



Housing Strategy Delivery Plan 2021 – 2026

Revised Delivery Plan November 2025-2027

We have systematically assessed our progress, identifying both achievements and areas requiring additional focus. The following sections provide a detailed breakdown of our priorities, actions undertaken to date, challenges encountered, and targeted actions for the future.

Priority 1 - Meeting future growth needs

The need for affordable housing continues to grow both nationally and within Bournemouth, Christchurch and Poole (BCP). Wages locally are below the national average at £31,700.

Meanwhile house prices are higher than the national average and have increased significantly in the last 10 years. The average house price in BCP is £417,500.

Affordability ratios have increased since 2021 from 9.76 average household income, to 13. This results in a heavy reliance on the local private rented sector which has also seen a significant upward trend in rental levels.

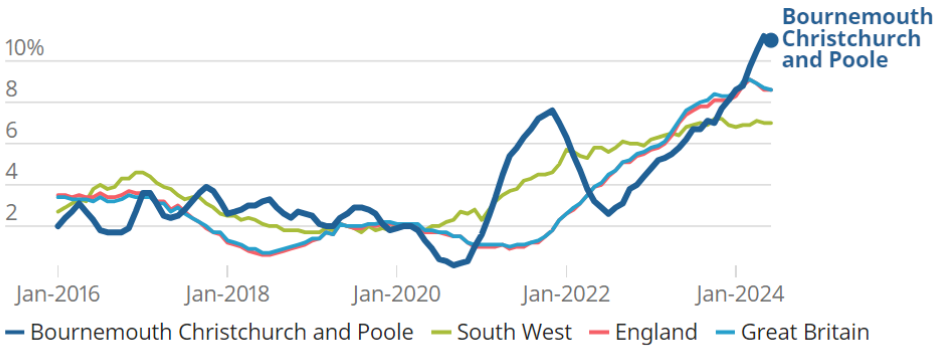
The average private sector rent in BCP is £1,500 a month, meaning that for those earning the average household income, their rent alone represents 68% of their salary. For those claiming Local Housing Allowance (LHA) the picture is equally as challenging despite an uplift in April 2024.

Accommodation Type	Monthly Local Housing Allowance Rate
Shared Accommodation	£426.31
1 Bedroom	£695.02
2 Bedrooms	£875.00
3 Bedrooms	£1,150.01
4 Bedrooms	£1,549.99

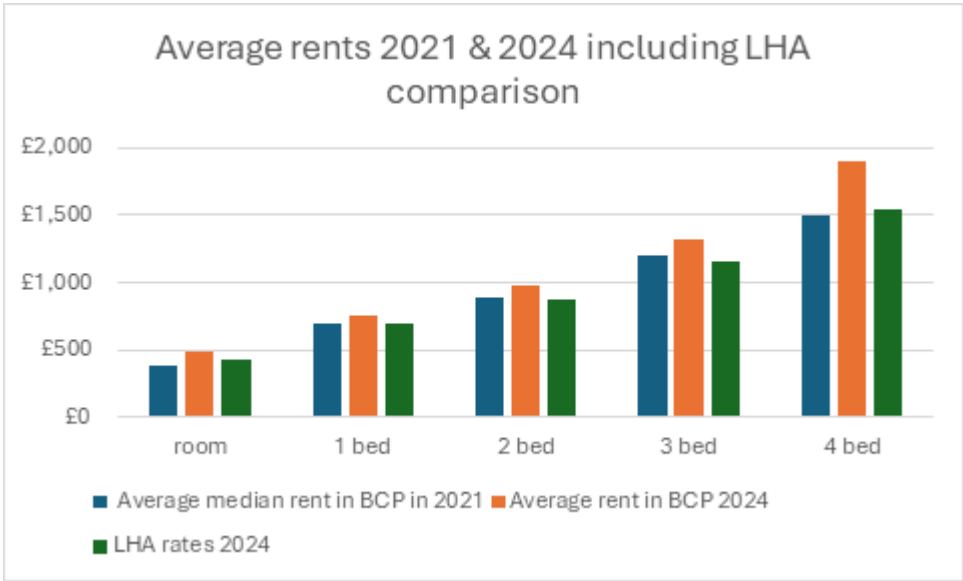
The reliance on the private rented sector, which accounts for 23% of all of BCP’s housing stock, has become a key challenge in recent years. Additional regulation and requirements of landlords, increased interest rates and increased tax has resulted in many landlords exiting the market. Eviction from private sector tenancy has been the main reason for homelessness in BCP for some time, but this significantly increased over the last 3 years – and with a smaller number of private rented sector lettings as well as affordability issues to tackle, this has placed an additional reliance on the council to provide alternative solutions.

Annual change in rents in Bournemouth Christchurch and Poole

Private rental price annual inflation, Bournemouth Christchurch and Poole, January 2016 to June 2024



Source: Price Index of Private Rents from the Office for National Statistics



Since 2021 these factors have resulted in a 20% increase in homeless applications which has created significant pressure and resulted in the largest number of households placed into emergency accommodation the council has ever experienced.

This peaked at 645 households in temporary accommodation (TA) in October 23, 259 of whom were placed in bed and breakfast (B&B) (129 of these families). However, work to reduce this number through earlier prevention and acquisition of new temporary accommodation has successfully achieved a 22% reduction in TA occupancy in spite of the increased demand. As at January 2025 there are 506 placements, including 45 households in B&B (none of whom are family households).

Delivery Plan Actions (2021-2026)	Delivery to date	Key issues	Target actions for 2025/26 - 2026/27 following review	Resources required/factors for additional consideration	Lead Officers
1.1 Increase Housing supply through Council Newbuild Housing and Acquisition Strategy (CNHAS) Programme	<p>Delivery has been below the target set in 2021 of 1000 homes over 5 years on Council owned land. 419 homes have been completed to date (Dec 2024) and 14 projected to March 25. This includes acquisitions as well as new build homes.</p> <p>Acquisitions delivered:</p> <ul style="list-style-type: none">Local Authority Housing Fund (LAHF) - 34 homes at Affordable Rent	<p>Programme has been significantly impacted by inflation and interest rates affecting the housing development supply chain. Viability of sites has been challenging and as a result, some sites have stalled, and delivery is behind schedule.</p> <p>The council has also depleted any reserves held through Right to Buy Receipts and Section106 (s106) money in lieu of affordable housing on-site. This is due to the fact that many schemes need exceptional levels of cross subsidy to provide acceptable viable schemes.</p> <p>The supply of housing depends on a range of factors including government policy, broader macroeconomic conditions, the planning system and how well it functions and natural constraints such as the quantum of developable</p>	<p>Target delivering 100 homes by March 2026.</p> <p>Development of a long-term investment strategy for CNHAS as part of the Housing Revenue Account (HRA) 30 Year Business Plan by June 2025.</p> <p>Reset the CNHAS Programme following capacity check within the 30-year HRA business plan.</p>	<p>Officer resources.</p> <p>Member engagement.</p> <p>Opportunities arising from new government focus on stalled sites need to be maximised.</p> <p>Additional grant resources to be from Homes England to support the depleted funding available from s106 contributions and Right to Buy Receipts.</p>	<p>Head of Housing Delivery, Director of Investment and Development, Head of Strategic Housing, Director of Housing and Public Protection</p>

	<ul style="list-style-type: none">• Single Homeless Accommodation Programme (SHAP)/Rough Sleeping Accommodation Programme (RSAP) - 87 homes at Affordable rent• PRS - 35 homes at Market rent• Temp Accom - 111 homes at Affordable rent• General needs HRA - 15 homes <p>Newbuild delivered:</p> <ul style="list-style-type: none">• Social rent - 22 homes• Affordable rent - 109 homes• Shared ownership - 6 homes <p>Inbuild:</p> <ul style="list-style-type: none">• Social rent - 97 homes• Affordable rent - 4 homes• Shared Ownership - 40 homes	<p>land in places where people want to live. To tackle this, a range of models is needed to deliver in a difficult housing and build cost environment. A review of the CNHAS Programme was concluded in December 2024 and established the council's position on direct delivery (council commissioned and built) acquisitions of land, newbuild or street properties and disposals to generate income and or enable new supply delivered in partnership such as affordable housing providers.</p> <p>In December 2024, Cabinet approved a new set of key aims for the CNHAS Strategy.</p> <ul style="list-style-type: none">• Deliver place-based regeneration which maximises the full potential of sites and connects communities to make BCP a destination of choice for future generations• Through a programme of active investment in affordable housing delivery, capitalise on the urban environment and tackle underutilised or surplus assets• Exploration of a range of delivery models and investors, from direct delivery to partnerships, to contribute to meeting the wider housing needs and unlock the regeneration of Council owned land for predominantly residential use• To provide a choice of good quality housing for residents at all stages of life, increasing tenure diversity through affordable rent, shared ownership, private rent, market sale and later living accommodation• To collaborate with members and Council client services in Homes and Wellbeing and Operational Services to design and enable place based social and physical regeneration outcomes• Establish strategic and bold partnerships with Homes England, Ministry of Housing, Communities and Local Government (MHCLG) and public and private investors to position BCP as a place with ambition and ability to deliver inclusive growth <p>Key to the longer-term delivery of new affordable housing by the Council is the establishment of a 30-year Housing Revenue Account Business Plan, currently in development. The plan will need to balance the longer-term management and maintenance requirements for the council's 10,000 homes and consider investment requirements to improve energy efficiency as well as the continued provision of new homes. There are some significant challenges to be addressed in the development of this Plan and prioritisation of resources will be required.</p>		<p>Additional Borrowing will be required on all development activity, including newbuild and acquisitions.</p> <p>Confirmation of a HRA 30-year business plan to support any funding resource from the HRA.</p> <p>Reset of the CNHAS Programme.</p>	
1.2	35 PRS homes delivered.	Within CNHAS, the PRS Programme targeted the provision of 250 homes. This included Market rent and key worker homes, but excluded homes provided by other regeneration	Review the PRS delivery programme and consider new delivery as part of Seascope	Officer time. Member engagement.	Head of Housing Delivery,

Scaling up delivery of new private rented homes	<p>121 homes delivered through various government funding programmes for temporary and settled accommodation - £21.565 capital grant funding secured.</p> <p>111 homes delivered as temporary accommodation to reduce bed and breakfast pressures.</p>	<p>departments with BCP. The PRS Programme is on hold to provide focus to acquisitions supporting the provision of various forms of temporary and settled accommodation.</p> <p>PRS homes are leased to Seascope Homes and Property Ltd, a company wholly owned by the Council. This supports the ability to provide Assured Shorthold Tenancies which the council cannot otherwise directly provide. There are currently 93 homes within this portfolio.</p> <p>The longer-term requirements for Temporary Accommodation are currently under review and will be detailed in a strategic plan by March 2026. This is covered in section 2.2 of this revised delivery plan.</p>	<p>Group new Delivery Plan for the next 5 years by March 2026.</p>	<p>Reset of the CNHAS Programme.</p> <p>Establishment of the Temporary Accommodation Strategic Plan.</p>	<p>Director of Investment and Development, Head of Strategic Housing, Director of Housing and Public Protection</p>
1.3 Regeneration of Key Sites in Bournemouth, Christchurch and Poole	<p>Future Places dissolved and new Investment and Development directorate created. Housing Delivery team is integrated within this model.</p>	<p>The Administration has prioritised key sites for regeneration priorities which have the potential to deliver c1,500 homes. This includes the former Power Station site Holes Bay, Winter Gardens, land adjacent to the Dolphin Leisure Centre. Bournemouth Development Company are actively mobilised via the development partner Muse to prioritise sites for delivery and maximise affordable housing in Bournemouth Town Centre. Feasibility work is underway to support modelling for how many homes can be delivered at the Winter Gardens site. Scale of opportunity will require significant funding, affordable housing grant and a mixed private and public approach to delivery of place-based regeneration maximising potential of sites and communities.</p> <p>Collaborate with members and Council client services to design and enable place-based regeneration outcomes.</p>	<p>New Partnership Business Plan for Bournemouth Development Company (2025)</p> <p>Winter Gardens c500 New Site Development Plan for (2025/26)</p> <p>Planning consent for new Winter Gardens Scheme (2026/27)</p> <p>Holes Bay Road c 900 Development brief work in progress</p> <p>Secure development partner 2025/2026</p>	<p>Holes Bay Road c900 Officer time and funding to support the disposal / partnership arrangements</p> <p>Winter Gardens Officer time to support progress</p> <p>Estimated pre-construction costs to get to Planning Consent</p> <p>Officer time</p> <p>Condition surveys and other work to support a disposal process</p> <p>Ongoing negotiations around BIC regeneration options</p>	<p>Head of Housing Delivery, Director of Investment and Development</p>
1.4 Partner Registered Providers to increase supply of affordable housing	<p>259 homes have been delivered by Registered Providers (RP's) to date, including 80 by planning gain/under s106 and 179 as 100% affordable homes sites.</p>	<p>Regular liaison meetings between BCP, RP's, Homes England and Planning Policy officers take place to discuss housing delivery across BCP. These sessions explore funding opportunities and discuss development issues. However, since the CNHAS strategy was formed, RP engagement in delivery of new homes in BCP has been limited given the focus of use of sites for Council new build. RP's are engaged mainly in s106 site opportunities rather than proactively working to identify and deliver new schemes.</p> <p>RP's present a significant opportunity in the delivery of additional affordable homes. Historically, development of affordable housing has been successfully achieved by transferring land to RP's using development agreements,</p>	<p>A further 309 Homes will be delivered by RP's by March 2026, 216 as planning gain under s106 and 93 as 100% affordable homes sites.</p> <p>194 further homes are forecast for delivery by RP's in 26/27</p> <p>Reset of CNHAS Programme to include exploring a range of delivery models and investors including direct delivery and partnerships by JV or with</p>	<p>Officer time.</p> <p>Member engagement.</p> <p>Councils have an obligation to secure best consideration when disposing of land. This is set out in S123 Local Government Act 1972 (The "s123 duty"). However, there is discretion to dispose of assets at an undervalue where the purpose of disposal will</p>	<p>Head of Housing Delivery, Director of Investment and Development</p>

		<p>protecting the council's asset by not transferring the freehold until the scheme is completed. Nomination rights are then secured in perpetuity as part of the final transfer to ensure properties are allocated through the BCP Housing Register.</p> <p>A key decision as part of this midpoint review is how the Council wishes to re-engage RP's, particularly when considering use of our own land. It is proposed that a portfolio of sites is established for marketing based on 100% affordable housing provision. This would require a robust criteria and process for site selection and disposal. An example of an approach taken by other Local Authorities is Southampton City Council's approach of an Affordable Housing Framework. This sets out a strategy for delivering affordable homes across the city of various tenures and typology to meet its housing needs. A criterion for the selection of partners was established before opening the opportunity to the market. This model is being reviewed to consider its suitability as an approach within BCP.</p> <p>There is a clear need to accelerate the delivery of new affordable homes, and a mix of approaches is required to maximise output and could result in multiple successful outcomes by making best use of our land and assets.</p> <p>There is also a need to establish how new Government targets and funding will incentivise RP development while there is still significant challenge in addressing current stock conditions requiring the same careful analysis and longer-term investment strategy as the BCP HRA.</p>	<p>Registered Provider site disposals.</p> <p>Develop proposals to package up sites for disposal through a framework or similar mechanism, to allow sites to be advertised to market primarily for provision of affordable housing by a RP, by 2026</p>	<p>promote or improve economic, social or environmental wellbeing in the area and the difference in value is less than "2 million. If the difference exceeds £2 million consent would be required from the Secretary of State.</p>	
<p>1.5</p> <p>Attract inward investment</p>	<p>£55.8m capital grant secured.</p> <p>Homes England - £40m (£11m completed schemes £29m pipeline)</p> <p>MHCLG temporary/settled accommodation programmes - £15.8m</p> <p>Strategic meeting held for priority housing sites in October 2023 with Homes England representatives. Follow up meetings with different Homes England and One Public Estate (OPE) teams continues with a view to securing strategic partnerships to support the delivery of key strategic sites across BCP.</p>	<p>The Council is developing a "Place" bid for securing private and public investment which will help to focus on the growth opportunities of circa 3000 homes over the next ten years, a strong demand for all tenures, a well-established build to rent market and continued supply of affordable housing which could offer opportunities for investor-led contractors. Consideration of an inward investment strategy including institutional investment opportunities and alternative funding vehicles, mechanisms etc to maximise delivery options.</p> <p>We are expecting Homes England to announce a new funding programme to be announced in Spring 2025 which should open for bidding in Autumn 2025. This will enable to council to renew bidding opportunities to support the current programme.</p>	<p>Options appraisal within the reset CNHAS programme will set active investment in affordable housing delivery as a key aim.</p> <p>Reprofiling of the CNHAS programme over the 2025-2028 MTFP, increasing borrowing but not overall investment level.</p>	<p>Officer time.</p> <p>Member engagement.</p>	<p>Head of Housing Delivery, Director of Investment and Development</p>

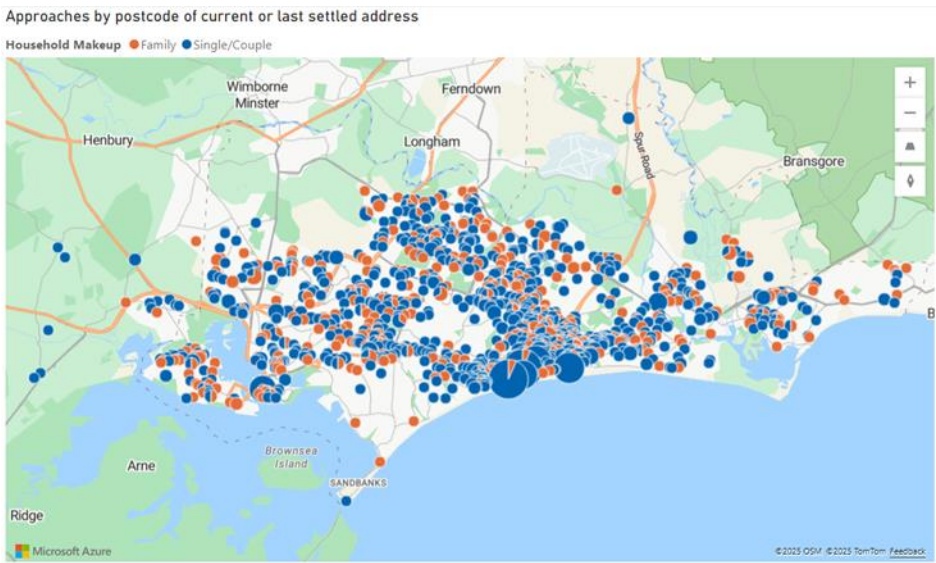
1.6 Develop new Local Plan including new affordable housing policy	<p>Proposed new BCP Local Plan was submitted June 2024.</p> <p>In March 2025 the council have been informed that the Government appointed Planning Inspectors do not support the plan at Stage 1 of the examination.</p> <p>New affordable housing policy had been proposed within the draft plan. It reduced the Poole and Bournemouth town centre locations and wider locations on Brownfield sites to a 10% requirement and 40% on Greenfield sites. There was also a tariff table that could significantly contribute finances towards the council delivering its own housing programme.</p>	<p>The Government have introduced changes to the National Planning Policy Framework (NPPF) which not only changes the formulaic approach to housing target number for each authority but introduces several other changes.</p> <p>Further work is now urgently required to review BCP housing needs and revisions to the plan which will include the increased target of homes to be delivered annually and how many of these are required to be classed as affordable.</p>	<p>Enablement of the I&D Directorate to deliver the priorities set out in the emerging Local Plan and renewed emphasis of the new Government to increase housing.</p> <p>Without agreement at Stage 1 of the examination as anticipated, the target for 2025 is to review the Local Plan in response to the findings of the examiners. New target dates for adoption of a new Local Plan TBC.</p>	<p>Officer time</p>	<p>Enabling Manager, Director of Planning and Transport</p>
1.7 Pursue Modern Methods of Construction (MMC)	<p>Investigations with modular suppliers has taken place for temporary and general needs accommodation on several sites, including meanwhile use until permanent housing can be established. However, costs are challenging.</p>	<p>Costs relating to Methods of Modern Construction (MMC) are challenging (full volumetric solutions) compared to traditional methods, and success in acquiring additional temporary accommodation has reduced the need for consideration of meanwhile use. Most suppliers will not provide quotes for delivery of less than 50 units (which could be 25+homes).</p> <p>It is proposed that the pursuit of MMC is removed as a target within the time period of current strategy to allow focus on other priorities. The opportunity and potential future use of MMC on major BCP sites will then be reviewed and reset within the next Housing Strategy.</p>	<p>Remove.</p>	<p>Future consideration of opportunities for procurement frameworks and site options to be considered as part of future housing strategy development.</p>	<p>Head of Housing Delivery, Director of Investment and Development</p>
1.8 Increase choice of housing in town centres	<p>Considering acquisitions as part of CNHAS that may fit the criteria of accommodation that could get a change of use.</p> <p>Acquisitions within CNHAS has continued across BCP in all areas. Part of the acquisition programme has included change of use of commercial property to residential.</p>	<p>Establish opportunities within town centres or other retail/employment locality areas that may not be utilising all available accommodation. Place making approach required with particular focus on Bournemouth Town Centre.</p>	<p>Sites to be considered within reset CNHAS programme</p>	<p>Officer time.</p> <p>Identification of opportunities.</p> <p>Refresh of CNHAS and funding strategy.</p>	<p>Head of Housing Delivery, Director of Investment and Development</p>

<p>1.9 Release under occupied homes</p>	<p>94 underoccupied social housing properties have been released since 2021. A single policy has been agreed across the council's stock which offers a high level of support (37 hours provision) for tenants of council and some qualifying housing association properties that provides practical and financial assistance. As well as to proactively identify a wider cohort of residents that are under occupying and would benefit from moving.</p> <p>A targeted under-occupation priority scheme has released some additional larger homes for homeless families in temporary accommodation in 2024.</p>	<p>To increase the release of underoccupied homes requires focused consideration of the options for available to incentivise people to move. It is proposed that the approach focuses in the first instance on releasing social housing homes before moving on to consider owner occupation as part of a longer-term strategy. At present there are just 134 households on the housing register who are under-occupying their homes. These households receive gold band status or emergency band status when moving from a 3 or 4 bed property to a 1 bed in order to secure an allocation as soon as possible, but the reality is that although the level of movement has increased from quarter 2 onwards of 2024, there is more targeted work required to increase demand for this service. Implementation of aligned policies such as disabled adaptations approach, where the focus is on efficient use of housing stock and supporting tenants to move to more suitable housing as opposed to undertaking expensive adaptation is likely to have an impact to increase demand. Experience to date tells us that financial incentives are not the key driver for under-occupying tenants – the key issue is the lack of choice of suitable alternative homes in relevant areas.</p> <p>Development of a greater understanding of the extent of under occupation within council and RP homes is needed followed by consultation to inform what incentives would work and what alternative accommodation is required. This will then inform our future affordable housing programmes and potentially, the BCP Homes Asset Management Strategy which will consider development of sites surplus to requirements such as garages.</p> <p>The second aspect of this work is to focus on those owner-occupiers who may be trapped in an 'equity rich cash poor' position, compounded by increasing costs of living which present risks of fuel poverty, isolation and health impacts. We will work with health and adult social care colleagues to identify need and explore solutions which will inform a full Under-Occupation Plan.</p>	<p>Tenancy Audit and Consultation of under-occupied council and RP Homes by March 2026</p> <p>Phase 1 Under-occupation (social housing) complete by March 2026.</p> <p>Needs assessment of owner occupied under occupation requirements by March 2026.</p> <p>Develop an Under-Occupation Plan by March 2027.</p>	<p>Officer time.</p> <p>Data analysis.</p> <p>Support from Health and Adult Social Care colleagues.</p> <p>Future consideration of new build development focused on releasing under-occupied homes.</p>	<p>Head of BCP Homes, Head of Strategic Housing and Partnerships</p>
<p>1.10 Seek additional resources for tackling Empty Homes (Growth proposal) AND 5.4</p> <p>Ensure empty homes are not detrimental to our communities</p> <p>MERGED AND AMENDED</p>	<p>No additional resources have been secured to support proactive work on empty homes.</p> <p>Problematic empty premises are investigated and enforced by the Environmental Protection Service.131 premises have been investigated since 2021 for issues such as insecure entry points leading to squatting, untidy sites, rodents and waste.</p>	<p>The total number of empty homes in BCP is 5635, with 2056 having been empty for more than 2 years. This long-term number has remained consistent since 2021. The reason a property is left empty may vary to include:</p> <ul style="list-style-type: none"> • Issues with inheritance / or probate • Lack of finance to carry out necessary repairs and or refurbishment • Perceived problems associated with letting of properties • Unwillingness or capacity to bring property into use 	<p>Identify funding options to resource at least one officer post for empty homes in 2025/26.</p> <p>Pursue allocation of resources to support consideration of acquisitions within the Housing Delivery Team.</p>	<p>Officer time and new resource.</p> <p>Data analysis and physical surveying.</p> <p>Understanding changes to CPO powers following government consultation.</p>	<p>Head of Public Protection,</p>

<p>Bring more empty homes back in to use.</p>	<p>24 formal actions taken with the rest being dealt with informally.</p> <p>Council tax premiums for empty and second homes implemented in April 2024, to incentivise usage.</p>	<p>The current approach to empty properties in BCP is to address problems where the condition of the property is detrimental to the local area and is responsive only. A proactive approach requires dedicated officer resource to identify properties and address barriers to bringing homes back in to use. Identifying and liaising with homeowners is time intensive as are applications for Empty Dwelling Management Orders, Enforced Sale, or Compulsory Purchase Orders (CPO), however, the benefit of bringing homes back in to use cannot be understated both regarding the potential use for meeting housing need, and the positive benefit on the local area and community.</p> <p>Previous efforts to bring empty homes back in to use have relied on support by one officer to address the issues on a case-by-case basis, supporting the owner to overcome these. There has never been a proactive strategy within BCP to apply a more robust approach. It is therefore proposed that in addition to the committal of officer resources, an approach ranging from acquisitions to proactive pursuit of Enforced Sales and CPO's is developed.</p>	<p>Development of a longer-term Empty Homes Plan by March 2026.</p>		
<p>1.11 Relocated from 4.6 Extend programme of acquisitions to address homelessness, care experienced young people and supported housing requirements – replace with Develop a Temporary Accommodation Strategic Plan for the next 5 years.</p>	<p>144 homes delivered through various government funding programmes for temporary accommodation - £15.8m grant funding secured.</p> <p>90 homes delivered as temporary accommodation to reduce bed and breakfast pressures.</p> <p>xx% reduction in B&B placements achieved.</p>	<p>There has been a significant uplift in new acquisitions since 2021 as outlined above – and this has been key to the successful reduction of numbers of households placed into B&B accommodation.</p> <p>In response to the growing challenge of increasing homelessness demand, the council has developed a number of solutions over the last 10 years. The Council's temporary accommodation portfolio now comprises of 447 homes including self-contained, shared provision and hostels. The longer-term requirements for Temporary Accommodation now require review, both from the perspective of setting targets for new and existing requirements – and in relation to current and future maintenance. It is also critical that funding models are reviewed to ensure they continue to offer value for money and that all costs associated with the provision are met and planned for.</p> <p>A review of the portfolio is underway, and a Temporary Accommodation Strategic Plan will be in place by September 2025. As well as baseline requirements this will also consider opportunities for disposal, reconfiguration and refurbishment.</p>	<p>Temporary Accommodation Strategic Plan 2025-2030 in place by September 2025.</p>	<p>Officer time</p> <p>Cross service engagement</p> <p>Renegotiation of arrangements with external partners if required.</p> <p>Asset Management and Investment Strategy will be required including potential for additional borrowing to support capital investment.</p> <p>Option to convert to social housing managed within BCP Homes using grant to be considered.</p>	<p>Head of Strategic Housing and Partnerships</p>

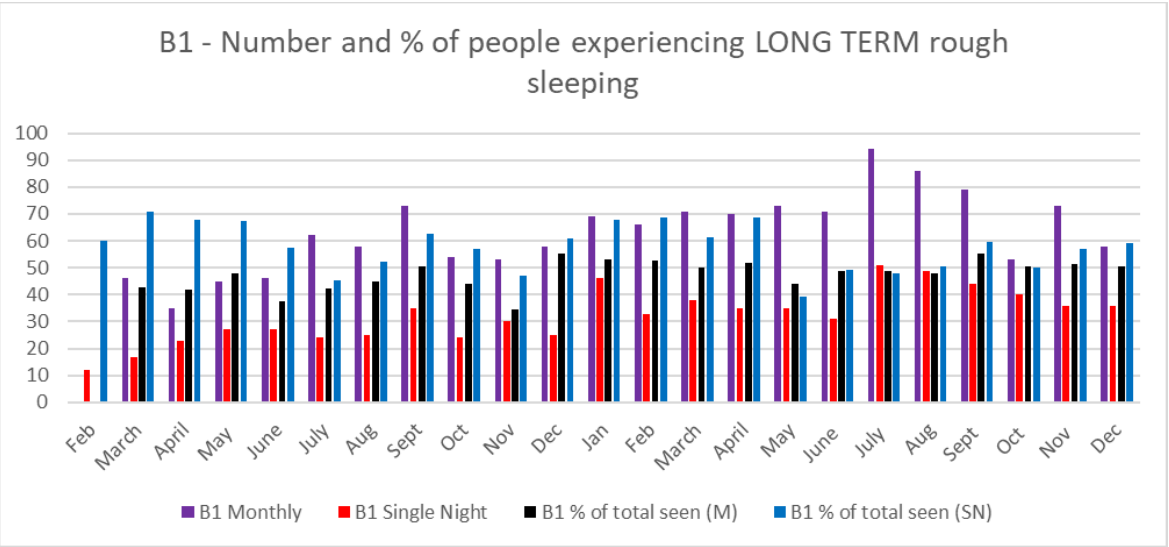
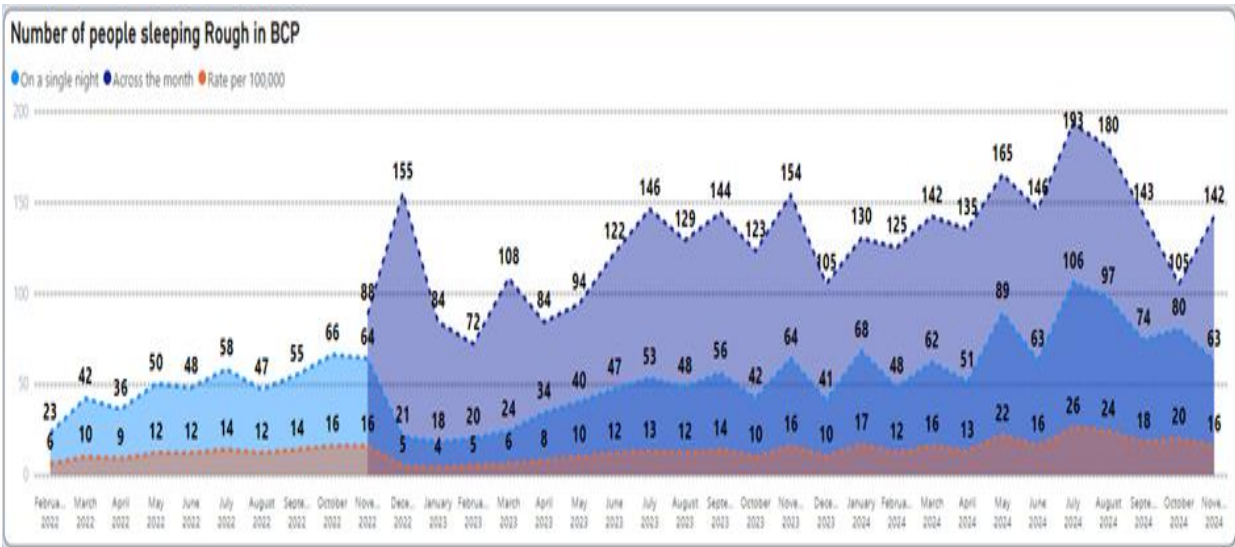
Priority 2 - Preventing Homelessness and Rough Sleeping

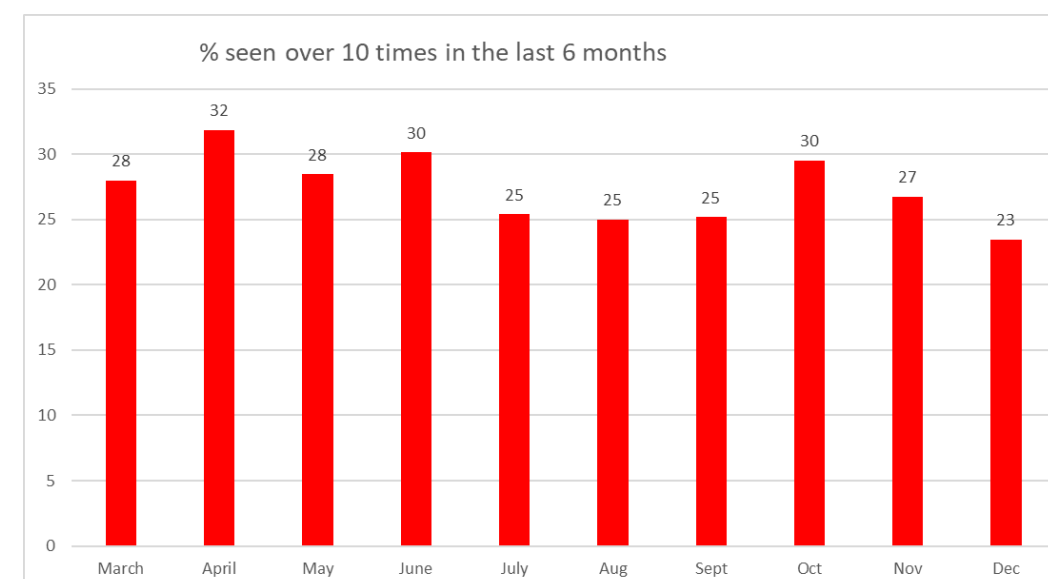
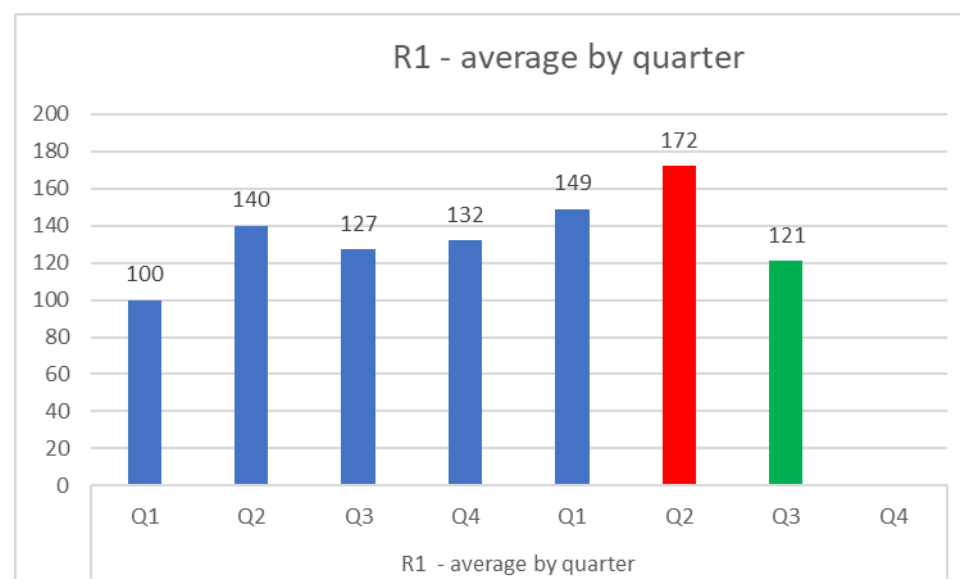
BCP has seen a rise in the number of homelessness presentations post pandemic, and this is a national trend with statistics published indicating that in October 2024 the number of households facing homelessness exceeded 320,000, an 8% rise on the previous year. In the first three quarters of this year the council has assessed around 2800 households presenting as homeless or threatened with homelessness across the conurbation. Across all 4 quarters of the previous year 2863 assessments had been carried out.



While the main reason for homelessness in BCP remains loss of a private rented sector tenancy, it also serves as the main tool used to prevent or relieve homelessness due to the lack of available social rented properties. Half of cases owed a statutory duty are for those ‘threatened with homelessness’ -households receive support to retain a tenancy or to access alternative private rented accommodation that is suitable and affordable.

As with almost all other local authorities, BCP continues to have unacceptable number of people experiencing street homelessness and sleeping rough. Efforts to prevent and relieve rough sleeping have been robust, with a strengthened partnership delivery and offer of support to those experiencing rough sleeping, as well as central government funding to provide off the street accommodation and more long-term homes for those who have been street homeless. However, the swell of demand has continued to outstrip supply, and our notable challenge is in helping those individuals who have been sleeping rough long term. This definition refers to people who have been seen rough sleeping in 3 or more of the previous 12 months. This includes people who have been accommodated but have lost their accommodation in the short term at least once during this period. As part of the Rough Sleeping Data Framework the number of people who have been seen rough sleeping on ten or more occasions in the last 6 months is also measured. This has reduced percentage wise over the last six months, with December seeing the lowest rates yet both numerically and as a percentage of all cases.





Delivery Plan Actions (2021-2026)	Delivery to date	Key issues	Target actions for 2025-27 following review	Resources required/factors for additional consideration	Lead Officers
2.1 Ensure no one sleeps rough or lives in places which are not designed as a home	<p>Rough Sleeping Initiative grant £2m received to support the prevention of rough sleeping, support move-on accommodation and recovery support.</p> <p>Annual & bi-monthly counts in place with Long Term Rough Sleeping cases the largest group</p>	<p>Rise in demand locally and nationally, particularly in 2024 which saw highest ever numbers in BCP, though this has since reduced. The annual verified street count was 63 (Nov 2024), consistent with 2022 and 2023 numbers. The most recent count in Jan 2025 was 38, a 40% reduction on the Nov figure and a 65% reduction on the peak last July. However, snapshots <i>in isolation</i> are of limited value. Aggregate monthly figures of all those seen rough sleeping is another indicator. In Q1 the average monthly number was 149. This rose to 172 in Q2 (highest ever BCP figures) before reducing significantly to 121 in Q3.</p> <p>At least 50% of these are people who are long-term rough sleeping on a consistent basis, considerably higher than the regional figures of around 35%.</p> <p>New cases (those never previously not seen rough sleeping) consistently account for around 30% of all cases.</p> <p>Returners (those returning to the street having not been seen for at least six months) have consistently accounted for 10% or less of all</p>	<p>Review Eradicating Rough Sleeping Plan within Homelessness and Rough Sleeping Strategy by April 2025.</p> <p>Review the allocation of the Rough Sleeping Prevention & Recovery Grant for 2025/26.</p>	<p>Officer time</p> <p>Cross sector partner involvement</p> <p>Member engagement</p> <p>Use of grant funding</p>	Head of Strategic Housing and Partnerships

		<p>monthly cases, although these has been a slight rise in the last quarter (mean 12%)</p> <p>Rising figures for rough sleeping are commonly attributed to issues around affordability, inadequate housing support, a lack of housing & support for those leaving prison and an unregulated and supported housing sector. BCP supported housing is silted up with around 40% of occupants awaiting move-on.</p> <p>Funding programmes from central Government have provided invaluable long solutions for many people sleeping rough. Longer term revenue settlements are expected from 2026.</p> <p>Member engagement is required on the accommodation offer to people who are rough sleeping including those not 'priority need' or with local connections. Discussion with Members has resulted in an agreement to lobby Government on the issue and include in consultation feedback on National Strategy in 2025.</p>			
<p>2.2 That anyone staying in emergency or temporary accommodation has a rapid rehousing plan specifying their appropriate move-on housing</p>	<p>B&B use reduced by 90% from October 2023 – December 2024.</p> <p>All those Accommodated in B&B have move on plans and allocated support.</p> <p>CHNAS programme delivering more suitable temporary housing through acquisitions.</p>	<p>Funding secured for additional stock and associated support.</p> <p>Project required to positively move on significant number of single people into a range of long-term housing settings in the private rented sector, specialist and support housing and social housing sectors.</p>	<p>New Homelessness Partnership governance structure agreed, with strategic coalition and partnership delivery board to oversee progress April 2025</p> <p>New Temporary Accommodation Plan to be in place Sep 2025 which will prioritise</p> <ul style="list-style-type: none"> – Reducing the dependency on inappropriate B&B accommodation – Reducing the number of households requiring emergency/TA investing in Prevention resources – Reducing length of residency in emergency/TA, 	<p>Officer time</p> <p>Capital delivery of temporary accommodation acquisitions</p> <p>Investment in Prevention</p> <p>Participation in Homewards Coalition</p>	<p>Head of Strategic Housing and Partnerships</p>

			specifically 6 weeks for any household		
2.3 Everyone threatened with homelessness is provided with the advice, assistance and support they need to prevent their homelessness	<p>Homelessness Partnership Action Groups in partnership with Homewards targeting focused action for:</p> <ul style="list-style-type: none"> • Preventing Youth Homelessness • Enhancing Data & Insight • Developing Meaningful Occupation approaches • Communications & Co-production • Private Landlords Forum 	<p>Early intervention and partnership work is robust with 30% improvement in homelessness prevention outcomes for residents.</p> <p>However, demand/level of resource is still unbalanced as many cases still presenting at crisis point requires cross service systemic change.</p> <p>An uplift in Homelessness Prevention Grant has been awarded for 2025/26, with a requirement to re-focus resources towards averting the need for temporary accommodation placements extending what works to keep people in their homes.</p> <p>Areas of success include additional support for families preventing family breakdown, targeted support for households in temporary accommodation due to Domestic Abuse, increase in step-down beds and reablement support for people leaving hospital, improved planned housing pathways for care leavers and help for landlords and tenants in the private rented sector.</p> <p>Additional focus is required to support household in financial crises, those leaving the criminal justice system and access to housing related support for high-risk groups such as Veterans, people with substance misuse issues and young people with and without care experiences.</p>	<p>–</p> <p>New Quality Assessment Framework for Strategic Housing Sep 2025</p> <p>Complete an independent systems review of key housing pathways June 2025</p> <p>Develop a specialist and supported housing strategy Dec 2025</p> <p>Review the existing homelessness strategy and specifically the impact of existing prevention initiatives. Dec 2025</p> <p>Embed a workforce development plan for all frontline workers Sep 2025</p> <p>Launch a co-production framework for Homelessness & Rough Sleeping services Dec 2025</p> <p>Support the delivery of the Homewards Action Plan (ongoing)</p>	<p>Officer time</p> <p>Cross service engagement</p> <p>Participation in Homewards Coalition</p> <p>Government Grant funding and focused resources on prevention.</p>	Head of Strategic Housing and Partnerships

Priority 3 - Improving housing options, opportunities, and choice for all

BCP has an ageing population. By 2028, 24% of the local population will be aged 65+. There are 86,900 people aged 65 and over living in BCP area. This equates to 22% of the local population and compares to a national figure of 19%. There are certain areas within BCP with a higher number of over 65 year-olds; Highcliffe & Walkford, Canford Cliffs, and Mudeford, Stanpit & West Highcliffe have a large number and a significant percentage of over 65s. Bearwood and Merley also have a larger number of over 65s, but they make up a smaller percentage of the population. This is interesting to note when considering future plans for older persons accommodation. 4,236 patients were on GP Dementia registers in the BCP area in 2020, with a recorded Dementia Prevalence Rate (65+) of 4.4%. This compares to a national rate of 4.0%.

Mental Health is as significant issue in BCP, predominantly affecting working age individuals. Mental health conditions such as depression and anxiety, were the leading cause of disability in those aged 15-49 in the last census, accounting for around a fifth of disability in this age group in the BCP area. Estimates suggest there were almost 54,000 people with a mental health condition aged 16+ in the BCP area in 2017. The prevalence of depression was 12.5%, slightly lower than the national rate (12.7%) (2020/21). The rate of suicide for 2019-21 in the BCP area (12.7 per 100,000) is significantly higher than the rates for England (10.4) and the South West (12.0).

A key consideration in the latter part of this Strategy is the provision of Specialist Housing. We know that there is a need for additional accommodation for residents with learning disabilities, mental health conditions and complex needs. The type of accommodation likely to be required will range from hub and spoke models, bungalow clusters, general needs one-bedroom flats and 2-bedroom self-contained flats for supported living. The success of the Housing First provision in BCP is not to be understated and will likely require extension as part of the plans for reducing rough sleeping. The requirements for meeting specialist housing need are complex and a longer-term strategy is critical to achieving the right provision. From commissioning of support services to our new build and asset management strategies, it is imperative that we gain a strong understanding of need in order to maximise delivery.

In addition to commissioned accommodation and support, there is a focus on increasing the regulation of exempt accommodation through the Supported Housing (Regulatory Oversight) Act 2023. The Act sets out to introduce changes to how supported exempt accommodation is regulated and plans to introduce new standards for supported exempt accommodation and make changes to how this type of accommodation is regulated. It allows the government to create new National Supported Housing Standards and introduce licensing regulations. It also sets out how a new Supported Housing Advisory Panel will work and makes changes to the rules on intentional homelessness when a person leaves accommodation which does not meet national standards. The Act provides a legal framework for introducing regulation, but the impact will depend on the regulations published by the government, and ongoing enforcement. One of the requirements of local authorities within the Act is to ensure we have a strong understanding of the need for supported housing locally.

In regard to helping people to remain in their current homes, Disabled Facilities Grants (DFG’s) continue to provide funding to improve accessibility and enable people to remain living independently. It is a means tested (adults only), mandatory grant administered by the Local Authority to meet or contribute towards the cost of ‘relevant’ adaptations that are ‘necessary and appropriate’ and ‘reasonable and practicable’ to meet the needs of a disabled adult or child. In BCP 164 grants were approved in 2023/24, with 148 works completed, enabling people to remain in their homes. Grants values totalled Circa £2m during this year (resources for which are ringfenced from the Better Care Fund).

To date in 2024/25 123 DFG works have been completed. Analysis of tenure shows that the vast majority of DFG assistance is provided in social rented and owner-occupied homes.

	Housing Association	Private Tenant	Owner Occupier
2020-21	37.04	10.19	46.3
2021-22	42.86	5.44	46.26
2022-23	41.94	8.6	38.71
2023-24	42.69	9.36	39.77
2024-25 (so far)	43.97	6.9	31.9

Key worker housing is usually specifically allocated to defined roles typically within the NHS, Police, teachers etc. Recruitment and retention of staff within these typical key worker roles remains a key challenge across BCP and the wider Dorset area. Local Authorities are also facing unprecedented recruitment and retention challenges for roles such as social workers, planning officers and environmental health officers which often requires the commissioning of expensive agency staffing options.

Delivery Plan Actions (2021-2026)	Delivery to date	Key issues	Target actions for 2025/26 - 2026/27 following review	Resources required/factors for additional consideration	Lead Officers
3.1 Implement new Tenancy Strategy	A new Tenancy Strategy for BCP is in place. The strategy sets out the matters to which registered providers of social housing and BCP Homes are to have regard to when formulating policies relating to: (a) the kinds of tenancies they grant, (b) the circumstances in which they will grant a tenancy of a particular kind, (c) where they grant tenancies for a term certain, the lengths of the terms, and (d) the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy	None	None	Refresh of Tenancy Strategy required during new Housing Strategy period.	Head of BCP Homes
3.2 Identify unmet specialist and/or complex housing needs and work to secure additional housing options	<p>Specialist housing needs group in place to oversee this work, linking Housing, Adult Social Care and Childrens Social Care.</p> <p>Independent needs assessment commissioned to inform new build, acquisition, and remodelling plans, will report in Spring 2025.</p> <p>Some targeted successful new delivery of 70 new homes for Young People, including those with care experience and former homeless people with complex needs via the Single Homeless Accommodation Programme</p> <p>Introduction of new post achieved – Specialist Housing Programme Lead which has strategic oversight of -</p> <ul style="list-style-type: none"> – New needs analysis – Delivery of Projects 	<ul style="list-style-type: none"> • A needs assessment was completed in 2021 and is being refreshed by April 2025. The intention is to develop a Commissioning and Delivery Programme for all specialist groups to include; • Learning Disabilities and Autism • Mental Ill health • People with a range of complex needs and multiple disadvantage due to their housing histories, often includes some people who are rough sleeping or those institutionalised. • Young people & those with Care Experience • Older People with care needs • Older People with no care needs • Extra Care • Domestic abuse victims • Neurodiversity • Under-occupation/best use of stock • Substance misuse <p>A new Specialist and Supported Housing Strategy will detail our local priorities.</p> <p>A new Safe Accommodation strategy will set out how BCP Council will meet the objectives of the overarching Prevention of Domestic Abuse Strategy around safe accommodation that meets the needs of people fleeing domestic abuse. Safe accommodation is determined as self-contained accommodation provided with specialist domestic abuse support. The priorities of the strategy include prevention and early identification, access to housing and support services, support to remain or return to the home and move on and</p>	<p>Delivery of a Specialist & Supported Housing Strategy in Spring 2025.</p> <p>Delivery of a Safe Accommodation Strategy & Commissioning Plan that provides housing and support to survivors of Domestic Abuse in Spring 2025 with services and accommodation commissioned by April 2026.</p> <p>Recommissioning plan of Housing Related Support by April 2026.</p>	<p>Officer time.</p> <p>Cross service engagement.</p> <p>Specialist Housing Needs Assessment completion.</p> <p>Allocation of additional resources to support the Housing Related Support Programme due to inflationary increases.</p> <p>Continuation of Domestic Abuse Grant provision from MHCLG.</p>	Head of Strategic Housing and Partnerships

		<p>Relationships and Partnerships. This work will be supported by the Overview & Scrutiny Safe Accommodation Strategy Working Group and a public consultation exercise.</p> <p>It is important to ensure we have clearly defined needs to inform target setting, consideration of our existing assets and to inform our future commissioning plans. This is a priority for the final stages of this housing strategy.</p> <p>The council commissions £4.6m of housing related support services. Following the conclusion of the Specialist & Supported Housing Strategy a universal recommissioning exercise will take place in relation to this programme. This is the first opportunity since the formation of BCP Council to take a wholesale review of these commissioned services.</p>			
3.3 Previous action re training of staff removed as considered an operational objective and will be addressed within Priority 2 in regard to governance and workforce development					
3.4 Ensure there is an appropriate range and scale of housing options for the area's older population	<p>BCP Council's Extra Care Housing Strategy established in 2022 setting out a requirement for 1312 extra care homes by 2030. The strategy also seeks to maximise the benefit of existing provision and to consider the longer-term suitability and viability of existing stock. An Extra Care Steering Group is in place to oversee delivery; however, progress has been limited overall.</p> <p>Sites under the Council's ownership have been identified and are under consideration. Discussions have started with partner agencies/developers and one scheme is in planning stages led by the Council's Housing Delivery team.</p>	<p>There is a risk of delays in delivery of the Extra Care Housing Strategy as a result of capacity issues and complexities of the sites identified. A clearly defined and balanced delivery programme is required in order to maximise output - and the assumed reliance on delivery of sites by the Council needs to be reviewed. There may well be other partners who are better placed both in terms of experience and financial capacity, to deliver against the sites identified. In addition, work to review existing provision needs to be completed so that the delivery plan can include decisions on the future of existing schemes. Updated needs analysis which takes account of the options for redesignation of existing provision needs to inform an overall review of targets.</p> <p>It is proposed that an interim review of the strategy is undertaken as part of the wider consideration of an Older Persons Housing Strategy in 2026. There will remain a need for a specific Extra Care Strategy as the provision can be used to support a range of needs including younger age groups. However, the focus of the demand being older people, it would be beneficial to consider a broader strategy which considers;</p> <ul style="list-style-type: none"> • Improved choice of affordable housing options (including links to the proposed Under-occupation Strategy) • Living well at home for longer • Earlier planning for future • Supporting complex needs 	<p>Updated specialist housing needs assessment will provide clarity on unmet housing needs for older people by June 2025.</p> <p>Review of Extra Care Housing Strategy by March 2026.</p> <p>Older Persons Housing Strategy delivered by March 2027.</p>	<p>Officer time/Identification of additional resources to support this work</p> <p>Cross service engagement.</p> <p>Specialist Housing Needs Assessment completion.</p>	<p>Head of Strategic Housing and Partnerships, Director of Housing and Public Protection, Head of BCP Homes, Director of Adult Social Care, Director of Commissioning</p>

Previous actions 3.5 & 3.6 Completed regarding transformation of Care Technology Offer and the Integration of our Disabled Facilities Grant activities into one streamlined team					
PROPOSED NEW TARGET 3.5 Ensure Disabled Facilities Grant (DFG) applications are delivered in line with best practice timescales and work towards an improved service which supports prevention and improves the ability of people to live independently.	<p>To support improvement, an Adaptations Manager resource has recently been appointed to lead the strategic and operational delivery of the Council's adaptations programme. The priority is to tackle the backlog of DFG applications and works and to devise systems for sustained improvement.</p> <p>In addition, an Adaptations Senior has been recruited, further staffing is being recruited to build up the team.</p> <p>Foundations were commissioned in 2024 to write a new streamlined process for DFG adaptations which has now been in place for around 8 months.</p> <p>A new simplified DFG application Form is about to be trialled which meets good practice guidance.</p> <p>A data dashboard has been implemented which now provides stats – by officer, against national timescales at every stage of the process, to inform team and service performance.</p> <p>In August 2024 referrals were 9 months behind. As of January 2025, they are 4 months behind and continuing to reduce.</p> <p>BCP Homes has implemented an Adaptations Strategy which sets out the level of investment in adaptations within the Housing Revenue Account and the criteria for approval. Harmonised the service delivery across Bournemouth and Poole neighbourhoods. Now running a triage service to prevent waiting times for ineligible referrals.</p>	<p>In addition to the DFG application and works back log there is a delay on assessments within Adult Social Care (Stage 0 of the National Guidance.)</p> <p>Changes in staffing and training of new staff has impacted delays.</p> <p>National Government. timescales are unrealistic and don't take into account the number of variables within the process.</p> <p>Discretionary cases which are often complex take time and prior to the new policy would not have been considered as the limit was up to £30k only.</p>	<p>Plan to address waiting list/times is in place to be cross service reviewed in August 2025.</p> <p>To develop relationships with registered providers to maximise allocation and management of suitable housing and gain commitment around investment by April 2025</p>	<ul style="list-style-type: none"> Officer time Allocation of the DFG Potentially additional investment of staff <p>Joint working with Adult and Childrens Social Care colleagues</p>	<p>Head of Strategic Housing and Partnerships, Director of Housing and Public Protection, Head of BCP Homes, Director of Adult Social Care, Director of Commissioning</p>
	<p>BCP are due to sell land at Wessex Fields to the NHS. While the transaction is unconditional it is believed there</p>	<p>Key worker housing is specifically allocated to defined roles typically within the NHS, Police, teachers etc. Recruitment and retention of staff within these typical key worker roles remains a key challenge across BCP and</p>	<p>Key Worker housing needs analysis by March 2026.</p>	<p>Contribution towards the cost of needs assessment.</p>	<p>Director of Housing and Public Protection</p>

	is an intention to build 500 keyworker homes	<p>the wider Dorset area. Local Authorities are also facing unprecedented recruitment and retention challenges for roles such as social workers, planning officers and environmental health officers which often requires the commissioning of expensive agency staffing options.</p> <p>Ongoing discussions have been taking place with Dorset Council, Health, Police and other public sector organisations with a view to co-producing a wider Keyworker Strategy for the whole of Dorset. It is proposed that a needs assessment is completed to inform this work going forward.</p>		<p>Continued partnership oversight and coproduction.</p> <p>Opportunity of public sector land assets.</p> <p>Development of strategy post 2026.</p>	
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Priority 4 - Empowering and co-creating neighbourhoods where residents wish to live and be part of the community

In the 2023 BCP Resident Survey, 78% of respondents were satisfied with their local area as a place to live, a decrease on the 2021 resident survey of 6%. 53% of people said they felt safe after dark, a decrease of 13%. Meanwhile 89% of people said they felt safe in the day, a decrease of 5%. 15% of people have a high perception of ASB, which has increased by 3%. Meanwhile, incidents of Anti-Social Behaviour (ASB) across BCP have reduced by 6% since 22/23.

Tenant Satisfaction Measures are reported to the Regulator of Social Housing by all social housing landlords. BCP Council’s performance against these measures illustrates a good standard of service for our 10,000 tenants and the satisfaction levels are helpful in building a picture of how residents feel about our neighbourhoods.

- 56% of council tenants were satisfied with the council’s approach to handling of anti-social behaviour, slightly below the national average
- 67% of council tenants are satisfied that the council listens to their views and acts on these
- 73% of council tenants are satisfied that the council keeps them informed about things that matter to them
- 84% of council tenants are satisfied that the council treats them fairly and with respect
- 66% of council tenants are satisfied that the council makes a positive contribution to their neighbourhood

In 2022, the Health and Care Act was introduced. The act sets out the statutory requirements for formalised integrated care systems, to join up services and remove barriers The Health and Social Care White Paper highlights the importance of an integrated approach to meeting people’s day-to-day health and social care needs and the government’s aims and proposals regarding, amongst other things, housing adaptations and the DFG. The principles of the paper of “Providing the Right Care, in the Right Place at the Right Time” provides for individuals to have choice over there housing arrangements which play a crucial role for achieving positive outcomes. This could be in the form of a new home or their existing home, purpose designed or not to meet their needs and have access to technologies and adaptations. As such, guidance for Local Authorities was published in 2022 to advise on how to effectively and efficiently deliver DFG funded adaptations. It did not make changes in policy, instead it brought together existing policy frameworks, legislative duties/powers, and recommended best practice.

Overall health and wellbeing indicators in BCP are as good as or better than the national average. Both life expectancy and healthy life expectancy are higher in the BCP area than nationally. However, the difference between life expectancy and healthy life expectancy indicates people in the area may live on average 15-18 years in poor health. Housing is a crucial factor among the wider determinants of health, which include a range of social, economic, and environmental factors that influence people’s well-being. Quality of Housing is key - good housing conditions can directly promote better physical and mental health. Poor housing on the other hand, can lead to respiratory issues, cardiovascular problems and mental health challenges. The availability and affordability of housing are significant contributors to the wider determinants of health. High housing costs can lead to financial stress, which negatively impacts health. Conversely, affordable housing can provide stability and reduce stress. The quality of the surrounding environment, including access to green spaces and low crime rates, also plays a role in health outcomes. Safe and pleasant neighbourhoods contribute to better mental and physical health. Understanding these connections can help in developing policies and interventions that address housing as a public health issue, aiming to improve overall health outcomes for communities.

Delivery Plan Actions (2021-2026)	Delivery to date	Key issues	Target actions for 2025/26 - 2026/27 following review	Resources required/factors for additional consideration	Lead Officer
4.1 Provide an enforcement service which targets rogue landlords and related anti-social behaviour (ASB)	Progression of this objective has been very limited due to a lack of resources. There are however, strong links to the Police which supports enforcement against criminal landlords on a multi-agency level. This includes 23 residential closure orders, 2 business closure orders, 1 banning order and 34 Civil Penalties issued since 2021 in relation to housing repair offences. Multi agency work including environmental health, private sector housing, planning enforcement and anti-social behaviour is ongoing on target premises including illegal Houses of Multiple Occupancy (HMOs) and properties with significant criminality.	<p>Lack of resource is a key issue and any progression to a proactive approach will require this to be addressed. In addition, recruitment challenges relating to private sector housing enforcement roles is a national issue with very limited trained/qualified officers available.</p> <p>A decision is needed on whether the Council wishes to pursue options such as Discretionary Licensing, which would provide additional resources to tackle private sector housing conditions, rogue landlord behaviour, improve housing management practice and reduce ASB. However, there are strict conditions which must be met before any final decision can be taken. Given the resource challenges for the service, additional funding would be required to support progression of this.</p>	<p>Private Sector Housing Stock Condition Survey complete by May 2025.</p> <p>Deliver the BCP Homes Improvement Plan by June 2025.</p> <p>Set up an ASB working group with multi sector landlords to share best practice, training and guidance on tackling ASB by March 2025.</p>	An estimated £125,000 budget would be required for consideration of Discretionary Licensing - £60,000 of which would be at risk of write off should a scheme not progress to consultation. £125,000 would at risk should scheme not progress	Head of Public Protection

	<p>The BCP Council ASB service works closely with a range of partners including private sector landlords, Registered Providers and statutory agencies as required. However, this is a largely reactive service with little opportunity for preventative working. Despite a reduction in ASB of 6% across BCP from 2022-2023, 15% of respondents to the 2023 residents survey say they have a high perception of ASB, an increase of 3% since 2021. Residents have a negative perception of the frequency of issues such as noisy neighbours (10%) rubbish (23%) vandalism and graffiti (18%) drug dealing (28%).</p> <p>BCP Homes as a social landlord with 10,000 homes has an important role to play in the management of ASB, but 56% of our tenants tell us they are not satisfied with how we respond to issues when they are reported. A new ASB Improvement Plan is being developed to ensure the service is improved which will include the review of policies and procedures as well as consultation with tenants to ensure an informed and codesigned approach.</p> <p>The BCP Community Safety Partnership are pursuing a Preventing Anti-Social Behaviour Strategic Plan in 25/26 which will look to maximise the value of partnership resources to tackle ASB issues across the area.</p> <p>A Private Sector Stock Condition survey has commenced which will give further information on ASB hotspots in rented accommodation and will report by Spring 2025.</p>	<p>We await the development of the new Government's position on the private rented sector, particularly the Renters Right Bill and the development of options for improving standards.</p> <p>This is further considered under 5.3 below.</p>	<p>Delivery a multi-agency ASB strategy by March 2026.</p>	<p>beyond consultation.</p> <p>Renters Rights Bill due to receive royal assent in Spring/Summer 2025.</p>	
<p>Previous action 4.2 Removed as this strategic aim is integral to the new Governance structure proposed (Ensure that BCP Council housing delivery is joined up working closely with colleagues outside of housing, including environment, communities and planning to achieve sustainable new developments)</p>					

4.2 Improve links to health and social care	<p>Significant progress has been made in improving links across housing, health and social care. From improved practice regarding hospital discharge, to increased preventative prison release activities, to early help housing workers dedicated to working with families - much has been done to improve operational links and outcomes.</p>	<p>Ongoing discussions with the Integrated Care Partnership are taking place which seek to agree joint objectives where housing can have a positive contribution as a wider determinant of health. This will likely focus on improving housing standards, homelessness, meeting specialist housing need and supporting hospital discharge.</p>	<p>Review Opportunities for greater integration of Housing to Social Care and Health Transformation</p> <p>Exploration of co-funded roles to extend multi-disciplinary working.</p> <p>Establishing shared workforce development opportunities.</p> <p>Develop improved data sharing and analysis.</p>	<p>Priorities and associated programme still to be agreed.</p> <p>Several actions within this delivery plan rely on joint working across housing and social care and will strengthen understanding and support the foundations of future strategic work.</p>	<p>Head of Strategic Housing and Partnerships, Director of Housing and Public Protection.</p>
4.3 Deliver an excellent service to our 10,000 council tenants ensuring our service is compliant with Social Housing Regulatory standards	<p>Single service implemented for the management of council homes in July 2022 under BCP Homes. This triggered a comprehensive programme of harmonisation across BCP Homes which will complete by Summer 2025.</p> <p>In August 2024 responsive repairs, gas and electric safety and adaptations for all council tenants were moved in to a single service delivery model, providing consistency of service, improved quality of delivery and greater assurance in relation to compliance against prescribed standards.</p> <p>A key harmonisation requirement is the implementation of a single housing management IT system which is making good progress and is on track to deliver on time.</p> <p>An initial self-assessment has been carried out against the new Social Housing Regulatory Consumer Standards. External housing consultants HQN have been commissioned to support a full assessment and development of an Improvement Plan early in 2025.</p> <p>As part of the regulatory requirements, the council submitted its results for the first annual Tenant Satisfaction Measures (TSM's) for 2023/24. The Regulator of Social Housing has now published the results for all</p>	<p>Aligning policy and procedures has been challenging and with such a significant harmonisation programme requirement, this has been the focus. The conclusion of this work will be a significant milestone.</p> <p>Meeting regulatory standards and inspection by the Regulator of Social Housing is a key risk area which is driving an improvement programme relating to consumer standards within BCP Homes to ensure we are meeting the highest possible levels of performance.</p> <p>Part of meeting regulatory standards is to undertake a Tenant Satisfaction Measures survey. Overall satisfaction with the council as a landlord was 78% for 2023/24. Satisfaction with the repairs service was particularly high at 83%. There are areas for improvement such as complaint handling and management of anti-social behaviour.</p> <p>Residents (council tenants and leaseholders) from across Bournemouth and Poole are regularly consulted and involved in shaping services through formal committees and panels that focus on key areas such as Homes and Safety. An Advisory Board is also in place to support the work of BCP Homes and the council in delivering services to residents. Board membership is made up of residents, independent housing experts and councillors.</p> <p>The Improvement Plan, informed by the independent assessment work of HQN, will provide a clear plan for areas that the council needs to address. This work will build on the extensive change work already taking place and will include continued focus on compliance, standards, response to damp and mould, asset management, performance, ASB response and response to complaints. To support the improvement journey, we will be ensuring wider engagement and involvement from council tenants and leaseholders including the development of a Resident Engagement Strategy.</p>	<p>BCP Homes Improvement Plan in place by March 2025.</p> <p>Resident Engagement Strategy in place by April 2025.</p> <p>Develop a five-year strategic plan for BCP Homes by April 2025.</p> <p>Asset Management Strategy in place by May 2025.</p> <p>HRA 30 Year Business Plan in place by June 2025.</p>	<p>Additional resources required to deliver against this objective have been allocated within the Housing Revenue Account.</p>	<p>Head of BCP Homes, Head of Asset Management and Compliance, Director of Housing and Public Protection</p>

	<p>social landlords in England. The council's performance is good and above the average in most areas. Poor performance in some areas of compliance have been resolved.</p> <p>Resident panels and Committees are in place to ensure resident involvement, oversight and scrutiny with residents also sitting on the BCP Homes Advisory Board.</p>	<p>There has been a significant shift in regulation and focus on compliance, quality and safety of social housing homes in recent years. We are focused on ensuring compliance with all of the required standards and there are some capacity and performance challenges which are currently being addressed through additional investment within the Housing Revenue Account (HRA).</p> <p>Where there have been concerns about meeting the regulatory standards there has been positive engagement with the Regulator.</p> <p>Key to the long-term success of the management and maintenance of our 10,000 homes is the development of a 30-year Business Plan for the HRA. The plan will need to balance the longer-term management and maintenance requirements as well as investment requirements to improve energy efficiency and the continued provision of new homes. There are some significant challenges to be addressed in the development of this Plan and prioritisation of resources will be required. These priorities will be explored as part of the development of the Asset Management Strategy and BCP Homes Strategic Plan both of which will be delivered by the end of this Strategy period.</p>			
<p>4.4</p> <p>Increase engagement with local landlords</p>	<p>Engagement with local landlords has improved significantly since 2021. A landlord newsletter is provided monthly to provide news on regulatory requirements, best practice and updates from the Council's perspective.</p> <p>The Private Sector Housing Enforcement team regularly attend local National Residential Landlords Association (NRLA) meetings to network, engage and provide advice, guidance and training.</p> <p>A landlord led Private Sector Landlord forum was launched in 2023, with engagement from housing staff. This has improved links, relationships and understanding of respective pressures. It also provides a point of engagement when discussing forthcoming legislative changes and the position of the market.</p> <p>Increased discounts have been implemented for accredited landlords for HMO Licenses and the Housing Options service offers a Landlord Incentive Programme for landlords who are able to accept referrals.</p> <p>When tackling issues relating to housing standards and conditions, the Private Sector</p>	<p>A key issue over the coming year for private sector landlords will be the Renters Rights Bill, which is expected to achieve Royal Assent in Spring 2025. The Bill will abolish no fault Section 21 evictions, introduce measures to improve the fairness of possession grounds, give greater rights to tenants around pets and seeks to end rental bidding. A critical step will be the introduction of requirements for dealing with damp and mould and a new Decent Homes Standard for the PRS. In addition, all landlords will be required to sign up to a new PRS Ombudsman service and register on a national database. There will also be new enforcement tools available to local authorities including increased penalties and investigatory powers.</p> <p>This act marks a powerful step change in the position for private sector tenants, but there are risks that landlords will exit the market as more and more regulation build requirements of them and increases their costs. This is a major risk for the council in terms of managing homelessness demand.</p> <p>Ongoing discussions through the landlord forum are taking place to explore the issues for local landlords and to consider strategies for working together as the new Act is implemented.</p> <p>Whilst private sector landlord engagement has improved, the engagement between Registered Providers is limited. There would be significant benefit to bringing together a forum which focuses on sharing best practice and considering how social landlords can work together to improve local neighbourhood management, community development and resident engagement. This is planned for 2025.</p>	<p>Support the delivery of a Private Sector Landlords Conference in Feb 2025</p> <p>Continue to engage and network with landlords to consider the opportunities and the risks relating to the Renters Rights Bill, ensuring a Communications Strategy is in place upon Royal Assent in May 2025.</p> <p>Further promote the Councils improved relational best practice support offer to Landlords.</p> <p>Develop a Registered Provider Neighbourhood Management Forum by June 2025.</p>	<p>Officer time</p> <p>Landlord support and engagement.</p>	<p>Head of Strategic Housing and Partnerships, Head of Public Protection</p>

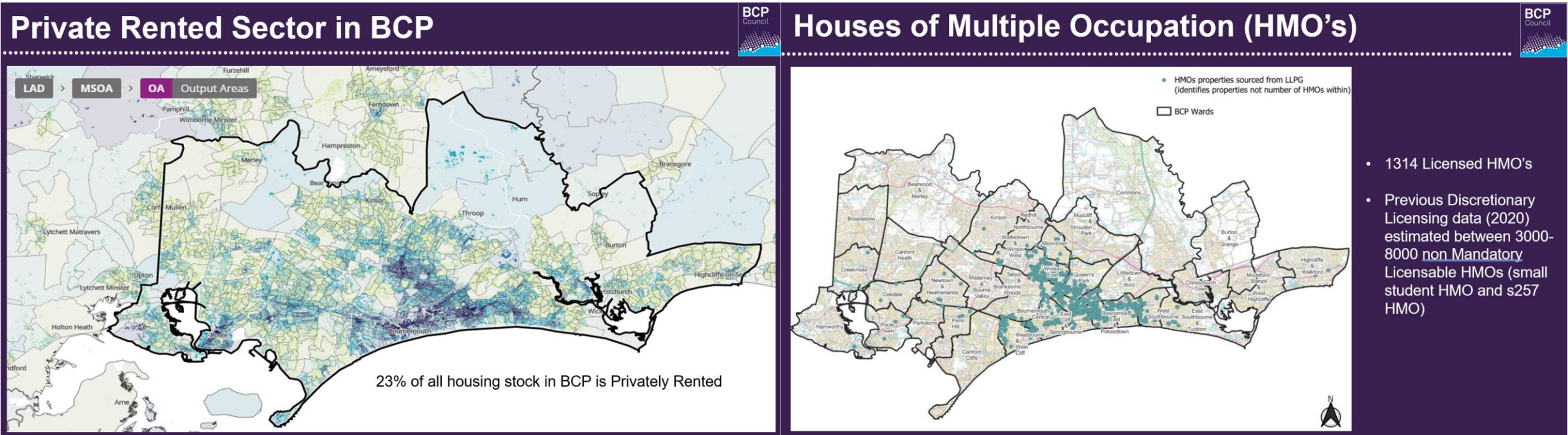
	<p>Housing Team take an engagement first approach unless there are exceptional risks which require enforcement as first action. Since 2021 91% of complaints have been resolved without formal action. (1769 closed cases with engagement or informal actions,179 closed cases after formal action).</p>				
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Priority 5 - Improving safety and sustainability across Bournemouth, Christchurch and Poole’s housing

11.4% of households in the BCP area, and 13.2% in England, are estimated to be experiencing Fuel Poverty. Fuel poverty is measured using the Low-Income Low Energy Efficiency (LILEE) indicator that considers the energy efficiency of a dwelling and the household disposable income and whether it falls below the poverty line. There is evidence that living in cold homes leads to increased levels of morbidity and mortality across all age groups.

The private rented sector in BCP is larger than the national average, accounting for 23% of all housing stock held – this compares to 19% as the national average. The level of PRS stock varies significantly across the conurbation, with some Wards holding up to 67%. Issues relating to poor condition and management of the PRS are therefore more compounded in some areas of BCP.

In addition to a significant proportion of private rented accommodation, there are 1314 Mandatory Licensed HMO’s (property with shared facilities such as kitchens or bathrooms and houses five or more people from two or more households) in BCP and between 3000-8000 currently non-Mandatory Licensable HMO’s typically of smaller size. In the last 3 years we have received 192 standards complaints relating to licenced HMOs across BCP.



Delivery Plan Actions (2021-2026)	Delivery to date	Key issues	Target actions for 2025/26 - 2026/27 following review	Resources required/factors for additional consideration	Lead Officer
5.1 Ensure fire safety requirements are met across all tenures	<p>All council owned high-rise buildings have been registered with the Building Safety Regulator and the approach to completing Fire Risk Assessments across BCP Homes has been aligned and improved. Cladding has been replaced at Sterte Court, Poole and all council owned high-rise (18 + metres) domestic buildings have been fitted with sprinkler systems.</p> <p>Our Private Sector Housing team work closely with MHCLG to address risks and pursue remediation of fire risks on residential buildings over 18+ metres. Full</p>	Demonstrating compliance with all new requirements with a significant shift in legislation and associated regulation is a challenge in terms of additional resource for BCP Homes. This is being addressed by improving systems, performance data, assurance and reporting. An annual report is provided to Cabinet to outline performance of BCP Homes in respect of all Compliance requirements. Meanwhile, issues of capacity the need for additional resources have been identified and are included within the 25/26 HRA budget.	Ensure that all actions from the High-Rise Resident Engagement Strategy have been implemented and that residents are provided with relevant information about	<p>Resolve officer capacity issues in the PSHE team.</p> <p>Continue to monitor potential future changes relating to 11m+ buildings and lobby for new burdens support should this become</p>	Head of BCP Homes, Head of Assurance and Compliance Head of Public Protection

	<p>remediation of 18 high risk buildings has been completed with some remaining works required across a defined programme. All Aluminium Composite Material (ACM) cladding on private sector blocks has been remediated. Quarterly partner meetings with Dorset & Wiltshire Fire and Rescue supports enforcement action on relevant premises/responsible parties.</p> <p>Ongoing engagement and enforcement will continue on 13 buildings still requiring remediation.</p>	<p>Lack of qualified resource in private sector housing enforcement presents a challenge when dealing with the complex and technical issues of high-rise residential properties. In addition, previous funding support from government has ceased and no further funding is being provided, leaving the council to pick up significant costs. Wider fire risks are typically identified for these properties, increasing capacity challenges.</p> <p>It is unclear what expectations are on the Council regarding high-risk buildings over 11m but funding for developers is now available. No additional resources for Council and expectation of involvement will be clearer post-Spring 2025.</p> <p>13 buildings still require remediation. Private Sector Housing are currently recruiting to support resourcing as well as exploring contractors, career graded posts and apprentices to improve the capacity in this area. The highest risk premises are complete, with 0.5 full time equivalent senior resource supporting High Rise Residential Buildings (HRRB) premises of high risk. Regular work between building control and the fire service is undertaken, with all agencies holding enforcement powers to support remediation.</p>	<p>fire safety by April 2026.</p> <p>Remediate remaining 13 high rise private buildings with fire risks through engagement and enforcement of landlords and property owners - 2029 deadline for complete remediation of 18m+ buildings as outlined by Central Government.</p>	<p>an additional duty for Council.</p>	
5.2 Previous action - To ensure the council's own housing stock continues to meet fire safety requirements as the Accountable Persons merged and updated within Action 5.1					
<p>5.2</p> <p>Ensure that private sector housing is maintained and managed to a high standard (including licensing of HMO's)</p>	<p>The council's private sector housing enforcement team are responsible for ensuring private sector housing standards and compliance requirements of landlords are met.</p> <p>An average of 490 complaints about private sector housing conditions have been received per year since 2021, with 98% responded to within 3 days. Of those complaints, 36% are resolved with intervention and just 8% require formal action to be taken. The remainder are remediated informally through initial landlord engagement, showing the ongoing positive relationships and management of private accommodation by landlords.</p> <p>Where issues were not resolved at triage stage, 580 complaint inspections were undertaken. 223 Category 1 hazards were identified and removed with PSH intervention. 115 enforcement notices were served.</p> <p>1,236 Licensable HMO inspections have been undertaken since April 2021. 1,323 Licences have been issued in that time.</p>	<p>Capacity in the private sector housing team is a key issue in moving forward on proactive work in relation to housing standards. There is a strong response to complaints received and efforts have been made to raise awareness of damp and mould issues for landlords and tenants. In addition, there is regular engagement with local landlords, this has improved since 2021. HMO Licensing is resource intensive and 2024 is a year of significant renewals under the 5-year programme, adding further pressure to resource challenges. Fees and charges have been fully reviewed to ensure that the council is able to recover its costs as permitted in legislation, but the resource challenges remain and shortage of skilled staff in this area is a key risk.</p> <p>Key to managing housing standards in the private sector in the coming 12 months is the Renters Rights Bill, which is expected to achieve Royal Assent in Spring 2025. As well as measures to enhance security of tenure for tenants, the new Act will introduce requirements for dealing with damp and mould and a new Decent Homes Standard for the PRS. In addition, all landlords will be required to sign up to a new PRS Ombudsman service and register on a national database. There will also be new enforcement tools</p>	<p>Continue to engage with landlords to understand pressures on the sector.</p> <p>Private Sector Housing Stock Condition Survey complete by May 2025 to detail areas of concern and likelihood of hazards. Will inform further discussions on enforcement regimes.</p> <p>Evidence base and options appraisal considering</p>	<p>Understanding new legislative requirements and availability of new burdens.</p> <p>An estimated £125,000 budget would be required for consideration of Discretionary Licensing - £60,000 of which would be at risk of write off should a scheme not progress to consultation. £125,000 would at risk should scheme not progress beyond consultation.</p>	<p>Head of Public Protection, Director of Housing and Communities.</p>

	<p>A damp and mould leaflet specifically for tenants and one for landlords was developed and distributed in 2024.</p> <p>The first Private Sector Housing Stock Condition Survey for many years is underway and will report in Spring 2025.</p>	<p>available to local authorities including increased penalties and investigatory powers. This act marks a powerful step change in the position for private sector tenants and it is important that the Council lobbies for additional resources to come with new expectations of greater enforcement of new regulations.</p> <p>A matter of consideration for some time locally has been Discretionary Licensing which allows for enhanced regulation of the private rented sector where specified conditions prescribed by legislation are met and demonstrated. Discretionary licensing can either apply to all private rented properties within a specific area or increase the definition of HMO's across the housing authority area to expand on those held within the Mandatory Licensing regime. In order for the council to consider whether to pursue Discretionary Licensing, there are some key steps to be considered including the conclusion of the Private Sector Housing Stock Condition Survey and understanding the implications of the Renters Rights Act and what additional powers, tools and potentially, resources, this could support.</p> <p>There is also a balance to be achieved in regulation of the private rented sector against homelessness demands.</p> <p>Any consideration of Discretionary Licensing will require the development of an evidence base, an options appraisal to define the proposed scheme objectives and benefits, as well as an extensive consultation exercise. To support this, additional resources would need to be allocated, some of which could be recovered should a scheme be implemented. However, if the evidence base and options appraisal concludes the council should not proceed, there would be significant abortive costs to take account of.</p>	Discretionary Licensing subject to resources.	Renters Rights Bill due to receive royal assent in Spring/Summer 2025.	
5.3 Lead by example on provision of energy efficient and sustainable homes	<p>New build homes built to be energy efficient including triple glazing, airtight construction, high levels of insulation and air source heat pumps</p> <p>Since BCP Homes was formed in 2022 there has been a focus on harmonisation of operating models from the former Poole and Bournemouth neighbourhoods. This has required extensive work including bringing the council's understanding of our housing stock to an equivalent standard. Stock condition surveys on all stock will have been completed within the last 5 years by the Spring of 2025.</p> <p>The BCP Homes stock is generally in good condition and less than 1% of our homes do not meet the Decent Homes Standard. Non decent properties are managed</p>	<p>The new HRA 30-year Business Plan will need to balance the longer term management and maintenance requirements for the council's 10,000 homes and consider investment requirements to improve energy efficiency as well as the continued provision of new homes. There are some significant challenges to be addressed in the development of this Plan and prioritisation of resources will be required.</p> <p>These priorities will be explored as part of the development of the Asset Management Strategy and BCP Homes Strategic Plan both of which will be delivered by the end of this Strategy period.</p> <p>The Government is currently consulting on changes to its Rent Policy which aims to give longer term certainty to</p>	<p>Develop a five-year strategic plan for BCP Homes by April 2025.</p> <p>Asset Management Strategy in place by May 2025.</p> <p>Development of a long term HRA 30 Year Business Plan by June 2025.</p> <p>Survey of all properties below an</p>	<p>Officer time.</p> <p>External advice.</p> <p>Continued lobbying.</p> <p>Additional borrowing within the HRA and extensive capital programme.</p> <p>Explore external grant funding options.</p>	<p>Head of Housing Delivery,</p> <p>Head of Assurance and Compliance,</p> <p>Director of Housing and Public Protection</p>

	<p>by our Asset Manager who controls the programme of works required to ensure decent homes levels are mitigated to a minimum.</p> <p>The stock condition work completed in 2024/25 will inform our Asset Management Strategy which will be a key part of our 30 Year Business Plan for the HRA and will determine the level of investment available for improvements in the efficiency of our homes.</p> <p>BCP Council has signed up to Securing the Future of Social Housing which includes over 100 local authority landlords coming together to lobby the government to improve the fiscal position for Housing Revenue Accounts by providing a longer term Rent Policy position, allowing greater local flexibility in rent setting and calling for the allocation of additional resources to meet the significant additional demands placed on social landlords in recent years. The ability to invest in improving the efficiency of social housing is a key element of this debate.</p>	<p>support HRA's. There is a strong challenge from the social housing sector lobbying the government to rectify issues created by previous short term policy positions which restrict income. The 30-year business plan may be set prior to the conclusion of this important position from the Government but will remain a live document and an update will be completed following announcements. Regular reporting on the HRA Budget in the short term has been completed since BCP Homes was formed and this will include reporting on the longer-term position once the Plan is in place.</p> <p>A key priority for BCP Homes stock is to invest in order to achieve an EPC rating of C on 100% of homes over the next 5 years. This will be included in the new Asset Management Strategy and will likely require investment to the value of £7 to £10 million pounds which will be funded through the HRA. It is the decarbonization of the stock which presents the most significant issue given the extensive costs involved as well as the fact that a proportion of the stock simply cannot reach net zero. The government target is to achieve this by 2050.</p>	<p>Energy Performance Certificate (EPC) rating of C.</p> <p>Report non-decent homes to BCP Advisory board quarterly.</p>		
5.4 Previous action - To ensure empty properties are not detrimental to communities has been merged and incorporated in new Action 1.10					
5.4 Work with registered providers to ensure maintenance and management continues to meet required standards	<p>Quarterly meetings take place with major stock holding RP's on issues such as damp and mould and complaints relating to conditions. Pro-active monitoring of complaints regarding conditions in RP takes place to ensure prompt action.</p> <p>Since the strategy was completed in 2021, there has been a major shift across the sector with increased Regulation by the Social Housing Regulator now in place. This requires all social housing providers to work to a set of standards to include performance measures which are reported to the Regulator and published. This allows benchmarking but also the monitoring of performance of our BCP Social Landlords and give assurance on compliance.</p>	<p>Given the significant work included in this delivery plan and the fact that there is substantial national regulation of the social housing sector, it is proposed that an analysis of the performance of local landlords is completed for information only.</p>	<p>Analysis of performance of Registered Providers across BCP by June 2025.</p>		Head of BCP Homes
5.5 Continue to support delivery on free energy advice and grant support for BCP residents	<p>Close work with Ridgewater Energy has taken place to ensure occupants are signposted for free energy advice and receive information on any grants available.</p> <p>Joint working complete on tenant and landlord leaflets regarding fuel efficiency and damp and mould prevention.</p> <p>Self-assessment against the Housing Ombudsman spotlight report on damp and mould completed by BCP</p>	<p>Both the Household Support Fund and UK Shared Prosperity Fund (UKSPF) have been confirmed for the 2025/6 financial year. Subject to any changes in the guidance relating to these funding streams we will continue to fund programmes to support both energy efficiency measures and approaches to 'keeping warm'.</p>	<p>Damp and Mould Improvement Programme in place by April 25</p> <p>Programme for the Household Support Fund and UK</p>	<p>Household Support Fund and UKSPF plus staff resources</p>	<p>Head of Assurance and Compliance,</p> <p>Community Initiatives Manager</p>

	<p>Homes to ensure approach is aligned to requirements. A focused Improvement Programme is underway to ensure that the council's response to damp and mould issues is as efficient as possible.</p> <p>The Household Support Fund currently supports installation loft and/or cavity wall insulation, Energy Advice home visits, boiler replacements and repair, provision of new energy efficient white goods to vulnerable households in addition to energy and food support through a range of delivery methods.</p> <p>The UK Shared Prosperity Fund (UKSPF) has supported 1,114 households supported to take energy efficiency measures.</p>		Shared Prosperity Fund will be developed and agreed with the Cabinet Member and Lead Member for Cost of Living once the funding and guidance is confirmed ready for implementation in the 2025/6 financial year.	in the Communities Team to administer the plans/funds.	
5.6 Implement minimum energy performance certificate requirements of Minimum Energy Efficiency Standard (MEES)	<p>Reduction in resources within the Public Protection service has impacted pro-active work capacity including Minimum Energy Efficiency Standard (MEES). However, a publicity campaign has been completed to educate and raise awareness of the requirements to both landlords and tenants.</p> <p>EPC standards are considered and action taken to ensure compliance for all housing conditions complaints received. There have been 2,071 EPC checks since 2021, with 22 compliance notices issued and complied.</p> <p>Approximately 1,500 rented properties listed in BCP having EPC rating below E, however this data is very old. A Private Sector Housing Stock Condition Survey is currently underway which will improve the data available around compliance and will support the targeting of premises.</p>	Reduction in resource to services has reduced capacity for trading standards and private sector housing enforcement. Proactive work to tackle this can only be achieved with additional resources.	MEES will continue to be considered at each inspection in response to complaints.	<p>Additional resource required to carry out proactive work.</p> <p>Opportunity presented by Discretionary Licensing as outlined at 5.3 needs to be explored.</p>	Head of Public Protection

Monitoring Delivery of the Housing Strategy

A dashboard is in development which will provide an overview of the priorities, corporate and service level targets included within the delivery plan which will be reviewed and shared quarterly at the new Housing Strategy Programme Board withing the proposed new governance structure.

<p>Corporate ambitions impacted by the Housing Strategy (existing dashboard)</p> <ul style="list-style-type: none"> • Increase the percentage of residents who are satisfied with their local area as a place to live • Reduce the tonnes of greenhouse gas emissions from our vehicles and buildings • Increase the number of people with mental health issues living independently in settled accommodation • Increase the number of people with learning disability living independently in settled accommodation • Increase the percentage of residents who feel safe in their area after dark • Increase the percentage of residents who feel safe in their area during the day • Increase the number of both completed new affordable and social rented homes • Reduce the number of homeless households in B&B
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- Reduce the number of people rough sleeping

Service level targets for quarterly reporting (Key Performance Indicators highlighted and additional work will be included in briefs)

Priority 1

- Number of new homes delivered against target
- Production of Housing Revenue Account (HRA) 30-year business plan
- Production of the Temporary Accommodation plan
- Delivery of 1500 homes across 4 key regeneration sites against target
- Number of homes delivered by Registered Providers against target
- Delivery of the Council Newbuild Housing and Acquisitions Strategy (CNHAS) programme as agreed Dec 2024
- Progress of the Local Plan
- Production of Under-Occupation Plan/reduce number of under-occupied homes
- Production of an Empty Homes Plan/reduce number of Empty Homes
- Number of Temporary Accommodation properties
- Production of Temporary Accommodation plan

Priority 2

- Review the Homelessness and Rough Sleeping Strategy
- Produce new quality assessment framework for Strategic Housing
- Implement a new workforce development plan
- Reduce number of people sleeping rough
- Reduce number of people requiring temporary accommodation
- Reduce length of stay in temporary accommodation

Priority 3

- Produce Specialist/Supported Housing Strategies
- Produce Safer Accommodation Strategy and Commissioning Plan
- Review Extra Care Housing Strategy
- Cross service review of Plan to address Disabled Facilities Grant delivery
- Produce analysis of keyworker housing needs

Priority 4

- Produce Private Sector Housing Stock Conditions survey
- Deliver the BCP Homes Improvement Plan
- Review opportunities for integration of Housing to Social Care and Health Transformation
- Produce Resident Engagement Strategy
- Produce BCP Homes five-year Strategic Plan
- Produce Asset Management Strategy
- Produce HRA 30-year Business Plan
- Develop a Registered Provider Neighbourhood Management Forum

Priority 5

- Remediate remaining high rise private buildings with fire risks
- Delivery of actions from the High-Rise Resident Engagement Strategy
- Production of Options Appraisal for consideration of Discretionary Licensing
- Survey of all properties below an Energy Performance Certificate rating of C
- Produce analysis of the performance of Registered Providers across BCP
- Produce Damp and Mould Improvement Plan