpenny Handley and Pentridge	14	0.7%
Spetisbury	3	0.1%
St Leonards and St Ives	17	0.8%
Stalbridge	22	1.0%
Steeple with Tyneham	1	0.0%
Stinsford	4	0.2%

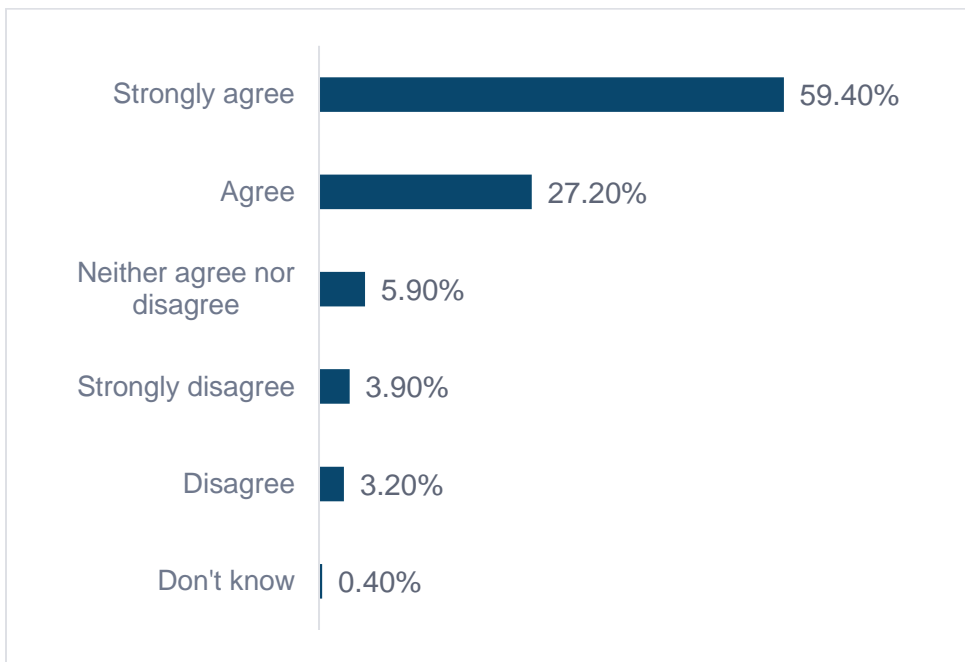
Stockwood	1	0.0%
Stour Provost	2	0.1%
Stourpaine	2	0.1%
Stourton Caundle	1	0.0%
Studland	2	0.1%
Sturminster Marshall	11	0.5%
Sturminster Newton	20	0.9%
Sutton Waldron	2	0.1%
Swanage	47	2.2%
Swyre	1	0.0%
Sydling St Nicholas	9	0.4%
Symondsbury	8	0.4%
Tarrant Keyneston	1	0.0%
Thorncombe	3	0.1%
Thornford	3	0.1%
Tinkleton	1	0.0%
Todber	2	0.1%
Toller Porcorum	2	0.1%
Trent	1	0.0%
Verwood Town Council	73	3.4%
Wareham St Martin	10	0.5%
Wareham Town Council	35	1.6%
Warmwell	1	0.0%
West Knighton	1	0.0%
West Lulworth	7	0.3%
West Moors Town Council	16	0.7%
West Parley	8	0.4%
West Stafford	3	0.1%
West Stour	1	0.0%
Weymouth Town Council	279	13.1%
Whitchurch Canonorum	2	0.1%
Wimborne Minster Town Council	64	3.0%
Wimborne St Giles	1	0.0%
Winfrith Newburgh and East Knighton	4	0.2%
Winterborne Houghton	1	0.0%
Winterborne St Martin	5	0.2%
Winterborne Stickland	2	0.1%
Winterborne Whitechurch	2	0.1%
Winterbourne Abbas	4	0.2%
Winterbourne Steepleton	1	0.0%
Woodlands	4	0.2%
Woodsford	6	0.3%
Wool	26	1.2%

Wootton Fitzpaine	2	0.1%
Worth Matravers	2	0.1%
Yetminster	16	0.7%

Vision

Our vision is to ensure our residents have access to affordable, suitable, secure homes where they can live well and be part of sustainable and thriving communities.

Q. To what extent do you agree or disagree with this vision?



Option	Total	Percentage
Strongly agree	1263	59.4%
Agree	579	27.2%
Neither agree nor disagree	126	5.9%
Strongly disagree	82	3.9%
Disagree	68	3.2%
Don't know	8	0.4%

The majority of respondents agree with the vision with a total agreement of 86.6%.

Looking at the smaller groups, of those who are Parish or Town Councillors, a total of 88.9% agreed with the vision. Private rented sector landlord or agents were also mostly in agreement with only a slightly lower total agreement of 83.3%.

Of those who are disabled, 83.9% agreed with the vision.

Q. Please tell us why you disagree with the vision.

This question is comprised of open text responses. Reasons for disagreement are primarily led by views relating to a lack of affordable housing, in terms of buying or renting. Many of those who disagreed are concerned the rising cost of housing are pushing locals out of the area. Comments state that a proportion of housing should be prioritised for those who are local to the area as well as for young people. Comments also include mention that the term 'affordable must be in line with current wages to be truly affordable. Increased social housing is also needed.

Another common concern is the view that there currently insufficient infrastructure and the lack of infrastructure to serve any additional housing. Many particularly comment on lack of dentists, GP's, shops and the road infrastructure impacted by the influx of more residents.

The environment is another key theme to emerge from these open text comments. Comments indicate that protecting the green belt and farmland - which is a source of food and the preserving the natural beauty of Dorset - needs to be prioritised.

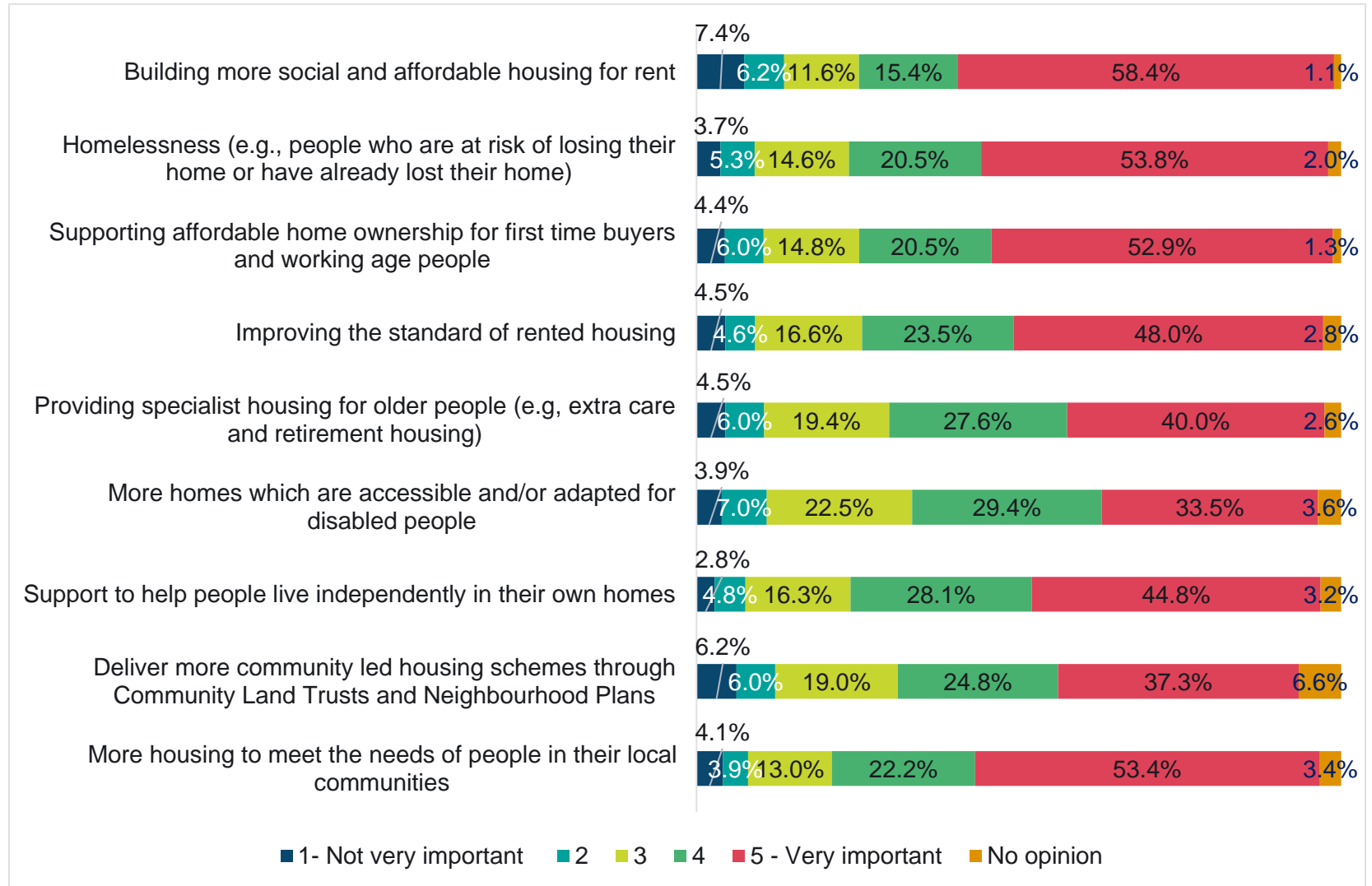
Many would also like to see a reduction in development. Some responded are concerned about overdevelopment, particularly in more rural area and villages that cannot support it with their current infrastructure.

Responses include views that homes should have more environmentally friendly solutions to reduce the impact of housing and the need to be sustainable.

Please tell us why you disagree with the vision.	Total
Need truly affordable housing to buy/rent	38
No infrastructure/not sufficient infrastructure to support residents	35
Restrict building on greenfield sites/ preserve natural beauty/farmland	15
Need more social housing	7
Affordable housing for young people/first time buyers	7
Affordable housing so they can live where they're from/for locals	7
Reduce building/over development	7
Homes with environmentally friendly solutions	6
Current strategy broken/not delivered/issues with vision	5
Housing needs to be sustainable	4
On housing list - difficulty getting house/long waiting list	3

Inadequate transport	3
Not enough properties for council tenants	2
Too many second homes	2
Housing for locals to be prioritised	2
Not enough housing for elderly/over 55's	2
Need more smaller unit for singles/couple	2
Need to listen to residents	2
Help smaller landlords/ private rental sector dying	2
Not enough affordable housing	1
Better treatment for veterans	1
Use brown belt land for building	1
New builds are going to second homes/air bnb	1
Need more housing	1
Holiday homes attract tourism which aids local businesses	1
private sector insecure	1
Not enough houses adapted for disabled	1
LHA too low to cover rent	1
Planning permission given for homes not in neighbourhood plan	1

Q. We have identified that the following matters are important and we want to know your views on them.



Option	Not very important - 1	2	3	4	Very important - 5	No opinion
Building more social and affordable housing for rent	7.4%	6.2%	11.6 %	15.4 %	58.4%	1.1%
Homelessness (e.g., people who are at risk of losing their home or have already lost their home)	3.7%	5.3%	14.6 %	20.5 %	53.8%	2.0%
Supporting affordable home ownership for first time buyers and working age people	4.4%	6.0%	14.8 %	20.5 %	52.9%	1.3%
Improving the standard of rented housing	4.5%	4.6%	16.6 %	23.5 %	48.0%	2.8%
Providing specialist housing for older people (e.g., extra care and retirement housing)	4.5%	6.0%	19.4 %	27.6 %	40.0%	2.6%
More homes which are accessible and/or adapted for disabled people	3.9%	7.0%	22.5 %	29.4 %	33.5%	3.6%
Support to help people live independently in their own homes	2.8%	4.8%	16.3 %	28.1 %	44.8%	3.2%
Deliver more community led housing schemes through Community Land Trusts and Neighbourhood Plans	6.2%	6.0%	19.0 %	24.8 %	37.3%	6.6%
More housing to meet the needs of people in their local communities	4.1%	3.9%	13.0 %	22.2 %	53.4%	3.4%

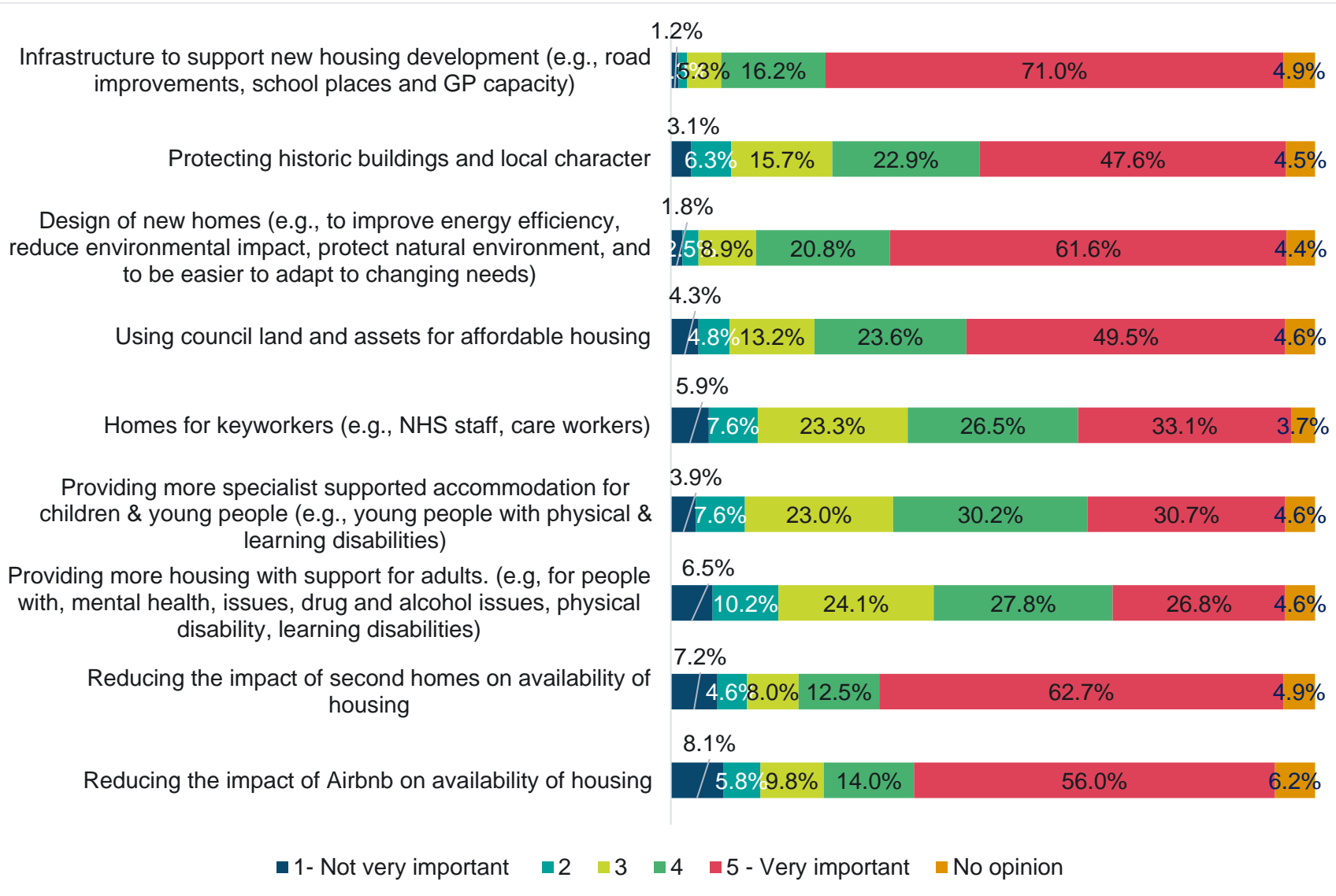
Overall, in the first half of the statements, respondents largely felt they were important. **'More housing to meet the needs of people in their local communities'** had the highest total importance at 75.6%. This statement also had one of highest percentage of those who stated it was 'not important' from the first half of these statements with a total of 13.5%

'Homelessness' scored second highest on total importance at 74.3%. Looking specifically from individual groups, those who have a disability rated the importance higher at a total of 83.4%. Parish or Town Councillors rated the importance rating was slightly lower than the overall percentage at 71.5%

'Building more social and affordable housing for rent' was the next highest at 73.8%. Breaking it down by individual groups, those who have a disability rated this statement higher at a total of 80.9%. Parish or Town Councillors also rated the importance rating higher at 81.8%. Private rented sector landlords or agents also rated it higher at 78.8%

Overall, most rated the non-importance as low, however there were a few slightly higher than other statements. In addition to 'more housing to meet the needs of people in their local communities', **'more homes which are accessible and/or adapted for disabled people'** total non-importance was rated at 10.9%.

'Deliver more community led housing schemes through Community Land Trusts and Neighbourhood Plans' also had a slightly higher rating of non-importance at 12.2%. Additionally, it also had the highest 'no opinion' at 6.6%. This however is to be expected as there was only a small base size of those who responded to the survey identifying themselves as a neighborhood plan group member (10) or a community land trust member (17)



Option	Not very important - 1	2	3	4	Very important - 5	No opinion
Infrastructure to support new housing development (e.g., road improvements, school places and GP capacity)	1.2%	1.3%	5.3%	16.2%	71.0%	4.9%
Protecting historic buildings and local character	3.1%	6.3%	15.7%	22.9%	47.6%	4.5%
Design of new homes (e.g., to improve energy efficiency, reduce environmental impact, protect natural environment, and to be easier to adapt to changing needs)	1.8%	2.5%	8.9%	20.8%	61.6%	4.4%
Using council land and assets for affordable housing	4.3%	4.8%	13.2%	23.6%	49.5%	4.6%
Homes for keyworkers (e.g., NHS staff, care workers)	5.9%	7.6%	23.3%	26.5%	33.1%	3.7%
Providing more specialist supported accommodation for children & young people (e.g., young people with physical & learning disabilities)	3.9%	7.6%	23.0%	30.2%	30.7%	4.6%
Providing more housing with support for adults. (e.g, for people with, mental health, issues, drug and alcohol issues, physical disability, learning disabilities)	6.5%	10.2%	24.1%	27.8%	26.8%	4.6%
Reducing the impact of second homes on availability of housing	7.2%	4.6%	8.0%	12.5%	62.7%	4.9%
Reducing the impact of Airbnb on availability of housing	8.1%	5.8%	9.8%	14.0%	56.0%	6.2%

Overall, in the second half of the statements, respondents also largely felt they were important, **'infrastructure to support new housing development'** had the highest total importance at 87.2%. This is also supported in the free text section of this question below where many reflected on the importance of improved infrastructure. Some individual groups rated slightly lower than the overall result, with Parish or Town Councillors total importance at 80.5%, private rented sector landlords or agents at 81.3%.

'Design of new homes (e.g., to improve energy efficiency...)' scored second highest on total importance at 82.4%. Looking specifically from individual groups, private rented sector landlords or agents did not feel quite as strongly with the total importance at a slightly lower figure of 72.3%.

'Reducing the impact of second homes on availability of housing' was the next highest at 75.2% of total importance. Parish or Town Councillors rated the importance rating slightly lower at total importance of 69.6%. However, private rented sector landlords' agents did not feel quite as strongly as other groups, with a total importance figure significantly lower at just 40.4%

In the second half of the statements, the non-importance has also received relative low figures showing most do feel these housing areas of housing are important. However, some areas did have few slightly higher compared to the other statements. **'Providing more housing with support for adults. (e.g., for people with, mental health issues...)'** shows that 16.7% of respondents did not feel it was as important. It is also the statement that had the lower rating of total importance compared to other statements with only just over half (54.6%) of respondents saying it was important.

'Homes for keyworkers' also had a slightly higher rating of non-importance at 13.5%. Some respondents (13.9%) also stated that **'reducing the impact of Airbnb on availability of housing'** was not as important to them. This statement also showed that 6.2% of respondents did not have an opinion at all.

Q. Is there anything you think we've missed from the list of statements in the previous question?

Open text responses	Total
More affordable homes to rent/buy	88
Re-using land/local unused commercial buildings/improving existing housing stock/brownfield	87
Improve infrastructure/improve amenities such as shops/bring dentists doctors to areas/improve surrounding areas e.g., Greenspaces/ playgrounds	82
No/restricted use of greenbelt building/ greenbelt protection	65
Higher tax for second home/buy to let/reduce 2nd homes, Air Bnbs	61
New homes for locals/local given priority	50
Public transport solutions/Homes closer transport links/adequate transport links for new builds	43
More social housing/fit for purpose social housing/quality assurance	42
Carbon neutral/environmentally friendly solutions/designs	38
Protecting environment/green spaces/farmland	38
curbing large housing/development in small villages/ suit character of place	36
Energy saving/energy efficient builds mandatory	31
Insensitive planning/reviewing Planning regulations/policy/better planning	24
Building quality/ adequately sized homes	24
Improving strategy for homeless/ rehabilitation of homeless/those in temporary accommodation/those at risk of homelessness	23
Build new towns with own infrastructure	21
Stop developers building housing for wealthier people/control over developers	17
Help young people/young families with housing	16
Help for single buyers/first time buyer	16
Airbnb/second homes supporting tourism/holiday lets not the issue	15
Concerns related to inward migration putting pressure on local priorities	15
Parking considerations	14
Community housing for elderly/More housing for elderly	14
Service/housing for those with SEND	12
Young people able to afford to buy/stay in the area they grew up in	12
Consider impact new builds have on traffic/local area	11
Assistance for people on housing registry/long wait list/urgent cases on housing list prioritised	10
Protect private tenants from no fault evictions/checks on private landlords/rent caps	10
Not building in areas that cause flooding/flood plains	10
Community amenities needed/community support	8
Housing for key worker e.g., police, nurses	8

Purpose built council owned properties	8
Social housing for those who live in area/be allowed to stay in the area	7
Downsizing to free up larger homes/single or double occupancy living in large (3 bed or more) houses	7
Cleaner air zones	5
Housing support for veterans	5
Road infrastructure/bypass	4
Mixed housing environment/mixed age group	3
Considering local views	3
Homes for large families/blended families	3
Linked up planning needed	2
New build impacts	2
Helping Gypsy/traveller communities	2
People retiring and coming to the area and competing for housing	2
Upholding quality standards of homes/ services from landlords	2
Housing support to be increased with inflation	2
Safety concerns	2

Q. Please rank the top 5 that are important to you, with 1 being the most important. You can only tick five of the following boxes.



Item	Ranking
Building more social and affordable housing for rent	2.15
Infrastructure to support new housing development (e.g., road improvements, school places and GP capacity)	1.58
Supporting affordable home ownership for first time buyers and working age people	1.53
Design of new homes (e.g., to improve energy efficiency, reduce environmental impact, protect natural environment, and to be easier to adapt to changing needs)	1.09
Homelessness	1.04
More housing to meet the needs of people in their local communities	1.03
Reducing the impact of second homes on availability of housing	0.95
Improving the standard of rented housing	0.81
Protecting historic buildings and local character	0.74
Providing specialist housing for older people	0.60
Using council land and assets for affordable housing	0.59
Support to help people live independently in their own homes	0.57
Deliver more community led housing schemes through Community Land Trusts and Neighbourhood Plans	0.51
Reducing the impact of Airbnb on availability of housing	0.50
Homes for keyworkers (e.g., NHS staff, care workers)	0.36
More homes which are accessible and/or adapted for disabled people	0.30
Providing more specialist supported accommodation for children and families	0.12
Providing more specialist supported accommodation for vulnerable adults	0.12

Respondents ranked 'building more social and affordable housing for rent' as the most important statement to them. As evidenced in the open comments of the previous questions, affordability is a key concern for respondents. Many have stated that affordability should be in line with the average wage.

'Infrastructure to support new housing development (e.g., road improvements, school places and GP capacity)' was ranked second highest in importance. The data shows that respondents believe that their towns and villages cannot currently support the intake of residents from new developments. The open comments detail views that infrastructure needs to be improved and in place before housing developments are added.

'Supporting affordable home ownership for first time buyers and working aged people' ranked third most important to respondents. With the rising price of homes, many are concerned that their children and working aged people who are locals are being priced out and forced to move out of the area they grew up in.

Design of new homes (e.g., to improve energy efficiency, reduce environmental impact, protect natural environment, and to be easier to adapt to changing needs) is the fourth most important. This is an important factor to many respondents, many of whom believe energy efficiency solutions should be mandatory to help reduce the environmental impact. In addition there are concerns about new developments designing homes with very small, inadequate sized rooms, along with the cramped design of the housing developments themselves, restricting any green spaces for residents.

Homelessness is the fifth most important area that respondents ranked. Respondents detail concerns over those still on the housing waiting at risk of homelessness, including those in temporary accommodation. There are also views that there needs to be more done to support and resettle homeless people and improve the homelessness and rough sleeping strategy.

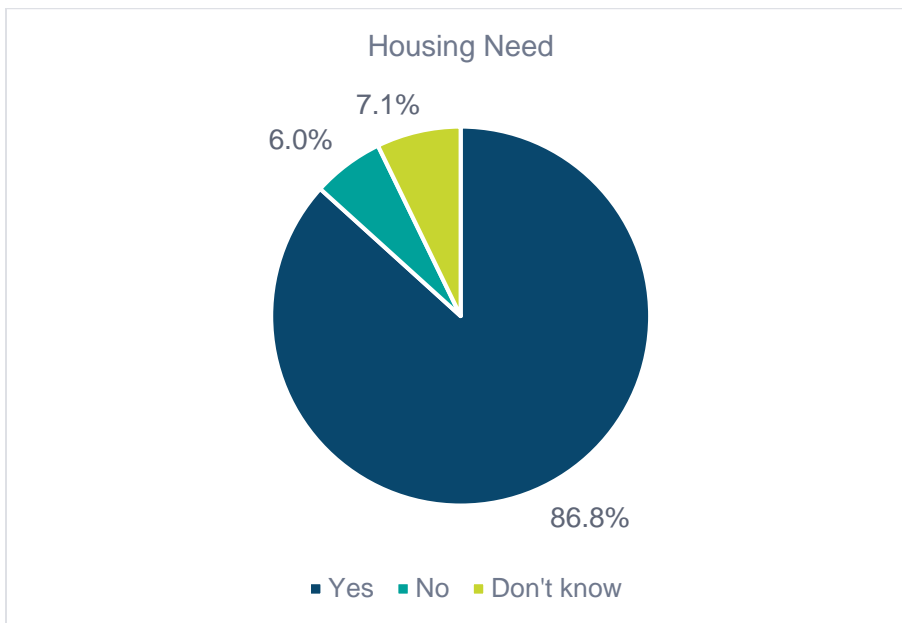
Objectives

The housing strategy will set out our 5 year aims and objectives for housing in Dorset. Based on the evidence we have been considering the following aims and objectives:

Q. Are these the right aims and objectives for housing needs?

Key Objective: Enabling residents to live safe, healthy, independent lives in homes that meet their needs.

Aim: We will invest in and provide a selection of housing and support services that promote healthy, safe, and independent lives.



Option	Total	Percent
Don't know	149	7.1%
No	126	6.0%
Yes	1810	86.8%

The majority of respondents 86.8% agree this is the right aim. This is similar across smaller groups with no significant differences compared to the overall figure. However,

the open text comments note that whilst they agree, the aim is not clear enough with many commenting on the vagueness of the question.

As noted in the table below, many noted that improved infrastructure is important to meet the housing needs. This includes roads to reduce traffic, services such as GPs and dentists and bringing more jobs to the area. Affordable housing for households on average incomes is also seen as a housing need. Views were given that Housing strategies need to be looking to the future with environment friendly solutions and reducing the environmental impact.

Retaining the green belt and green spaces is another important factor to respondents. This is seen as important by respondents for the environment and for the wellbeing of people living in the community and for children having green spaces to play in.

Many are also concerned with retaining the natural beauty and integrity of the small villages and rural area and therefore some also state it is necessary to have control over developers on where they develop, but also if they do develop, to have the necessary infrastructure already in place. Some respondents also feel there needs to be more council owned and managed properties, with an increase in social housing.

Q. Housing Need - Is there anything missing?

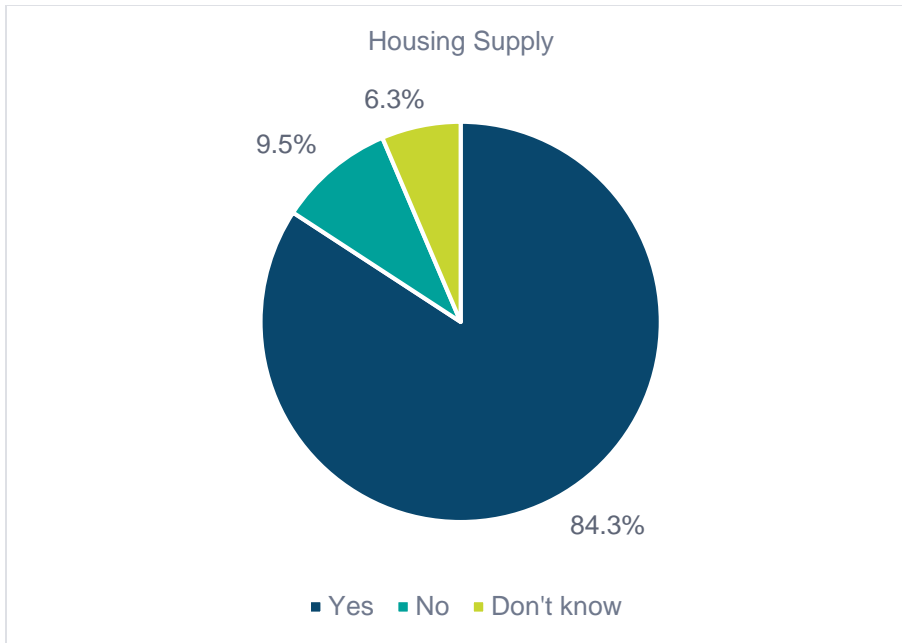
Housing Need - Open text comments	Total
Improved infrastructure for housing needs/including jobs	58
Affordable housing/affordable for average wage	52
Aim/objective not clear/not specific enough	38
Housing environmentally friendly	31
Locals to be prioritised	26
Protecting environment/reducing environmental impact	25
Retention/protection of greenbelt/retaining green spaces	23
Housing built with infrastructure in place	18
Public transport solutions/improvements	18
Protecting integrity of smaller villages/curbing building	18
Aid community building/community links	15
Using brownfield sites/repurposing existing assets/buildings/homes	14
Control developers/stop building	12
Reduce/stop second homes	11
Council land/council owned and managed	10
More social housing	9
Focusing on wider needs instead of just minority	9
Climate change/climate resilience	8
Option for those to live where they grew up	8
Sustainability	8

Adequate sizes to suit needs/well built homes	8
Build/homes in the right places	7
Affordable housing for first time buyers	6
Safety/security needs	6
Housing needs for those with disabilities	6
Mixed housing/ages/types of housing/aiding in building community	5
More bungalows	5
Concerns about priority to immigrants	4
Protection from/control over private landlords	4
Question geared toward elderly	4
Homes to be maintained rental/social	3
Not council role/responsibility	3
Support independent living	3
Housing list help/communication	2
Digital barrier	2

Q. Are these the right aims and objectives for housing supply?

Key Objective: Driving the delivery of homes people need and can afford to live in

Aim: We aim to increase the supply of affordable and social housing, which will help to ensure that all residents in Dorset have access to high-quality housing that is affordable to buy or rent. To achieve this, we will work with our partners to identify and support a range of housing options that meet the needs of our community.



Option	Total	Percent
Don't know	131	6.3%
No	197	9.5%
Yes	1755	84.3%

The majority of respondents 84.3% agree this is the right aim and objective for housing supply. There are no significant differences from the smaller groups to the overall figure. Though there is general agreement, some comments indicate a vagueness to the mention of the term 'afford', especially with the varying degrees of affordability within the local residents.

As seen in the table below, the respondents' main priority is the infrastructure to support any increased housing supply for both existing communities and any new future developments.

Affordability is another theme that arises in housing supply. Current concerns centre upon affordability for local people with current wages in the area rather than national affordability.

This aim and objective have driven more comments based on supply of housing coming from council owned properties. It may have been assumed that the Council owned social housing stock, whereas this is held in Dorset Council area by Registered Providers of Social Housing, or Housing Associations. Comments regarding the need for increased social housing, renting from the council as opposed to private renters. Comments also suggest that the council need to invest in their own stock of properties to increase the supply of council/social housing. This aligns with further comments regarding to

requests for the council to respond to local needs and supporting community led provision.

Many comments also refer to the protection of the environment and preserving green spaces. This is reflected in both areas where building is intended, including the need for more energy efficient homes and also in areas where they wish to curb the construction of new developments in order to preserve the landscape and natural beauty of Dorset, particularly the villages and rural areas.

Some respondents state that there needs to be more control over second homes, holiday homes and Airbnb's. There is a pattern throughout this survey of many homes remaining vacant through the year when there is a housing shortage.

Repurposing and reusing existing housing stock, convert commercial buildings or using brownfield sites for development is another key theme in increasing housing supply. This is particularly needed if stock is already available in towns with existing infrastructure.

Q. Housing Supply - Is there anything missing?

Housing Supply - Open text comments	Total
More housing needed where there is infrastructure to actually support it/in areas that can support social housing/ensuring infrastructure needs will be adequate to meet local community needs before new builds are occupied/comment on infrastructure	45
Need to build more affordable homes. Too expensive for locals to buy/base affordability on local levels, not national/affordability has to continue for subsequent owners	37
Social housing/rent from council, not private/council housing estates/housing council owned/more council houses/invest in own stock/build yourselves	34
Refer to local people's needs/access to local residents/respond to actual local needs/driven by needs of local community/community led provision	29
No building on green fields/green belt	28
Built in right areas. Not in villages with high property values so developers can make maximum profit/in right places where people need housing/needs led/built to meet targets, not in response to local needs	26
Stop second homes/2nd home ownership tax/reduce impact of second homes	26
Affordable in terms of bills and adjustments towards net zero/consider energy efficiency/sustainable, environmentally responsible housing/solar panels etc.	25
Homes to rent, not buy/incentives for buyers to let the properties out long term/security of tenure/maintaining rented accommodation/encourage developers to have long-term strategies for rental	25

Stop developers using non profitability clause to reduce their social housing commitment/make sure partners aren't there just for profit/ban 'we can no longer build the affordable housing anymore' schemes underway/ensure developers achieve their affordable housing targets/opposing plans that provide unaffordable housing	24
Not just about new homes. Also about ensuring current housing stock is being used effectively within communities/convert old buildings	23
Only made available to local people/people that live and work in Dorset/local connection requirement	22
Affordable housing is not affordable - Housing Associations are making money out of people/no such thing as affordable housing/many unable to afford 'affordable' housing	20
Homes for people that work locally to reduce travel pollution/don't conflict climate emergency by building in countryside with no employment or public transport/good transport options, especially in rural areas/build where jobs are	20
Imperative brownfield sites earmarked first for development/brownfield sites prioritised/focus on them	19
They are not to be sold - they are to remain under Council's authority/social housing only available to rent/preventing sale of existing social housing properties/prevent re-sale for profit	17
Who is paying for it all? /You don't say how or at what cost to the taxpayer/how are you going to do this?/Not enough information given to make a sensible view/needs to be clearly defined objective	16
Not just affordable housing. It's housing that is achievable for normal first-time buyers/a scheme to allow first and second time buyers to buy/live in more desirable areas without being impacted by high valuations/offer a range of housing options	16
Specify what affordable means	15
Rental homes should be first priority. Stop short term lets/AirB&B/new build planning class for holiday accommodation, and restricted otherwise	14
Focus should be on private rent support or shared ownership that falls outside of right to buy/rent to match social housing/rent caps on private rent/rent reflects pay/private rent more security	14
Don't forget smaller villages where people have lived for years and do not want to move to towns/schemes to help people live in areas they were brought up in/missing the word local. Families that have lived here for hundreds of years/ensure rural areas are included	14
New developments must not alter or change character of smaller communities/unique environment of Dorset/over development of villages can destroy communities/overbuilding an area often has unseen impact on existing residents	14
How partners are chosen is not obvious/not enough known about the partners/who are the partners?/ improving choices of companies chosen	13
When will this happen?/proper annual targets for completion/quantify nature of the drive the delivery of homes	11

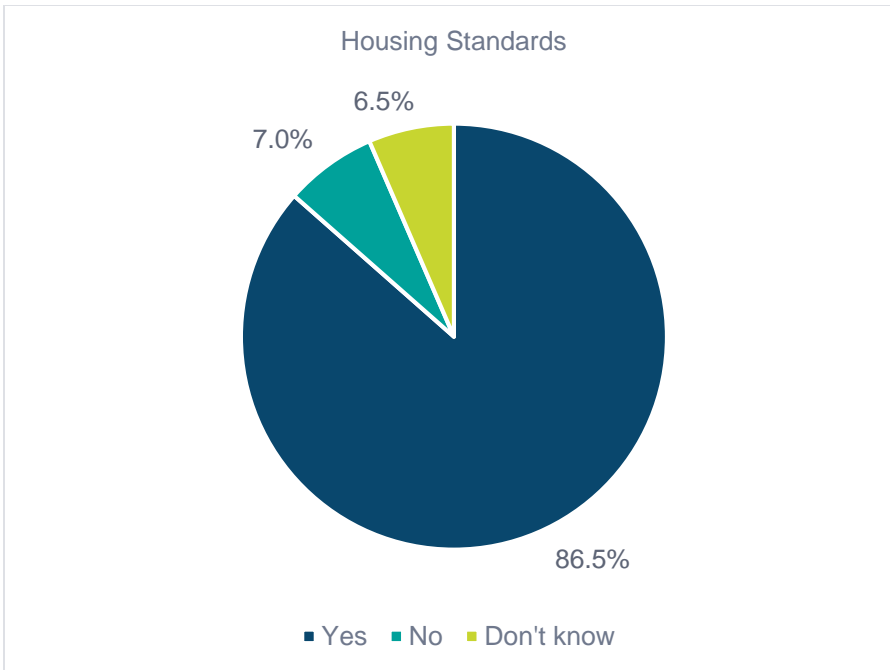
No mention of supporting environmental protection aims/protecting green spaces and wildlife/no mention of environmental impact	10
More options for working people, not just those on benefits/prioritise working families and couples/requirement to work full time/those working full time should be given priority	9
Emphasis on quality. All large developments should have a portion of sales held ack as a fund until all snagging has been completed/quality of housing will benefit not only now, but also in the future	8
Prioritise young people. Schemes for u25s/young adults	8
Why are their partners? DC needs to plan where the supply is required/allocate land for social housing	8
Can't keep building new houses/don't need new houses	8
Comment on the wording of the aim/the aim specifically	8
Social housing should only be provided to those on low incomes. Once their income rises, they should then move on so someone else can utilise it	7
Social housing should focus on local people and key workers	7
Free up council land to build more affordable housing	7
Comment on concern for people not in work being granted priority to houses/ priority to migrants/being subsidised by workers	7
Doesn't sound like much action/needs to happen soon/action on building new homes	6
In partnership with local employers to ensure employment opportunities are available and pay a fair wage/low pay in Dorset needs to be addressed	6
New developments must be more space-conscious/smaller units to help people get on the ladder/limit size and number of properties in planned estates/incentives for this sort of development been considered?	6
Infrastructure within walking distance so not causing more pollution by needing cars	5
Affordable housing that is not always leasehold/shared ownership	5
More family homes/proper sized housing for families	5
Aim is too general/no mention of overall housing aims	4
Stop right to buy/limit it	4
Meaningless as residents not defined/aims do not mean anything	4
Should be built in small communities, not huge block of rooms where people are crammed into small spaces. Mental health considerations/housing people in soulless boxes without green space is not conducive to health and wellbeing	4
Comment on anti-social behaviour/security	4
Make it easier for people to build their own housing	3
You cannot control the price of housing/thinking a home can be provided for all is impossible	3
Social housing should be talked about separately from affordable housing, given market definition means 20% below market value	3

Assessing people in Council housing over the years they are residents. Many 2-3 bedroom houses with just one person living there	3
Responsibility of the council to provide good quality rented accommodation, not houses for sale at cheap prices/council should not be involved in the supply of social housing/housing needs should be met by free market, not government	3
More housing supply allocated for small scale infilling of villages and hamlets by private developers and not mass blocks of housing tacked onto edges of town/including expanding the envelope of villages	3
Drop 'high'. Rather 1000 quality homes than 800 high quality homes/doesn't have to be high quality, just simple, safe and affordable/not clear what high quality means	3
Comment on removing rogue landlords /charging landlords increasing council tax if they fail to look after or develop their buildings	3
Work with partners that make a local style rather than the same houses all over the country/involve residents in designs of their homes	3
Aim is very ambitious/affordable and high-quality opposite sides of the spectrum/how can you ensure high quality housing for every resident?	3
Compulsory purchases for stalled developments/compulsory purchase powers	3
Greater emphasis on housing trusts/community land trust involvement	3

Q. Are these the right aims and objectives for housing standards?

Key Objective: Improving the quality, standard, and safety of homes.

Aim: We are committed to improving the quality of housing for everyone by forming strong partnerships, using resources wisely, and making sure that regulations are enforced.



Option	Total	Percent
Don't know	135	6.5%
No	145	7.0%
Yes	1800	86.5%

The majority of respondents 86.5% agree this is the right aim and objective for housing standard. Though still high, private renter landlord or agents do not feel as strongly at 78.3%.

There is also a concern over the definition of quality in the aim and the need for it to be clearly defined and the need for quantifiable aims.

As seen in the table below, respondents primarily feel that in terms of housing standards, more carbon neutral solutions are needed. Building greener homes that can be energy efficient and sustainable are highly desired.

There is concern that new builds have low quality standards and a view that regulations are not being enforced effectively. Comments suggest that the standard is too low and there should be incentives for builders to exceed the current standards. Comments also indicate that there is a need for local plan to promote quality and raise the standard of durability. In addition to efficiency and quality of new homes, comments also state that there should be support for retro fitting and upgrading existing homes, private as well as council with the aid of grants.

Respondents also mentioned the need for improved infrastructure as well as public transport. This has also been a reoccurring theme throughout the survey.

The table below details themes on further comments regarding housing standards.

Q. Housing Standards - Is there anything missing?

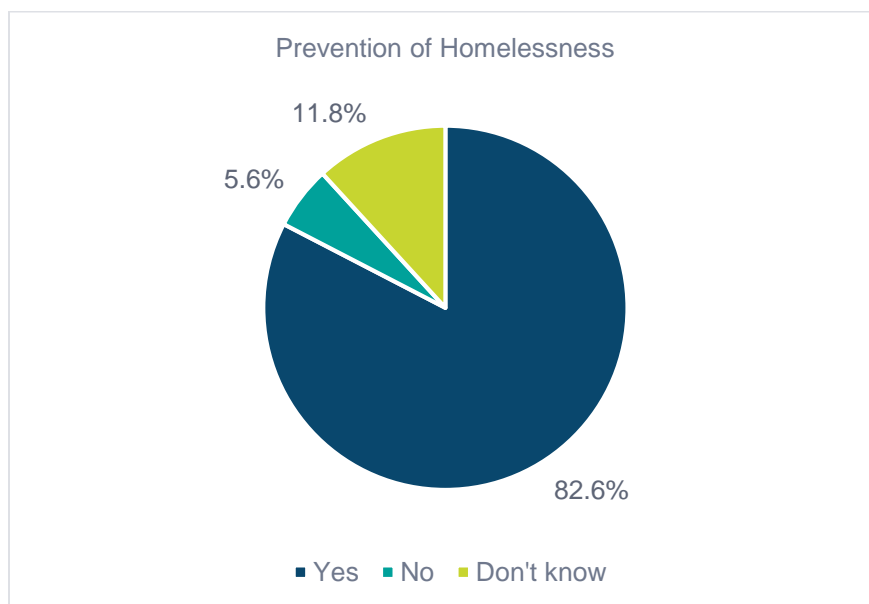
Housing Standard - Open text comments	Total
Build greener homes/carbon neutral/solar panels/environmental and sustainability/energy efficient	81
Regulations not robustly enforced/regulations must be enforced and action taken/financial inducement to encourage builders to exceed low bar/not being enforced now	41
Quality not defined/doesn't demonstrate how this can be achieved/too vague/should be quantifiable aims	25
Needs to include ecological requirements/minimise impact on the environment/include protection of local environment/better criteria regarding green spaces/net zero target/make reference to the climate strategy	24
Set new regulations to improve energy efficiency/emphasise energy efficiency	23
Using local plans to enable planners to insist on higher standards/local plan promote quality, standard, and safety of homes/standards should be at the very highest/durability	22
Specify what partnerships will achieve/partnerships with who?/can't rely just on partners/how do you measure success of the partnership?	21
Better building design/good insulation/fabric first approach	16
Ensure landlords mend their houses/keeping properties in good repair/estate agents managing private rented properties to be more responsive to safety and quality problems/	15
Include support for upgrading existing private homes/council owned property and housing groups/improve energy efficiency of older homes/retrofitting/helping existing stock/grants for retrofitting	15
Need supporting infrastructure/public transport	12
Pick the building contractor who will build better homes/not driven purely by profit/not big, high volume developers/local providers	11
Regular inspections to make sure homes are being looked after/bad tenants evicted	10
Quality of new houses is poor/improve quality of houses/not built to last	10
Statement not suitable/confused/doesn't mean anything	9
Using resources wisely to include waste land (brown field)/using resources wisely/invest only in brownfield sites	8
Protect the green belt and ensure that all developments bring about sustained reductions in air and water pollution/should contribute to sewage system	7
Build area to consider local residents, take into account air and light pollution, building where there is employment that do not necessitate driving. Must not alter character of smaller communities/maintain unique environment of Dorset	7

Landlords to be encouraged and supported/new regulations difficult for landlords	6
New developments need to be appropriate and blend in with existing properties, considerate to existing residents/ do not build as many as you can on a plot	6
Make the homes of a good size to meet the needs of growing families/gardens, adequate parking/able to accommodate vehicles not on the road	6
Will need to employ more staff to make this happen/ensuring that the underpinning training of the required workforce is supported/adequate manpower and resources to enforcement of this	5
Too many regulations can be daunting to potential developers/some regulations enviro virtue signalling	5
Housing association properties should be able to take advantage of cheaper fuel costs and pass on to tenants/solar panels on council and housing association roofs/ensure best use of energy economy	5
Locally sourced timber and materials	4
Partnerships causing issues/eliminating partners who have other agendas than those of the public body/partners delivering poor service/partnerships with private sector won' t help meet these goals	4
Greater clarity required as to what standards/regulations are going to be used	4
Housing standards should be set by central government/also needs attention from a national level	4
Too much focus on quality makes properties less affordable/at odds with affordability and suitability to needs/need to build more	4
What is meant by quality?	3
Proper maintenance would be a good start/housing associations to maintain external maintenance of their stock/homes already built need to be maintained	3
Encourage forming of partnerships to include community groups/Dorset's communities need an independent voice / involve parish councils in decision making	3
Enforceable rules for private housing - including rent increases and no-fault evictions/penalties for landlords	3
Council needs to take the lead of running council homes/no mention of taking the lead/council properties and new builds	3
Should be spent on building simplistic houses that are affordable to buy and rent for the young people/keep it simple and well made	3
Local residents need to be a priority	3
Individuals should be accountable and responsible/improving homes owned by individuals not responsibility of local authority	3
Not strong enough	3
Accessibility for mobility impaired/properties suitable for everyone	3

Q. Are these the right aims and objectives for the prevention of homelessness?

Key Objective: Support, at the right time, to people in crisis to prevent homelessness.

Aim: We recognise that we need to offer a range of housing options for people in crisis, and we are committed to tackling homelessness by providing support and assistance to help people find suitable long-term housing solutions.



Option	Total	Percent
Don't know	245	11.8%
No	116	5.6%
Yes	1716	82.6%

The majority of respondents 82.6% agree this is the right aim and objective for the prevention of homelessness. Comments indicate there is confusion about the wording, 'the right time'.

The most common comments regarding the prevention on homelessness focus on the need for a wider, more holistic approach. Due to the complex nature for homelessness, linked up services including health are needed to manage the issue.

A running theme is emerging once again with supporting local people first. Comments indicate the need to prioritise and aid those who are from the local area first. There Some resentment tackling some issues of homelessness with a view from some

respondents that there are those who move to the area and then make it Dorset's 'problem'.

Early prevention and support for those facing homeless is stated as another key theme. Comments suggests that high quality temporary housing is needed as other types of temporary dwellings and facilities. Better solutions are needed instead of expensive bed & breakfasts and instead use landlord housing associations to tackle affordability, reuse existing stock, brown field sites.

Some comments are less sympathetic to the plight of those facing homelessness and instead veer more to encouraging people to stand on their own two feet and discourage dependency on the council.

Q. Homelessness - Is there anything missing?

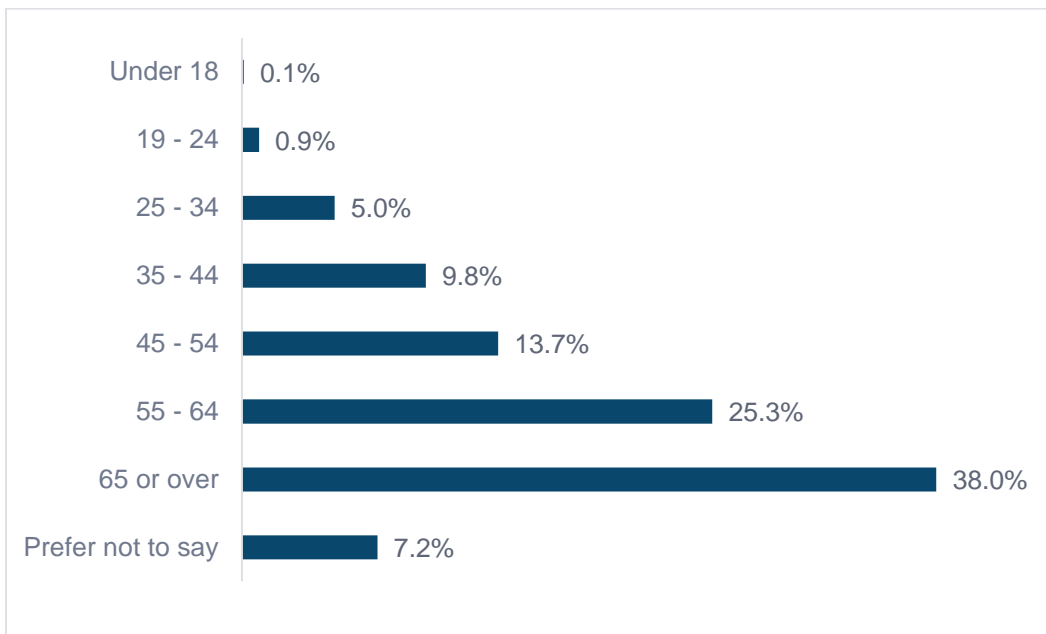
Homelessness - Open text comments	Total
Need additional holistic longer-term support / Support for people to maintain long term housing solutions / wrap around services / link services together / work with health services - homelessness is complex	53
Prioritise people with a local connection (people move from outside area and become a Dorset 'problem') / People arriving in Dorset to declare themselves homeless should be returned to their previous domicile county (locals before migrants)	36
Need more services to prevent homelessness (e.g., people who can't afford rent etc) / early intervention / accessible to people in crisis / before get Section 21	30
Provide high quality emergency and temporary accommodation / Build temporary modular housing / tiny homes / temporary refuges / studio flats with communal lounges and laundry facilities to accommodate single parents.	25
Need more info on strategy to comment further e.g. on the 'how' / too vague	23
Work more closely with other services in prevention of homelessness especially mental health e.g., CMHT	16
Place in areas that can support homeless people e.g., larger towns with MH support, employment, GPs, dentists etc	15
Build more quality social housing for rent and shared ownership / not sink estates	14
Better working with the private rental sector e.g., prevention of section 21 / Work with landlord associations to help tackle affordability / often won't rent to homeless people	12
Council needs more national funding and policy to tackle this issue	12
Reduce use of expensive and long-term B&Bs	9
Utilise empty properties / brownfield sites	9

Too many people expect a living for nothing/ Tell them to get a job like the rest of us have had to! / hand outs and not work etc / encourage people to stand on 'own two feet' / discourage state dependency	9
Need to fund charities working with homeless people better e.g. Lantern, Bus Shelter, Julian House etc	8
Build more 'supported' housing with additional support services included / life skills input	8
Why are people 'homeless', sometimes a matter of choice, wrong priorities, lifestyles (e.g. drugs / alcohol etc) - recognise can't always help people / don't want help	8
Local housing costs are contributing to the local issue, needs addressing	8
Not clear what 'the right time' is	7
More support for street homeless / no one should need to sleep on the street	6
Stop focusing on drug and alcohol homelessness / no intention of working and genuinely help people who have been evicted from rental properties from no fault of their own	6
Intentionally homeless shouldn't go to top of the queue / Shouldn't be re-housed if as a result of anti-social behaviour	6
Better monitoring of drug and alcohol dependent residents in social housing to reduce impact on local community	5
Homelessness as a result of domestic abuse needs a particular pathway	5
Need interim accommodation for those don't know how to manage a home with supporting agencies	4
Use floating barge as temporary accommodation	4
Utilise / re-allocate under occupied social housing (e.g., move people to one bed rather than 3 bed if on their own to free up housing for families)	4
Housing first approach - then address issues	3
Ensure equitable accommodation in rural areas to allow people to live close to established communities / North Dorset / Blandford	3
More support for homeless veterans	3
Changes to no fault evictions needed	3
Those in work also at risk or homeless not just those with MH / drug and alcohol dependency and need help too	2
No more barges, need to resource our own communities better	2
Need to clamp down on high street begging, especially those who aren't actually homeless	2
Help young people to rent affordable accommodation / support for young people leaving care	2
Over-enforcement / regulation of HMOs	2
Children should be safeguarded and prioritised to have a stable childhood.	2

In certain circumstances families in poor living conditions should have as much if not more opportunity than just homelessness	2
Homelessness is the council's problem - shouldn't consult on this	2

Demographics

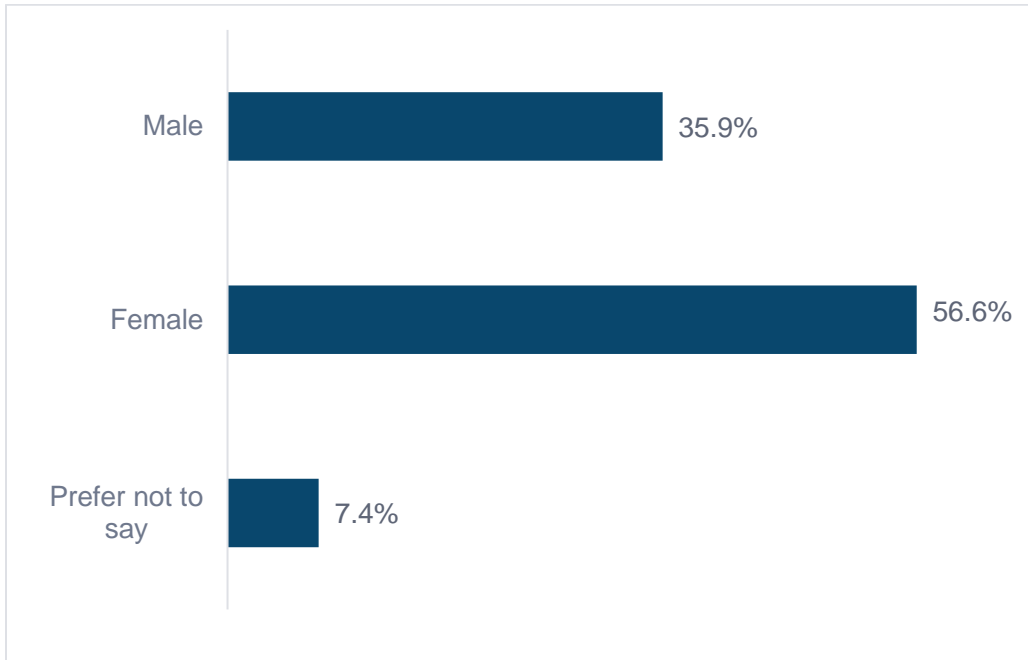
Q. Which age group do you belong to?



Option	Total	Percent
Under 18	2	0.1%
19 – 24	19	0.9%
25 – 34	104	5.0%
35 – 44	206	9.8%
45 – 54	287	13.7%
55 – 64	531	25.3%
65 or over	797	38.0%
Prefer not to say	151	7.2%

The consultation has attracted residents covering good spread of responses across the age groups, however, it is not dominated by those aged in the older age groups with those aged 65+ making up 38% of respondents mirroring the current Dorset profile for 65+. 7.2% of respondents preferred not to disclose their age group or did not respond.

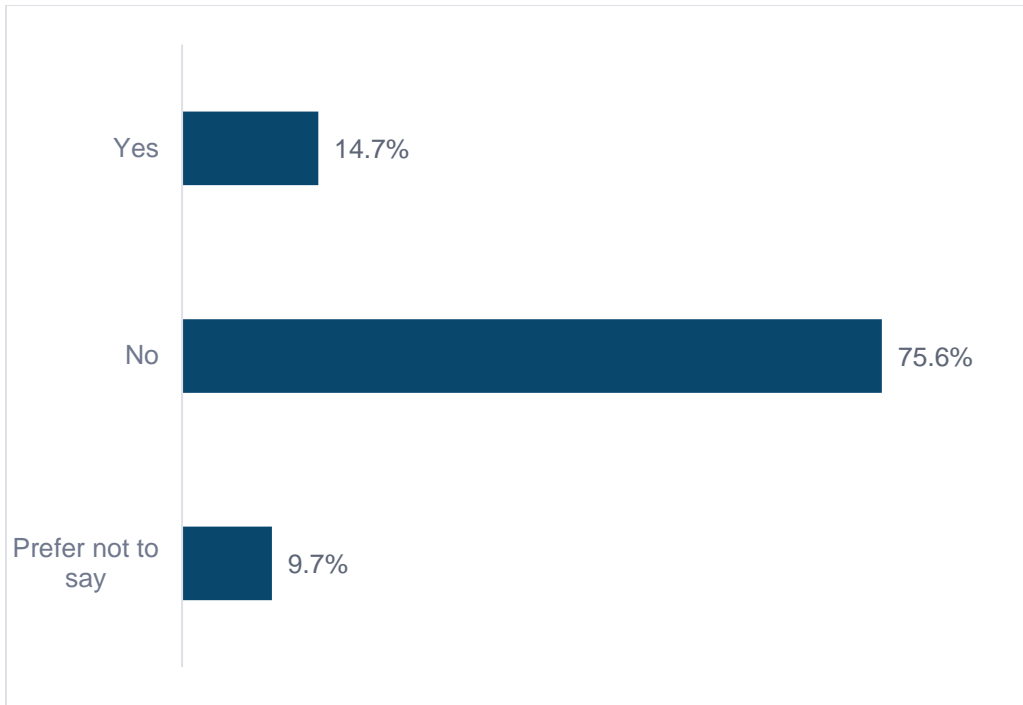
Q. Please state your sex



Option	Total	Percent
Female	1187	56.6%
Male	753	35.9%
Prefer not to say	156	7.4%

The latest census profile of the residents of Dorset area shows 48.6% male and 51.4% female. As the table above shows, the responses from females, does skew slightly from the Dorset profile but this is not unusual in this type of survey.

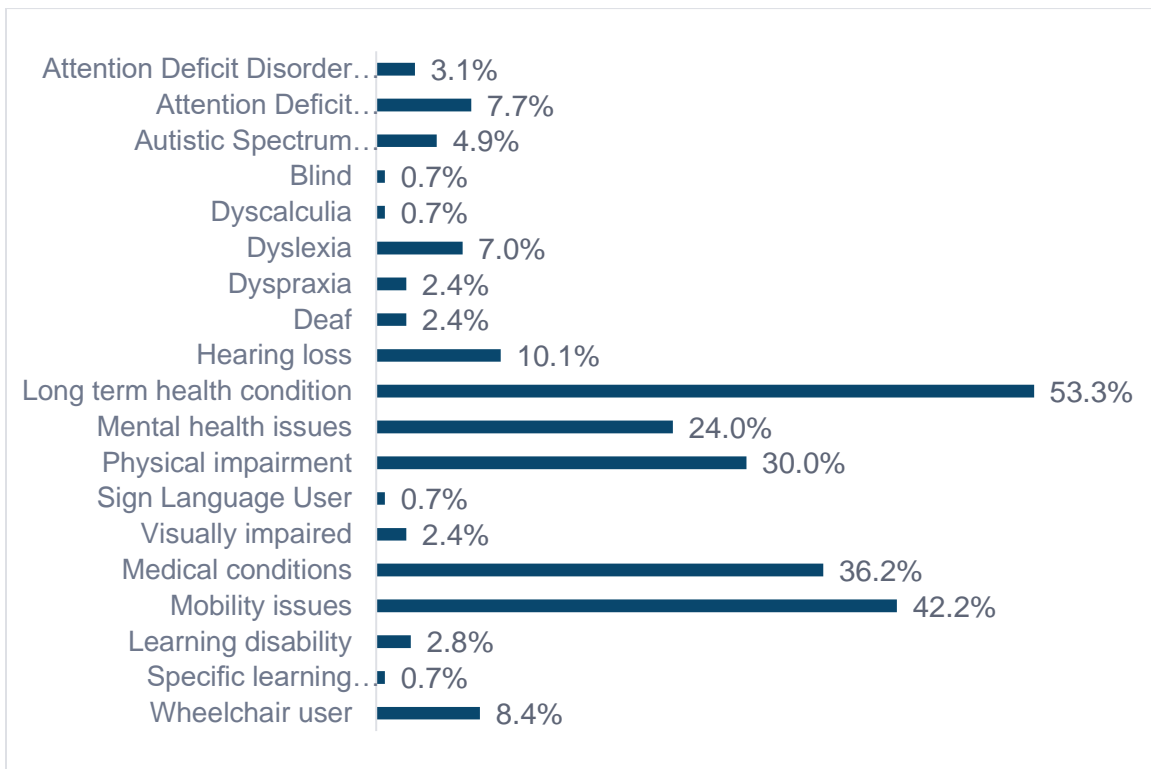
Q. The Equality Act 2010 describes a person as disabled if they have a longstanding physical or mental condition that has lasted or is likely to last 12 months; and this condition has a substantial adverse effect on their ability to carry out normal day-to-day activities. People with some conditions (cancer, multiple sclerosis and HIV/AIDS for example) are considered to be disabled from the point that they are diagnosed. Do you consider yourself to be disabled as set out in the Equality Act 2010?



Option	Total	Percent
Yes	308	14.8%
No	1580	75.7%
Prefer not to say	200	9.6%

14.8% of respondents considered they had a disability. This equates to 308 people. This is higher than many other surveys. There is no overall figure for Dorset. The data has been used when analysing the responses to all the questions to see if people who have a disability had a different view to the majority on the key questions in the consultation.

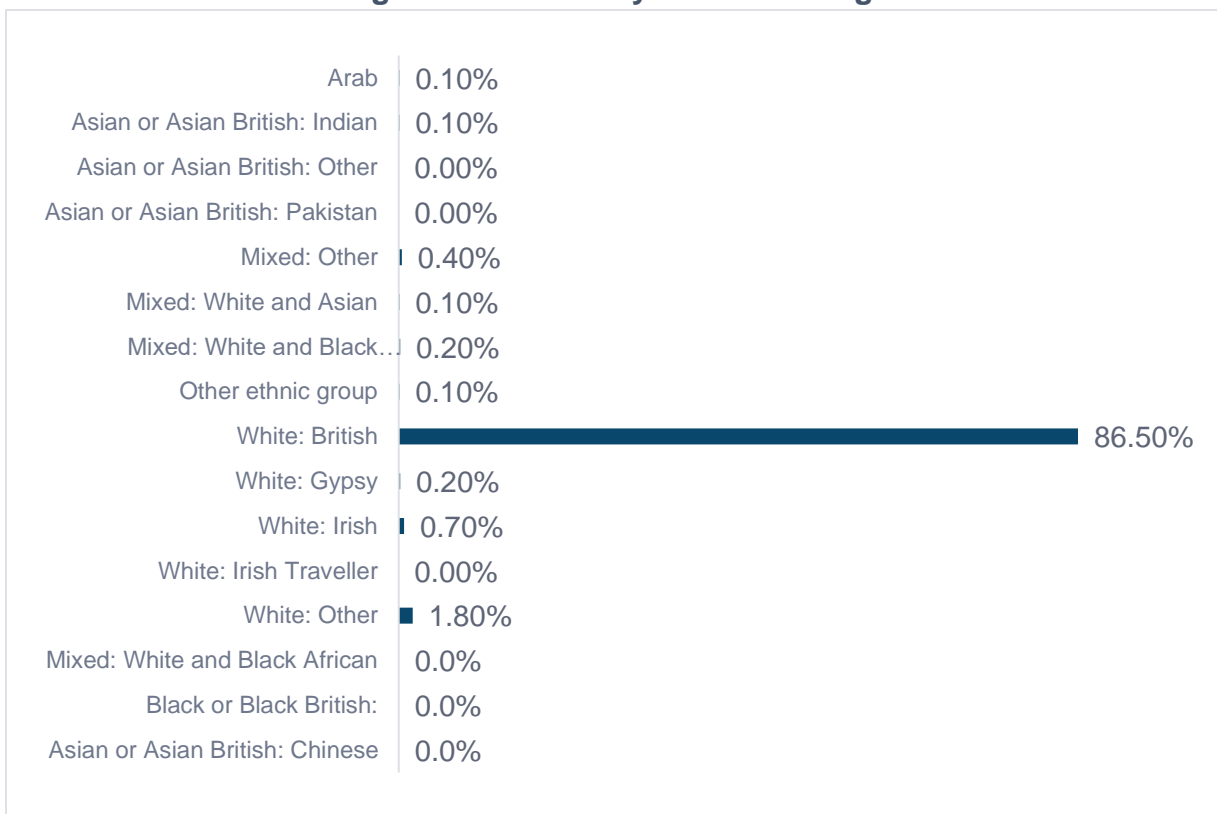
Q. At the previous question you stated you consider yourself to have a disability. Please state the type of disability which applies to you.



Option	Total	Percent
Attention Deficit Disorder (ADD)	9	3.1%
Attention Deficit Hyperactivity Disorder (ADHD)	22	7.7%
Autistic Spectrum Conditions	14	4.9%
Blind	2	0.7%
Dyscalculia	2	0.7%
Dyslexia	20	7.0%
Dyspraxia	7	2.4%
Deaf	7	2.4%
Hearing loss	29	10.1%
Long term health condition	153	53.3%
Mental health issues	69	24.0%
Physical impairment	86	30.0%
Sign Language User	2	0.7%
Visually impaired	7	2.4%
Medical conditions	104	36.2%
Mobility issues	121	42.2%
Learning disability	8	2.8%
Specific learning differences	2	0.7%

Wheelchair user	24	8.4%
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Q. Which of the following best describes your ethnic origin?



Option	Total	Percent
Arab	2	0.1%
Asian or Asian British: Indian	3	0.1%
Asian or Asian British: Other	1	0.0%
Asian or Asian British: Pakistan	1	0.0%
Mixed: Other	9	0.4%
Mixed: White and Asian	3	0.1%
Mixed: White and Black Caribbean	5	0.2%
Other ethnic group	3	0.1%
White: British	1803	86.5%
White: Gypsy	5	0.2%
White: Irish	14	0.7%
White: Irish Traveller	1	0.0%
White: Other	37	1.8%
Prefer not to say	198	9.5%

The profile of residents in Dorset overall show 1803 are White British which dominates this survey. There is a low representation of other ethnicities. 198 chose not to answer this question.

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Equality Impact Assessment (EqIA)

Before completing the EQIA please have a look at the [Dorset Council style guide](#) and also use the [accessibility checker](#) to make sure your document is easy for people of all abilities to read.

Use the [Hemingwayapp](#) to check the readability of your document, to do this, click the edit button on the top right of the hemminwayapp screen, paste your text and the app will highlight if there are any problem areas.

Some key tips

- avoid tables and charts, if possible please provide raw data
- avoid pictures and maps if possible.
- avoid using bold, italics or colour to highlight or stress a point
- when using numbering or bullet points avoid using capitals at the beginning unless the name of something
- date format is dd month yyyy (1 June 2021)
- use clear and simple language
- where you need to use technical terms, abbreviations or acronyms, explain what they mean the first time you use them
- if using hyperlinks, make sure the link text describes where the link goes rather than 'click here' Please note equality impact assessments are published on the Dorset Council [website](#)

Before completing this form, please refer to the [supporting guidance](#). The aim of an Equality Impact Assessment (EqIA) is to consider the equality implications of your policy, strategy, project or service on different groups of people including employees of Dorset Council, residents and users of our services and to consider if there are ways to proactively advance equality.

Where further guidance is needed, please contact the Inclusion Champion or the [Diversity & Inclusion Officer](#).

1. Initial information

Name of the policy, project, strategy, project or service being assessed:

Housing Strategy

2. Is this a (please delete those not required):

New Strategy

3. Is this (please delete those not required):

Both internal and external

4. Please provide a brief overview of its aims and objectives:

The strategy sets out the Council's aims and objectives for housing for five years from January 2024. These are:

Housing Need: Enabling residents to live safe, healthy, independent lives in homes that meet their needs.

Housing Supply: Driving the delivery of homes people need and can afford to live in.

Housing Standards: Improving the quality, standard, and safety of homes.

Prevention of Homelessness: Support, at the right time, to people in crisis to prevent homelessness.

5. Please provide the background to this proposal.

Every local authority must have a housing strategy which sets out its vision for housing in its area. The Dorset Housing Strategy sets out the priorities and approach we will take as a Local Authority and by working with partners to meet local housing needs and objectives. The strategy is not the Local Plan, and it does not set out planning policies.

It provides:

- a framework to guide us and our partners in tackling housing issues facing Dorset.
- a clear strategy set against current national climates.

This strategy is not a standalone document. It supports our Council Plan and alongside other key strategies and plans:

- A Better Life Strategy
- Birth to Settled Adulthood Programme
- Homelessness & Rough Sleeping Strategy
- Economic Growth Strategy
- Domestic Abuse Strategy
- Natural Environment, Climate & Ecology Strategy
- Children's Services Sufficiency Strategy (pending)
- Corporate Parenting Strategy
- Dorset Council Planning for Climate Change – Interim Guidance and Position Statement
- Local Transport Plan

Dorset Council will be developing a new Local Plan setting out our planning policies and proposals for new developments. Findings from the consultation will be fed into the local plan team. During the development of this Housing Strategy close engagement with our Planning service has been carried out to ensure its objectives can be supported and that the approaches are aligned.

Evidence gathering and engagement

6. What sources of data, evidence or research has been used for this assessment? (e.g national statistics, employee data):

This strategy was developed with assistance from Dorset Council's housing service, adult social care, children's services and planning services as well as housing associations and health partners. We also used data from:

- research and analysis of the local and national housing context
- 2021 Census
- NOMIS (Official Census and Labour Market Statistics)
- Icen Housing Needs Assessment 2021 (a report outlining the number of homes needed in Dorset)
- Council strategies and plans
- information from partner organisations (Registered Providers, Public Health Dorset, Dorset Local Enterprise Partnership, NHS and Homeless Forum)
- Information from internal and external engagement

- national policies and trends
- best practice research
- housing sector trends
- local housing data
- Government studies and research
- Public Consultation

7. What did this tell you?

Research and data.

Our data and research told us residents are experiencing a gap between income and housing costs. Current national caps on financial assistance (Local Housing Allowance) available to help pay rent, are set at 2011 rates and rental costs are rising. Dorset house prices are on average 11 times higher than average wages making home ownership more difficult.

The standard of homes has been the focus of legislative changes seeking to improve the condition of rental homes. Dorset provides help, guidance and assistance to private landlords to meet decent homes standards and carries out enforcement action when needed. Dorset's social landlords work closely with the Council to address any issues in homes they own.

A drive to support rural communities was announced by the Government this summer. This aims to boost the supply of new affordable housing to buy or rent, grow the rural economy, improve connectivity, support home energy and thriving communities.

Local NHS Trusts recognise the impact of poor housing on health and Dorset's need for more supported accommodation to improve positive recovery at home.

Dorset's 65+ year old demographic is higher than the national average and means there is a growing need for care services. Increasing age related conditions means Dorset will need more extra care accommodation. This is a type of housing that meets design standards and includes the provision of care.

Dorset also needs more specialist supported housing accommodation for adults and young people who have medical or welfare related housing needs. Access to supported accommodation helps residents to continue to receive the right support and services whilst living in a community.

Dorset needs more temporary accommodation to tackle homelessness. The supply of temporary accommodation is outstripped by demand in Dorset in line with national trends.

Increasing the supply of all types of housing is key to meeting local housing pressures. This should be linked to the needs of our residents and communities. Including the specific needs of the following groups:

- older residents and those who will require additional support and property adaptations to help them to live independently.
- disabled residents who require properties adapted to their specific needs.
- residents who need supported housing. Including those who have learning difficulties, mental ill-health issues, autism, special educational needs, people leaving care, people leaving hospital, young people (16-17 years), and looked after children and people who are homeless.
- victims of domestic violence and abuse.
- women and children.
- people who are at risk of homelessness or who are homeless.
- identified groups of people such as essential local workers (key workers), working aged people, young people, current and former armed forces personnel and their families, gypsies and travellers, prospective foster carers and adopters, refugees, asylum-seekers, unaccompanied asylum-seeking young people,
- rural communities.

Research also told us the number of new affordable homes being built has risen incrementally since 2019. The council and it's partners are working together in response to nutrient neutrality planning requirements, but this is expected to impact on the number of new homes built in the short term.

Our research also told us that the impact of housing on health is widely understood. The council and other organisations want to strengthen working together to improve housing expertise in health settings and the supply of housing with support options.

Public consultation

A full report of our public consultation responses is available at appendix B.

2137 responses were received and 84.3% were from members of the public and tells us our residents have views about housing in Dorset.

Other public consultation respondents are:

- Affordable or social housing provider
- Community group or charity representative
- Development, construction or planning professional
- Elected members
- Housing support, care or other housing related support provider
- Neighbourhood plan group member
- Parish or Town Councillors
- Private rented sector landlord or agent
- Voluntary organisations
- Community Land Trusts
- Charities

Most respondents agreed with the Housing Strategy vision to ensure our residents have access to affordable, suitable, secure homes where they can live well and be part of sustainable and thriving communities. The total agreement percentage was 86.6%.

The top 5 things most important to respondents in summary are (not in order of priority):

- Building more social and affordable housing for rent.
- Infrastructure to support new housing development (road improvements, school places and GP capacity).
- Supporting affordable home ownership for first time buyers and working aged people.
- Design of new homes (to improve energy efficiency, reduce environmental impact, protect natural environment, and to be easier to adapt to changing needs).
- Homelessness

The consultation asked whether our objectives are right. Their responses told us:

Objective 1 - 86.8% agreed.

Objective 2 – 84.3%agreed.

Objective 3 – 86.5%agreed.

Objective 4 – 82.6%agreed.

From those who engaged with the consultation 84.4% described themselves as white British and 15.6%% stated they were from a BME background.

14.4% of respondents said that they were disabled, which is high compared to an approximate figure of 4.6% based on those claiming either Disability Living Allowance, Personal Independence Payments or Attendance Allowance.

There were more female respondents than male (a slightly higher percentage than the Dorset population generally).

There was a wide range of ages of respondents and a good geographical spread. It is noted that responses from younger residents is lower than expected.

Age	Percentage
19-24	0.9%
25-34	4.9%
35-44	9.6%
45-54	13.4%
55-64	24.9%
65 or over	37.3%
Not answered	1.8%
Prefer not to say	7.1%
Under 18	0.1%

8. Who have you engaged and consulted with as part of this assessment?

Pre-consultation strategy development engagement phase

Extended Leadership Team

Elected Members

Staff members both from an employee and personal perspective, as well as specific groups or representatives including Housing Services, Adult Social Care & Housing Leadership Forum, Low Carbon Dorset, Adults Services, Children's Services, Planning Services.

Public Health Dorset

EDI Reference Group

Landlord Forum

Consultation Phase Responses Include:

Elected Members

General Public

Registered Providers

Integrated Care Strategy Group

Health Agencies

Developers

Town and Parish Councils

Community Groups

Charities

9. Is further information needed to help inform decision making?

No further information is required to inform the strategy.

The high-level themed delivery plan identifies future work to formulate, share and apply data so that future decisions to deliver the strategy will be data led.

Is an EQIA required?

Not every proposal will need an EqIA. The data and research should inform your decision whether to continue with this EqIA. If you decide that your proposal does not need an EqIA, please answer the following question:

This policy, strategy, project or service does not require an EqIA because (provide details):

Yes

Assessing the impact on different groups of people

For each of the protected characteristics groups below, please explain whether your proposal could have a positive, negative, unclear or no impact. Where an impact has been identified, please explain what it is and if unclear or negative please explain what mitigating actions will be taken.

- use the evidence you have gathered to inform your decision making.
- consider impacts on residents, service users and employees separately.
- if your strategy, policy, project or service contains options you may wish to consider providing an assessment for each option.
- see guidance for more information about the different [protected characteristics](#).

Key to impacts

Positive Impact	<ul style="list-style-type: none">• the proposal eliminates discrimination, advances equality of opportunity and/or fosters good relations with protected groups.
Negative Impact	<ul style="list-style-type: none">• protected characteristic group(s) could be disadvantaged or discriminated against

Neutral Impact	<ul style="list-style-type: none">• no change/ no assessed significant impact of protected characteristic groups
Unclear	<ul style="list-style-type: none">• not enough data/evidence has been collected to make an informed decision.

Impacts on who or what?	Choose impact	How
Age	Positive Impact	<p>By improving access to suitable, affordable housing, of the right type in the right place. By improving access to specialist accommodation required to meet needs.</p> <p>The Strategy, together with associated policies and documents, recognises the need for greater provision of housing for our aging population. This is outlined in the need to increase numbers of extra care and residential care properties.</p> <p>The strategy also reflects the need for new developments to meet enhanced building regulation standards, making them more accessible and easier to adapt.</p> <p>It also looks to support our working age, low-income, residents by increasing affordable housing options.</p> <p>By supporting developments which meet the needs of our rural communities, reducing the need for residents to move away from their communities and the risk of social isolation.</p>
Disability	Positive Impact	<p>By improving access to suitable, affordable housing, of the right type in the right place. By improving access to specialist accommodation required to meet needs. The strategy recognises the need for more bespoke housing and specialist housing options to meet the needs of our disabled residents.</p> <p>The strategy also reflects the need for new developments to meet enhanced building regulation standards making them more accessible and easier to adapt.</p> <p>Through carrying out current and future needs projections to ensure that housing is developed to meet the needs of our residents.</p>
Gender reassignment and Gender Identity	Positive Impact	<p>Whilst the strategy does not specifically identify housing for this group, it aims to improve to suitable, affordable housing, of the right type in the right place for all residents. Also by improving access to specialist accommodation required to meet needs.</p>

Impacts on who or what?	Choose impact	How
Marriage or civil partnership	Neutral Impact	Whilst the strategy does not specifically identify housing for this group, it aims to improve to suitable, affordable housing, of the right type in the right place for all residents.
Pregnancy and maternity	Positive Impact	By improving access to suitable, affordable housing, of the right type in the right place. By improving access to specialist accommodation required to meet needs.
Race and Ethnicity	Positive Impact	<p>By improving access to suitable, affordable housing, of the right type in the right place. By improving access to specialist accommodation required to meet needs.</p> <p>The strategy seeks to identify ways to make best use of existing social housing stock, including facilitating moves which would see larger currently under-occupied housing being used for those with a need for larger family sized homes. The report Meeting the housing needs of BAME households in England: the role of the planning system (.Bristow-Final-report.pdf (hw.ac.uk)) recognised a need for larger homes for BME households and that increasing the availability of bigger properties would have a positive impact.</p> <p>Through mapping housing needs we will be able to identify the number of homes needed to meet need.</p>
Religion and belief	Neutral Impact	Whilst the strategy does not specifically identify housing for this group, it aims to improve to suitable, affordable housing, of the right type in the right place for all residents.
Sex (consider men and women)	Positive Impact	Whilst the strategy does not specifically identify housing for this group, it's aims are to increase access to housing for all residents and to identify where there is a need for specialist accommodation. This is likely to include the need to accommodation for those who are fleeing domestic abuse and violence as well as single sex accommodation for rough sleepers.

Impacts on who or what?	Choose impact	How
		<p>By supporting the delivery of social rent housing which is more affordable for low-income families and single parent households.</p> <p>Identifying and projecting housing need, to influence housing delivery which meets with bedroom needs, ensuring children have the space to develop and mature.</p>
Sexual orientation	Neutral Impact	Whilst the strategy does not specifically identify housing for this group, it aims to improve to suitable, affordable housing, of the right type in the right place for all residents.
People with caring responsibilities	Positive Impact	<p>By improving access to suitable, affordable housing, of the right type in the right place. By improving access to specialist accommodation required to meet needs.</p> <p>The strategy recognises the need for more bespoke housing and specialist housing options to meet the needs of our residents.</p> <p>The strategy also reflects the need for new developments to meet enhanced building regulation standards making them more accessible and easier to adapt.</p> <p>By identifying the current and projected future needs of our households with residents requiring care, we can support the development of homes to meet needs and reduce the impact on carers more easily.</p>
Rural isolation	Positive Impact	<p>By improving access to suitable, affordable housing, of the right type in the right place. By improving access to specialist accommodation required to meet needs.</p> <p>The strategy also highlights the need to support developments in rural areas which have the support of community land trusts and community housing groups.</p>

Impacts on who or what?	Choose impact	How
		<p>Its aim is to increase housing options for rural areas with a view to encouraging local people to remain in the area, thereby building the local community and decreasing the risk of social isolation.</p> <p>The strategy also recognises the need to ensure that housing developments have the right infrastructure to support communities, including access to services, digital connectivity, and travel.</p>
Socio-economic deprivation	Positive Impact	<p>By improving access to suitable, affordable housing, of the right type in the right place. By improving access to specialist accommodation required to meet needs.</p> <p>Improving access to affordable accommodation by encouraging greater levels of social rent housing development in the Dorset Council area.</p> <p>By working with private sector landlords to increase the provision of housing for homeless and vulnerable applicants.</p> <p>By providing tenancy accreditation training to support residents to understand how to sustain their tenancy.</p> <p>The strategy reinforces the need for increased housing standards, particularly linked to energy efficiency and renewable energy sources, which are designed to make homes more affordable.</p>
Single parents	Positive Impact	<p>By improving access to suitable, affordable housing, of the right type in the right place. By improving access to specialist accommodation required to meet needs.</p> <p>By supporting the delivery of social rent housing which is more affordable for low-income families and single parent households.</p>

Impacts on who or what?	Choose impact	How
Armed forces communities	Positive Impact	By improving access to suitable, affordable housing, of the right type in the right place. By improving access to specialist accommodation required to meet needs.

Please provide a summary of the impacts:

Overall, the housing strategy is likely to have a positive impact by increasing and improving access to housing which meets the current and projected needs of Dorset residents. By supporting, and enabling, the delivery of more homes which meet accessible homes standards, specialist supported and extra care accommodation, and housing which is genuinely affordable. Developing needs maps will ensure that we are focusing delivery on the right type of properties, in the right place, to provide access to homes for all our residents.

Action Plan

Summarise any actions required as a result of this EqIA.

Issue	Action to be taken	Person(s) responsible	Date to be completed by
Data Intelligence	Housing needs maps to be developed and used to support decisions to deliver the aims and objectives of the housing strategy	To be confirmed	To be determined by the housing board.

Sign Off

Officer completing this EqIA: Sarah Smith

Officers involved in completing the EqIA: Sarah Smith, Sharon Attwater, Andrew Billany

Date of completion:17 October 2023

Version Number: 5

EqlA review date: January 2025

Inclusion Champion Sign Off: TBC

Equality Lead Sign Off: TBC

Next Steps:

- the EqlA will be reviewed by Communications and Engagement and if in agreement, your EqlA will be signed off.
- if not, we will get in touch to chat further about the EqlA, to get a better understanding.
- EqlA authors are responsible to ensuring any actions in the action plan are implemented.

Please send to [Diversity and Inclusion Officer](#)

[Appendices](#)

[A – Housing Strategy](#)

[B – Consultation Report](#)