

# Housing Strategy **Consultation Response Report**

Produced by Consultation and Engagement Team  
**for Dorset Council**

**October 2023**

# Consultation Response Report

<p><b>What was the consultation about?</b></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><b>Over what period did the consultation run?</b></p>	<p>The consultation originally ran for 10 weeks finishing on Monday 2 October 2023.</p>
<p><b>What consultation methods were used?</b></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><b>How many responses were received overall?</b></p>	<p>2,137 overall responses were received.</p>
<p><b>How representative is the response to the wider population?</b></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
<b>Where will the results be published?</b>	Results will be published on the council's website <a href="http://www.dorsetcouncil.gov.uk">www.dorsetcouncil.gov.uk</a>
<b>How will the results be used?</b>	Results from this survey will be used to inform the strategy.
<b>Who has produced this report?</b>	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

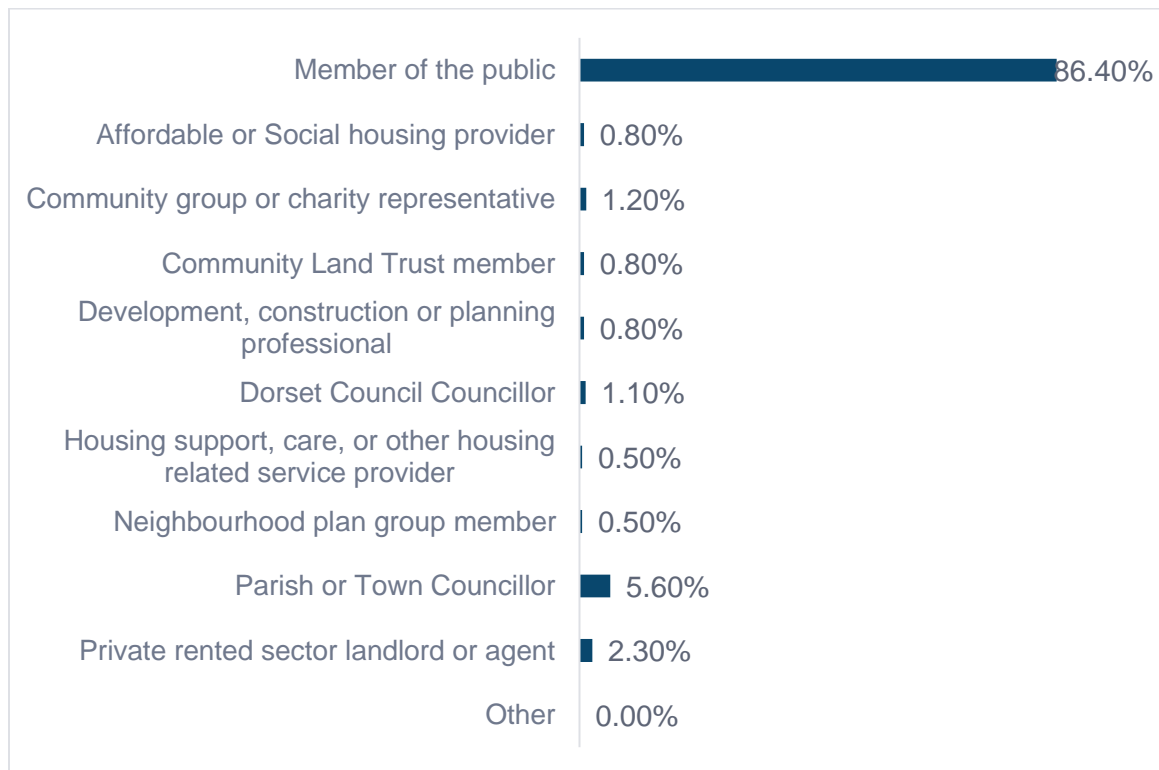
important to them and the overall objectives of this housing strategy. Questions were non-compulsory. A copy of all comments is available in spreadsheet form.

## 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.

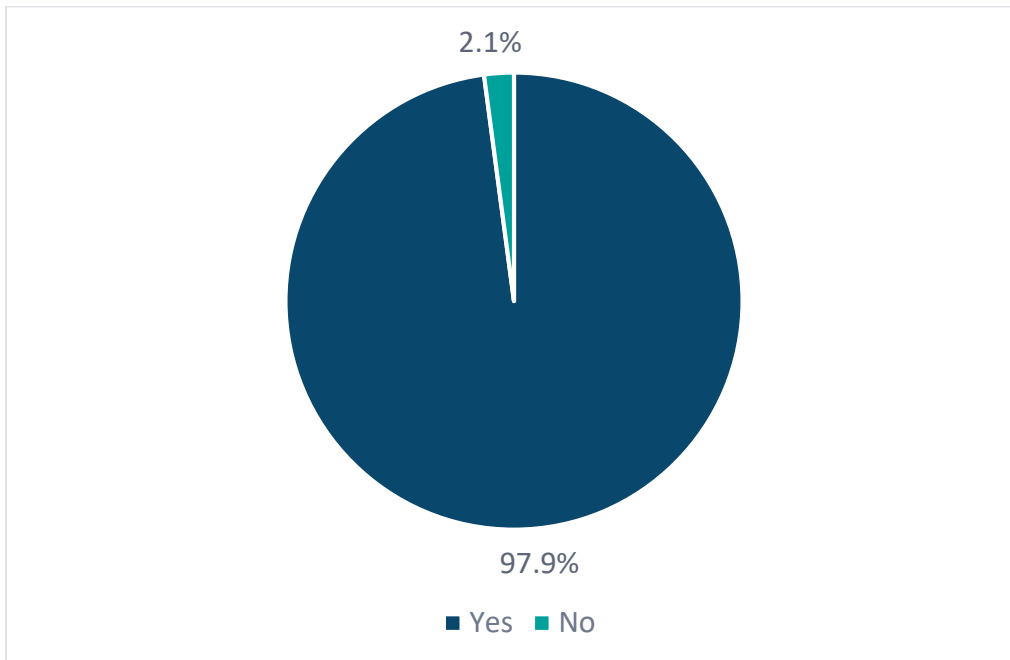
## About You

**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%



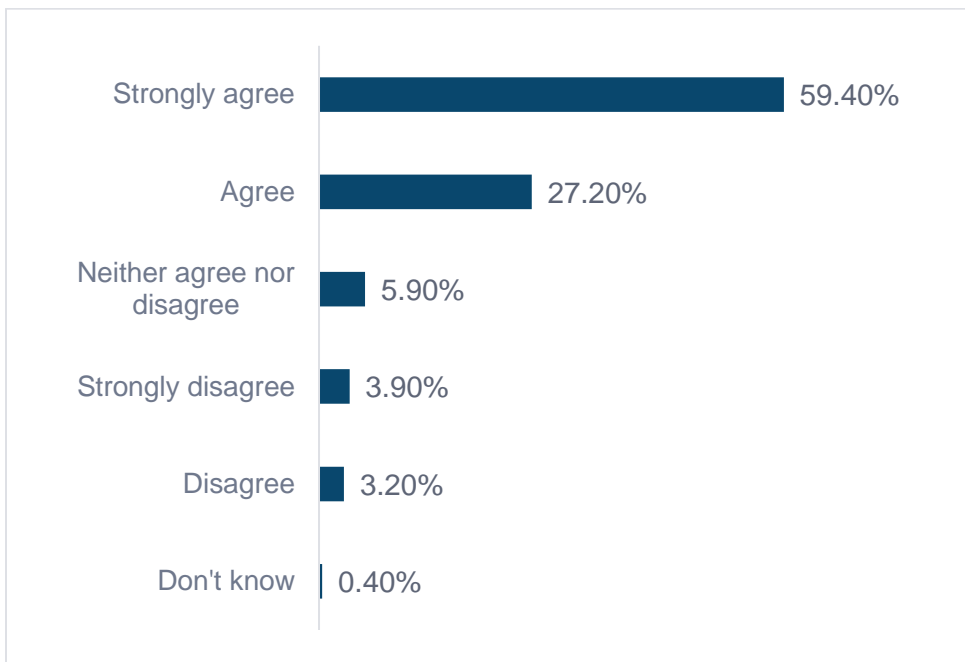
Stockwood	1	0.0%
Stour Provost	2	0.1%
Stourpaine	2	0.1%
Stourton Caundle	1	0.0%
Studland	2	0.1%
Sturminster Marshall	11	0.5%
Sturminster Newton	20	0.9%
Sutton Waldron	2	0.1%
Swanage	47	2.2%
Swyre	1	0.0%
Sydling St Nicholas	9	0.4%
Symondsbury	8	0.4%
Tarrant Keyneston	1	0.0%
Thorncombe	3	0.1%
Thornford	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.

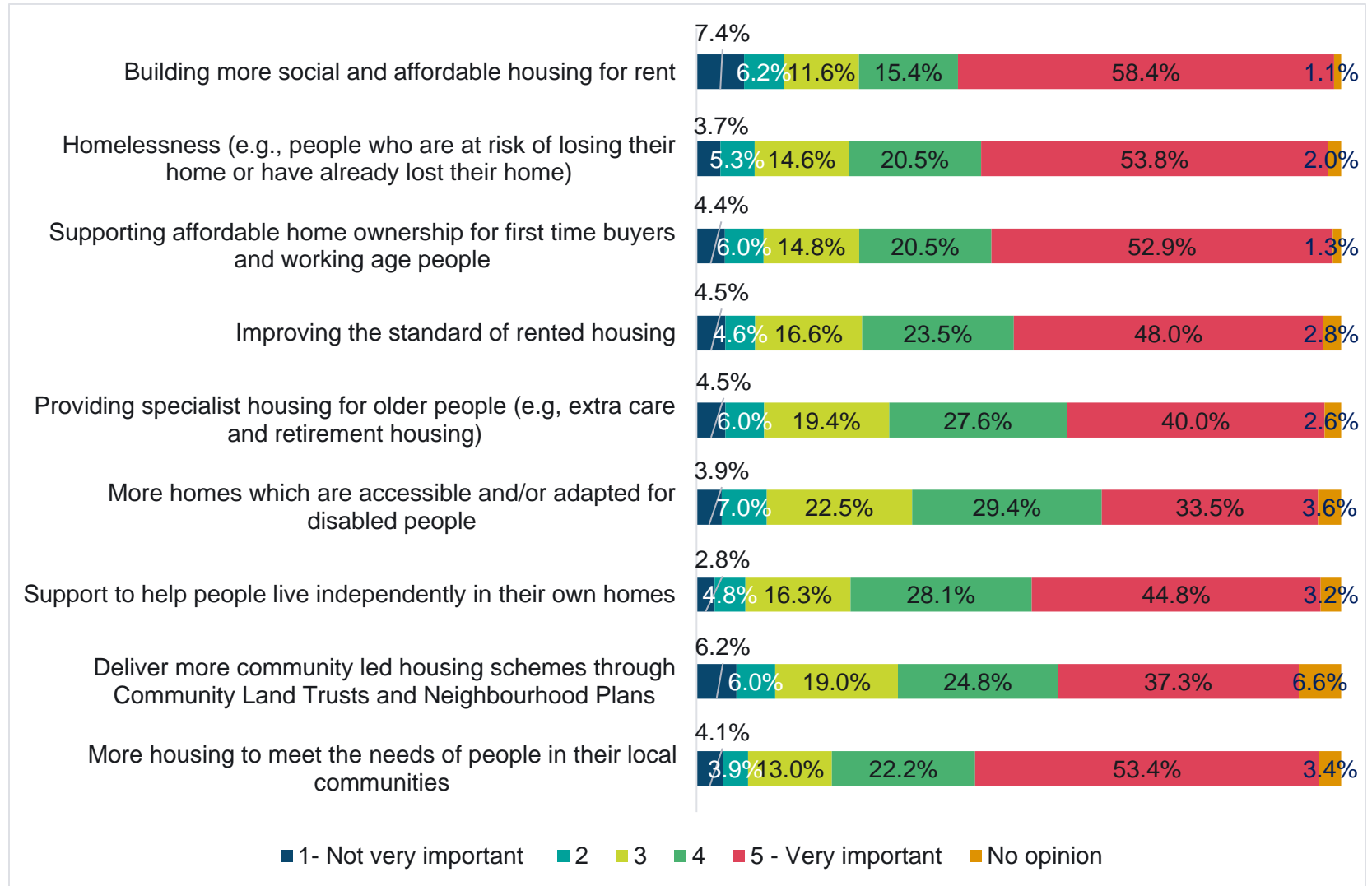
Many would also like to see a reduction in development. Some responded are concerned about overdevelopment, particularly in more rural area and villages that cannot support it with their current infrastructure.

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
<b>Need truly affordable housing to buy/rent</b>	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%

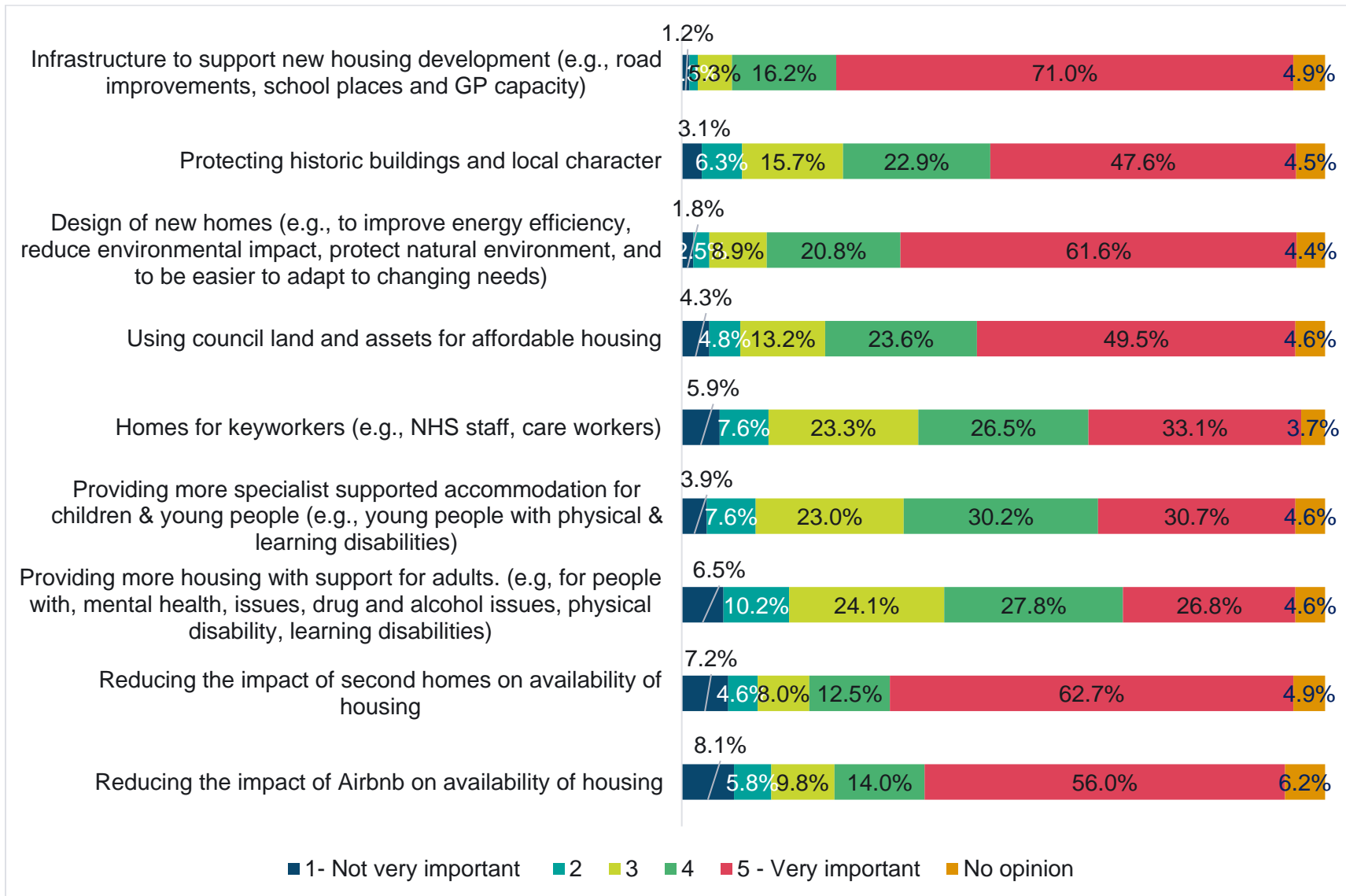
Overall, in the first half of the statements, respondents largely felt they were important. **'More housing to meet the needs of people in their local communities'** had the highest total importance at 75.6%. This statement also had one of highest percentage of those who stated it was 'not important'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

<b>Open text responses</b>	<b>Total</b>
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.**



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

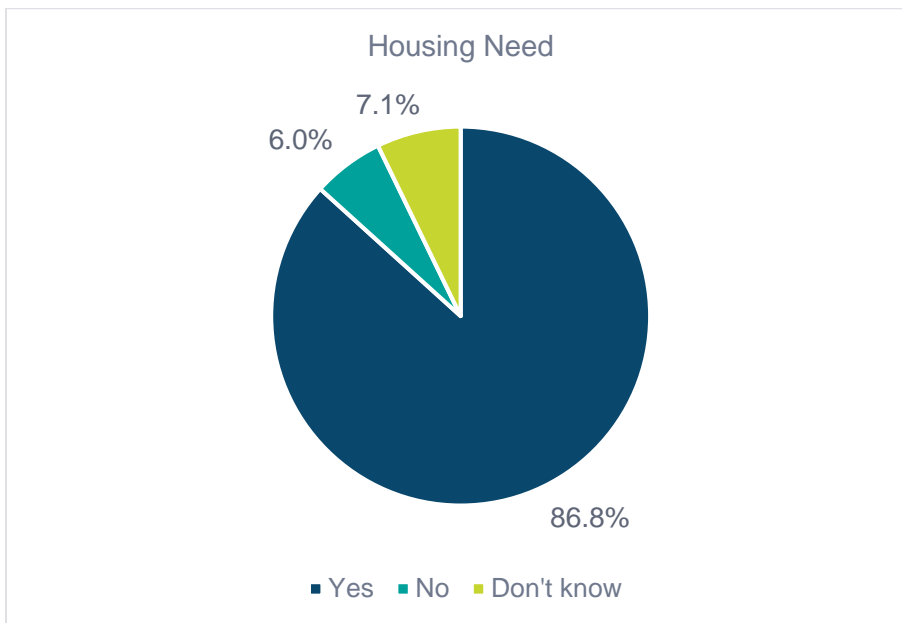
## Objectives

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?

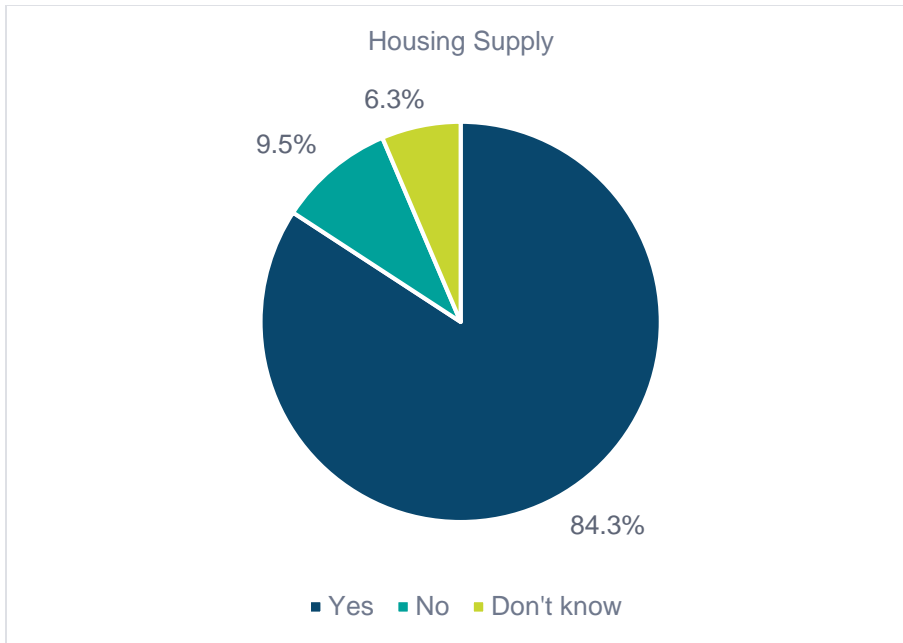
Housing Need - Open text comments	Total
Improved infrastructure for housing needs/including jobs	58
Affordable housing/affordable for average wage	52
Aim/objective not clear/not specific enough	38
Housing environmentally friendly	31
Locals to be prioritised	26
Protecting environment/reducing environmental 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

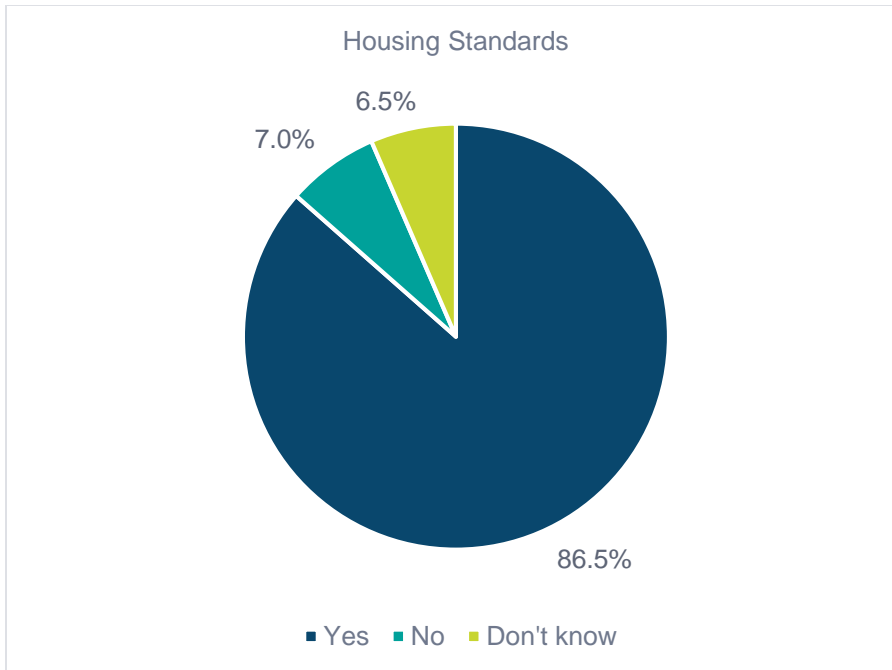
No mention of supporting environmental protection aims/protecting green spaces and wildlife/no mention of environmental impact	10
More options for working people, not just those on benefits/prioritise working families and couples/requirement to work full time/those working full time should be given priority	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?

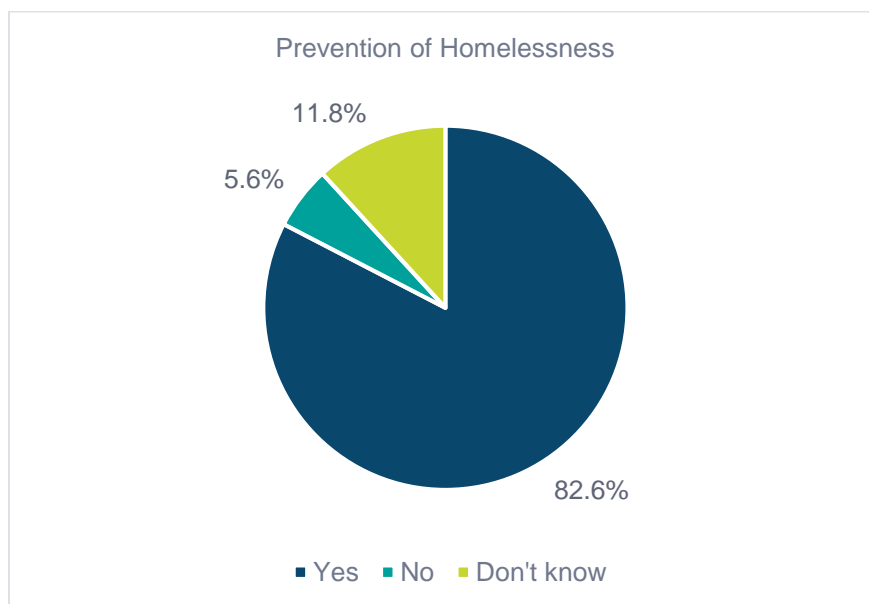
Housing Standard - Open text comments	Total
Build greener homes/carbon neutral/solar panels/environmental and sustainability/energy efficient	81
Regulations not robustly enforced/regulations must be enforced and action taken/financial inducement to encourage builders to exceed low bar/not being enforced 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?

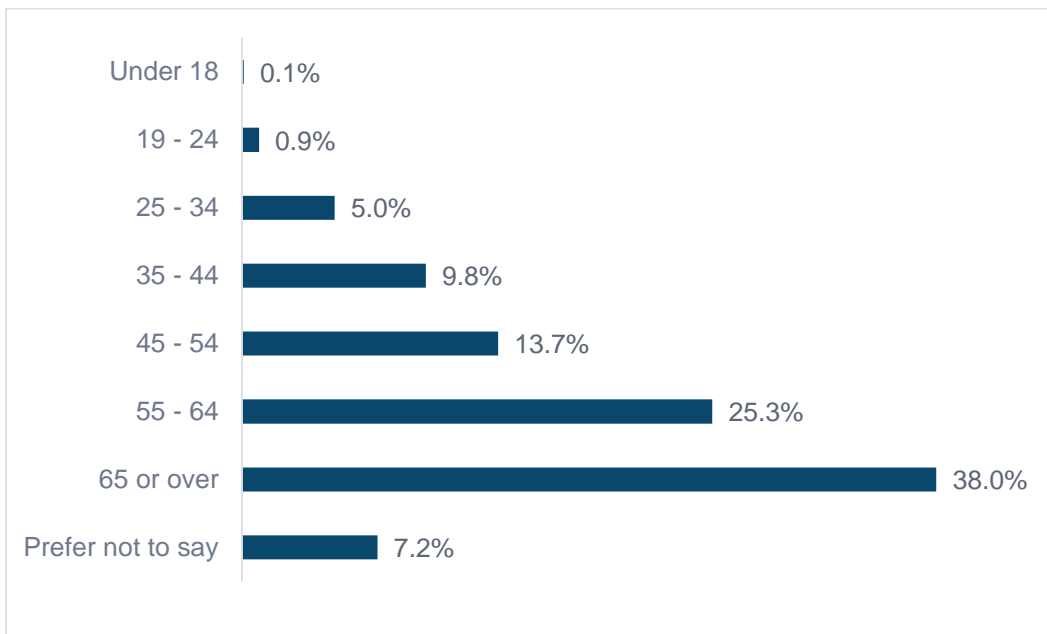
Homelessness - Open text comments	Total
Need additional holistic longer-term support / Support for people to maintain long term housing solutions / wrap around services / link services together / work with health services - homelessness is complex	53
Prioritise people with a local connection (people 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 who 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

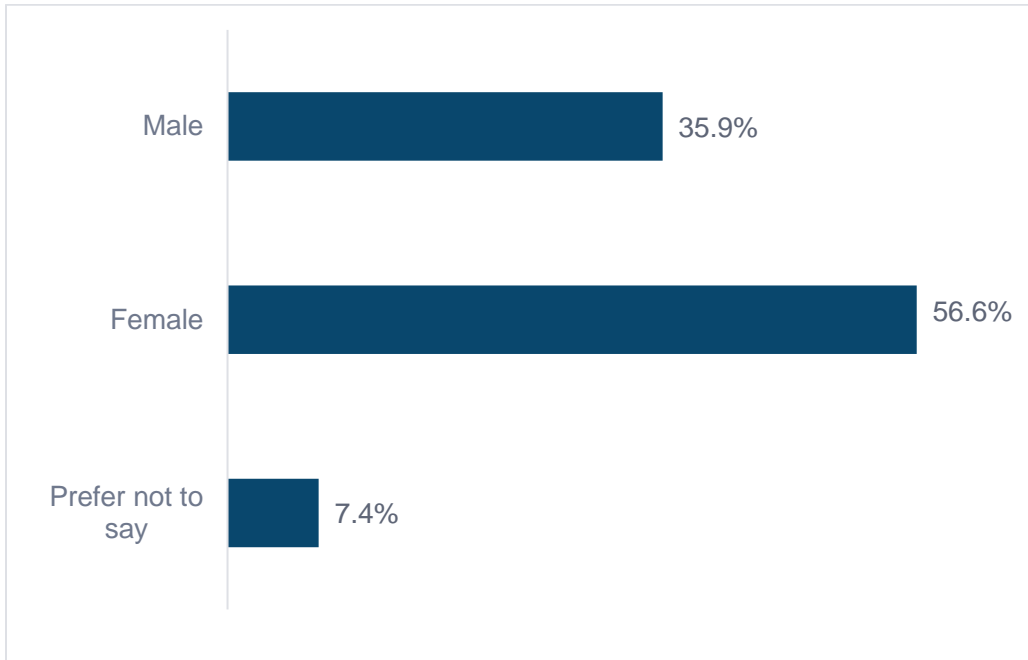
### Q. Which age group do you belong to?



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.

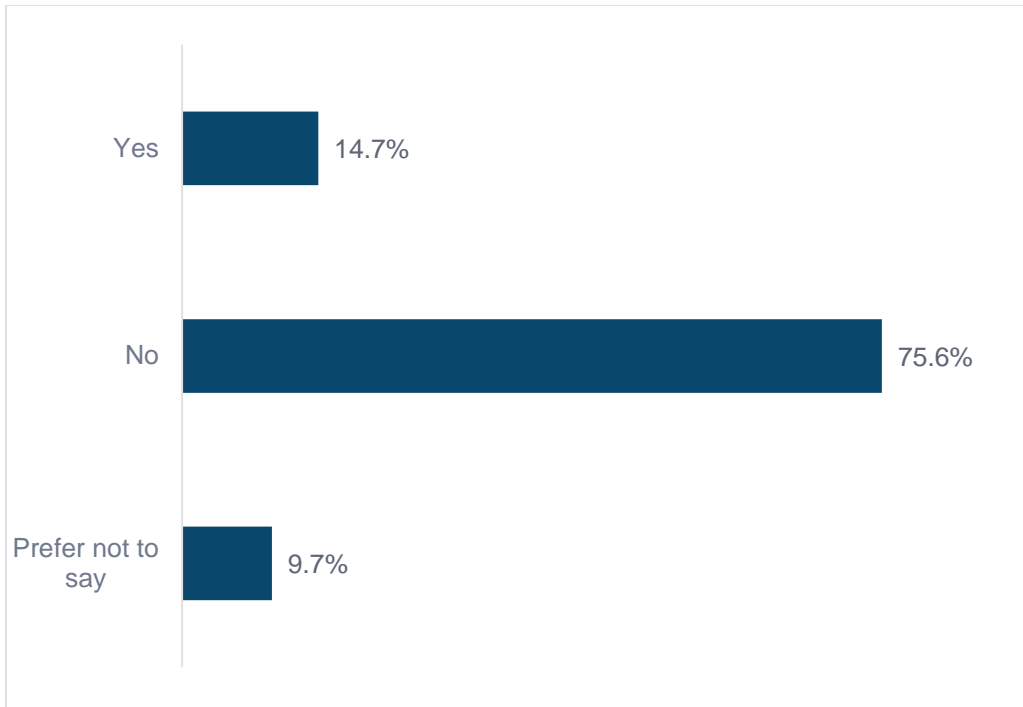
**Q. Please state your sex**



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?**

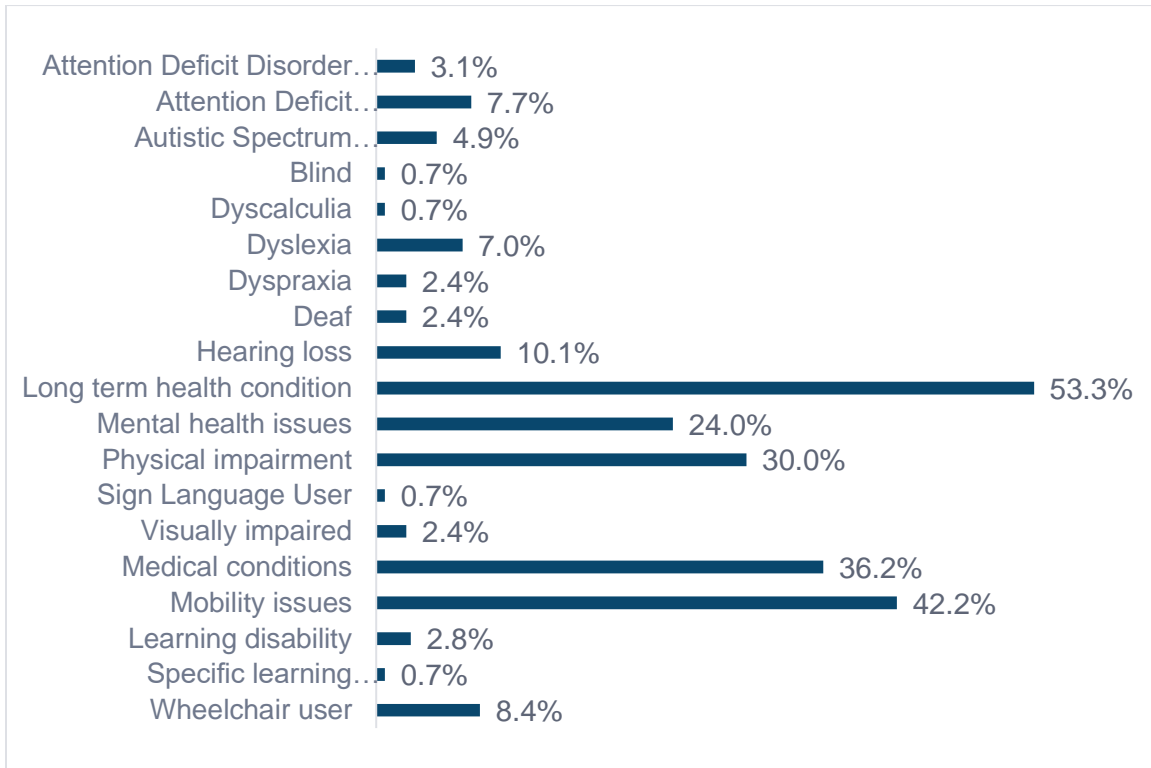


Option	Total	Percent
Yes	308	14.8%
No	1580	75.7%
Prefer not to say	200	9.6%

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.



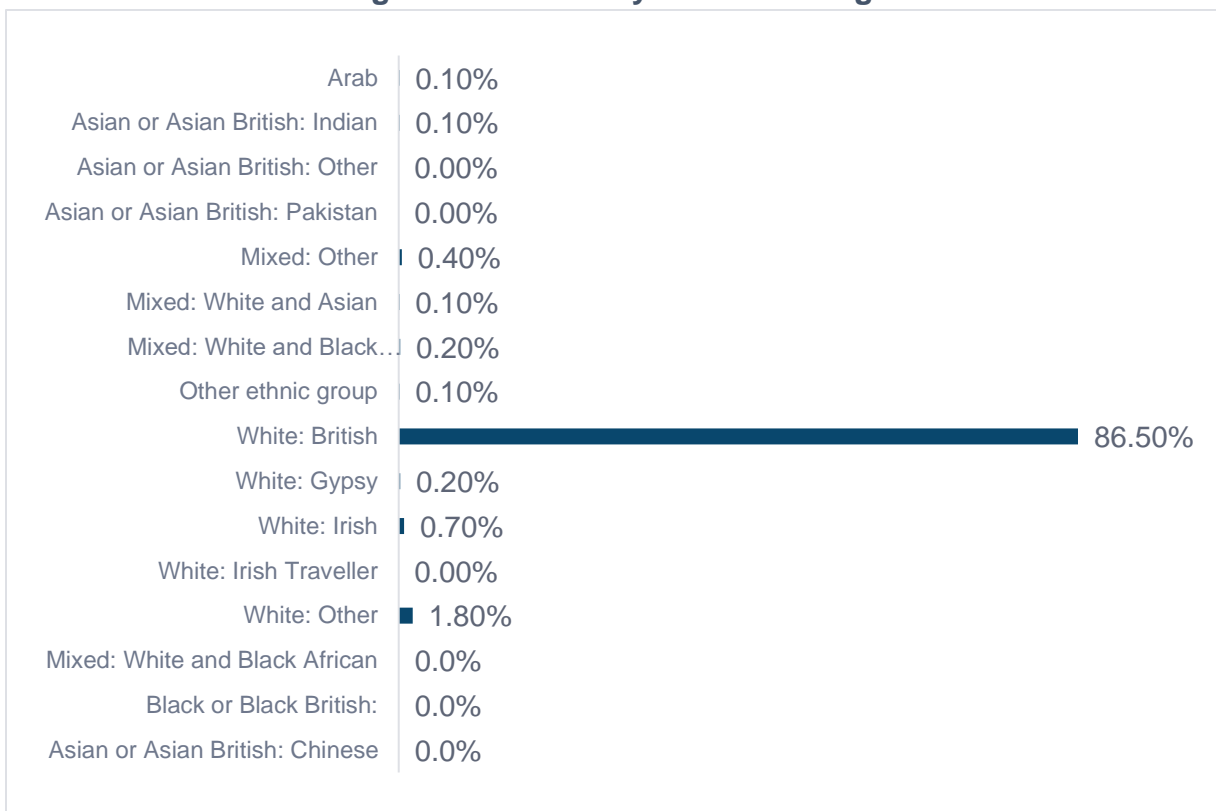
**Q. At the previous question you stated you consider yourself to have a disability. Please state the type of disability which applies to you.**



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
<b>Arab</b>	2	0.1%
<b>Asian or Asian British: Indian</b>	3	0.1%
<b>Asian or Asian British: Other</b>	1	0.0%
<b>Asian or Asian British: Pakistan</b>	1	0.0%
<b>Mixed: Other</b>	9	0.4%
<b>Mixed: White and Asian</b>	3	0.1%
<b>Mixed: White and Black Caribbean</b>	5	0.2%
<b>Other ethnic group</b>	3	0.1%
<b>White: British</b>	1803	86.5%
<b>White: Gypsy</b>	5	0.2%
<b>White: Irish</b>	14	0.7%
<b>White: Irish Traveller</b>	1	0.0%
<b>White: Other</b>	37	1.8%
<b>Prefer not to say</b>	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.