



Dorset
Council

Housing Strategy



Home in on
Housing

Developing the strategy



Build from
existing
policies



Research
and analytics



Best practice
and
innovation



Internal
engagement



Stakeholder
engagement



Public
consultation

Consultation overview



Broad reach



2137 responses



Vision and
direction - 86.6%
in agreement



Aims &
objectives 84% in
agreement

Vision & Objectives

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.

- 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.

Key themes

- Right infrastructure to support new housing development (e.g., road improvements, school places and GP capacity)
- Design of new and refurbished homes (e.g., to improve energy efficiency, reduce environmental impact, protect natural environment, and to be easier to adapt to changing needs)
- Need for more social and affordable housing for rent
- Housing of all types, price ranges and tenures to meet the needs of people in their local communities

- Managing the impact of Airbnb, holiday lets and second homes on availability of housing
- Homelessness (e.g., people who are at risk of losing their home or have already lost their home)
- Supporting affordable home ownership for first time buyers and working age people and their families/households
- Using resources – land, assets and enabling expertise for affordable housing
- Improving the standard of rented housing



Our residents said....

“We need homes which are genuinely affordable, environmentally sustainable, and homes where those who need it, can easily access comprehensive support and essential services. More housing to meet the needs of people in their local communities.”

“We need good quality homes, with the infrastructure to support them, where we want them. But we don’t want that to be at the expense of our green spaces”.

“We want housing to be sustainable, energy efficient, and of a good standard for everyone. We want homes to be safe and this means taking action against those who don’t meet standards.”

“We need the right kinds of support, and early intervention, to stop homelessness before it happens. We also want enough housing for people to help them move to somewhere else if they do become homeless”.

Delivering the strategy



Themes for the
Delivery Plan



Detailed
delivery and
transformation
plans



Housing Board
Oversight



Monitoring and
evaluation

Meeting our objectives – delivery plan

Increasing Housing Delivery

Right Place

Right Property

Data Insight & Development

Homes for Dorset residents

Dorset Landlords

Empty properties

Building healthy communities

Best use of Council assets

Social Housing

Best use of social housing

Supporting sustainable tenancies

Enhancing our temporary accommodation offer

Sustainable Homes & Developments

Accessible homes

New models of housing delivery

Funding

Next steps for delivery

- Delivering across Council priorities, as well as statutory responsibilities.
- Decent Housing a key component of a good life. Bad housing a key component of a challenging life. Getting this wrong costs the Council and the wider system (esp. Health) significant sums. (homelessness, social care, health, unemployment, poor educational achievement, etc.).
- Income stream from grants and rents. Top ups around housing benefit subsidy shortfall are the budget pressure. Maximising grants and rental income, but also investment to save through prevention, sourcing and managing cost-effective temporary accommodation, moving people on to settled housing.
- We are an enabling authority, providing much of this through partners. We need to intervene selectively and with a commercial focus – when it provides best value.
- A clear plan and robust performance management. Strong progress. Bucking the national trend by reducing temporary accommodation numbers.
- Transformation and gear shifts – Homes Dorset, Emergency Accommodation, Systems tailored to serve housing requirements.
- Maximise benefits to other, and related, Council priorities. Social Care and broader accommodation needs for adults and children. Climate impact/carbon footprint of homes. Knitted and aligned with Local Plan.