



Thriving communities in balance  
with the natural environment

# Housing Strategy 2012 - 2027

Adopted April 2013



Meeting the housing needs of local people is a priority of the Council's Corporate Strategy. It is a long-term plan for delivering our vision for Purbeck: 'creating thriving communities in balance with the natural environment.'

To make this a reality, the Council has set out in this Housing Strategy the following objectives:

- Increase the supply of affordable housing to help satisfy local need;
- Deliver high quality housing;
- Help local people to access appropriate housing; and
- Maximising the return on public investment.

This strategy does not create new policy, but links to a wider policy framework of several documents that contain the Council's detailed policy requirements. This document provides the reader with a clear summary of our priorities and the actions required to achieve them. It directs the reader to who will be responsible for meeting the strategy's objectives and when this will happen.

This document is the culmination of months of work and active engagement by the Council's Affordable Housing Policy Development Panel. The Panel benefited from a wide range of expertise, comprising councillors, council officers, a housing association and town and parish council representatives. The Panel also liaised closely with other councils to understand their innovative approaches to housing delivery.

We envisage that the focus this strategy provides will help deliver the quantity and quality of housing that the local community needs.



Councillor Mike Lovell, Housing & Transport Spokesperson, April 2013.

This Housing Strategy is the core document setting out the Council's approach to meeting housing needs in Purbeck. It integrates housing and planning policy issues, focussing them into one strategy. It is part of a wider policy framework that links to a number of other documents containing the Council's detailed policy requirements.

This strategy highlights the housing issues facing the local community in the short and long term and identifies what the Council is doing to tackle these issues. It sets out four objectives:

- Increase the supply of affordable housing to help satisfy local need;
- Deliver high quality housing;
- Help local people to access appropriate housing; and
- Maximising the return on public investment.

The strategy addresses each objective with actions that the Council will prioritise. Each action specifies who in the Council will address that action and when they will address it.

This document does not create policy. However, the actions it proposes will lead to policy changes in the other documents it links to. A summary of these actions is in appendix 1.

The Housing Strategy has been shaped through a public consultation, which took place between 3<sup>rd</sup> January and 14<sup>th</sup> February 2013.

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## 1. Introduction

1. The Council must overcome considerable challenges in the District to facilitate the provision of the quantity and quality of housing that the local community needs. There is compelling evidence that the need for all types of housing, in particular affordable accommodation, will continue to increase. This Housing Strategy guides local action and priorities for all housing tenures in the District. It identifies the main national and local priorities that may affect Purbeck in the future and sets out what the Council is doing to tackle these issues. The document will continue to develop over time as issues are resolved and new ones identified. It will be managed by the Council's Housing Delivery Group.
2. The Council is reviewing the Strategy at a time of unprecedented change in national policy, including:
  - the abolition of regional planning structures with a shift in emphasis towards more local decision making;
  - reforms to how social housing is provided and allocated;
  - fundamental reform of the welfare benefits system, including significant changes to Housing Benefit and a move towards single benefit payments through Universal Credit;
  - the introduction of a new National Planning Policy Framework; and
  - changes to how health and social care is commissioned.
3. The Council's approach to meeting housing needs is driven by strategic planning policies set out in the Purbeck Local Plan (Part 1: Planning Purbeck's Future). This sets out a range of new housing policies to 2027 with the aim of increasing the delivery of affordable housing for local people. The strategy covers the same period, but will be reviewed on a five yearly basis.
4. This Housing Strategy highlights the housing issues facing the local community in the short and longer term. It identifies what the Council is doing to tackle these issues and what has been achieved so far. The diagram below shows how the Housing Strategy links to a wider policy framework, both internal and external to the Council. Each of strategies has different timescales for preparation and review to the Housing Strategy.



### The role of the Council

5. The Council does not have its own housing stock but works to support and influence new house building to ensure that it meets the needs of local people. The Council:
- prepares planning policy and plans that facilitate the delivery of housing sites;
  - negotiates with developers through the planning application process;
  - provides a housing advice service to people in housing need, including homeless people, and allocates the housing association properties that become available in the District;
  - helps private homeowners to improve the condition of their properties and provide grants or loans and services to help people stay in their own homes when their physical needs are changing; and
  - protects people from poor housing through enforcement.

### Vision

6. The Council's vision is for 'thriving communities in balance with the natural environment'. The key corporate priority which underpins The Council achieving this is 'meeting the housing needs of local people'.

## 2. Policy Context

### National policy and guidance

7. The *National Planning Policy Framework (NPPF)* (March 2012) requires councils to deliver a wide choice of quality homes, both market and affordable, and meet their full, objectively assessed housing needs. The NPPF requires councils to:
- widen opportunities for homeownership and create sustainable, inclusive and mixed communities;
  - identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers; and
  - consider using rural exception sites policies to boost the supply of rural affordable housing. This can be through allowing some market housing where it would facilitate the provision of significant additional affordable housing to meet local needs.

### The Localism Act 2011

8. The Localism Act 2011 introduced a number of significant reforms that affect social housing. Those that affect Purbeck are detailed below:
- **Allocations policies** - local authorities can choose to close the housing register to some households, although the Government has kept some say in deciding which groups should be given priority for affordable housing;
  - **Security of tenure** - in addition to providing lifetime tenancies, housing associations and Councils are able to grant tenancies for a fixed term of at least 2 years;
  - **Homelessness duties** - local authorities can end their homelessness duty through an offer of suitable accommodation in the private sector without requiring the applicant's agreement, provided the tenancy is available for at least 12 months;
  - **National home swap scheme** – providing Council and housing association tenants who want to swap with a wider selection of properties and increasing their ability to move anywhere in the country;
  - **Tenancy strategies** – requirement for local housing authorities to publish a Tenancy Strategy;
  - **Regulation of social housing** - abolish the Tenant Services Authority and transfer its regulatory role to the Homes and Communities Agency (HCA); and
  - **Right to buy** - increasing the maximum discount for which a purchaser is eligible to £75,000.

### Welfare Reforms

9. Welfare reform will radically alter the housing benefit system. One change was introduced in January 2012:
- The shared accommodation rate, which in the private sector restricted the Housing Benefit paid to a single person up to the age of 25 to the rate for a single room in a



shared house, was extended from age 25 to 35. This is likely to result in an increased demand for shared houses and Houses in Multiple Occupation (HMOs).

10. Further changes will be introduced in April 2013. These include:

- Reductions in housing benefit of 14% for social housing tenants of working age who are considered to have one spare bedroom and 25% for those considered to have two or more; and
- for working age households, a cap on household benefits of £500 per week for couples (with or without children) and lone parent households and £350 per week for single person households.

11. From October 2013 there will be a gradual introduction of Universal Credit through which housing benefit and a number of other means tested benefits will be made into a single payment paid directly to tenants. Payment will be made four weeks in arrears. This will be a significant difference for benefit recipients used to receiving benefit over shorter periods and increase the importance of budgeting and financial planning. It will also be a challenge for landlords.

### Central Government funding changes

12. The Government has reduced by half the amount of grant available from HCA to build new affordable housing. It has also introduced a new tenure known as 'affordable rent' as an alternative to social rent. Affordable rents are set at 80% of the local market rent (inclusive of service charges) for a comparable property. In Purbeck, market rents are high when compared to the national average. This means that there is a risk that rents at 80% will be unaffordable for many prospective tenants. The Government's intention is that Registered Providers (housing associations) use the additional rental income generated by affordable rent to help fund the development of new affordable housing to compensate for reduced grant funding. Affordable rent will be charged on all new HCA-funded properties and the conversion of re-lets in existing social housing.

### Supporting People

13. The Supporting People programme plays a critical role in providing housing related support to a wide range of groups, including people who have been homeless. The aim is to help people live independently, and prevent crises occurring that necessitate more intensive intervention. This support helps avoid additional costs to health, care, probation and homelessness services.

14. Dorset County Council funds the programme which provides services to about 6,500 vulnerable people in Dorset. As a result of funding reductions, the budget for 2013/14 will be £7.5 million compared to £10.5 million in 2003. The main challenge for all those involved is to make the very best use of the reduced funding available and minimise any negative impacts on service users.

## Local Policy Context

15. The Purbeck Local Plan (Part 1: Planning Purbeck's Future) targets the delivery of 2,520 dwellings over the plan period 2006-2027, of which around 780 homes should be affordable. A good proportion of these have already been built during the early part of the plan period, leaving only 1,583 dwellings to be built from 2012-2017. It is unlikely that this amount of housing will meet future housing needs. Therefore, the Council intends to undertake a partial review of the plan in order to identify further opportunities for housing growth, of which a significant proportion should be affordable housing.
16. The local plan seeks to maximise the amount of affordable housing that can be achieved from infill development and settlement extensions and includes some specific affordable housing policies:
- Policy AH: *Affordable Housing* requires any developments with a net increase of two or more homes to provide 40% affordable housing in the north of the District and 50% in the south;
  - Policy AHT: *Affordable Housing Tenure* requires 90% of new properties to be affordable rented; and
  - Policy RES: *Rural Exception Sites* allows, in very special circumstances, housing to be built in the countryside to meet the needs of rural communities.

## Managing the existing housing stock

17. It has also been a long term aim of Government to reduce the number of vulnerable households living in 'non decent' homes. Nationally agreed public service agreements that underpin the Council's activities in managing and improving the existing housing stock are:
- PSA17: Tackle fuel poverty and promote greater independence and well being in later life;
  - PSA18: Promote better health and wellbeing for all;
  - PSA20: Increase long term housing supply and affordability; and
  - PSA27: Lead the global effort to avoid dangerous climate change.
18. The Housing Act 2004 introduced a regime for dealing with disrepair in the existing stock through the 'housing health and safety rating system', which focusses on removing hazards that exist in property. The Act also redefined the definition of houses in multiple occupation (HMO) and introduced mandatory licensing for all HMOs with three or more storeys and are occupied by five or more persons forming two or more households.
19. The Decent Homes Standard is a valuable tool to assess the housing stock. The level of non decent dwellings in Purbeck is 36.4%, marginally higher than the national average of 35.3%. However, the privately rented sector is significantly worse than the average with an estimated 1,500 dwellings failing to meet the decent homes standard. Most 'vulnerable' and low income households in non decent homes live in the Swanage area.

## Disability and access

20. There is a strong association between disability and low income. In households where a member is disabled, the main needs identified are hand and grab rails, followed by redesigned bathrooms, ramps and stair lifts. The Council has a duty under the Housing Grants, Construction and Regeneration Act 1996 to fund adaptations to property where the owner is eligible and the Council provides a range of services and assistance with partners through the Dorset Home Service (Home Improvement Agency). This service includes adaptations for disabled people, a handy van and housing options advice.

## Energy efficiency and fuel poverty

21. Fuel poverty occurs when a household is unable to afford to heat their property to provide for health and comfort. It is commonly due to the combined effect of low household income, poor money management, inadequate and expensive forms of heating and thermally inefficient housing. The commonly applied definition of fuel poverty is where a household would need to spend in excess of 10% of income in order to achieve a satisfactory heating regime.

22. The Council has developed a strategic approach, which includes working with partners to establish a Dorset Affordable Warmth Strategy (2008) and initiatives to promote energy efficiency. The Council is a signatory of the Bournemouth, Dorset & Poole Energy Efficiency Strategy & Action Plan (2009). This initiative is designed to galvanise the activities of organisations involved in delivering improvements in energy efficiency in housing, business and the public sector. The Council's aim is to encourage the take up of grants and focus resources at the most vulnerable groups where the maximum gain can be achieved.

## 3. Housing Needs

### Background

23. Purbeck is well known for its outstanding environmental quality with 84% of the district covered by some form of environmental designation. The environmental quality of the area also means that there is strong competition in the housing market from, second homeowners, retired people, out-of-area commuters and in-migrants who raise the cost of housing for local people.
24. Average income in Purbeck is 9% lower and average house prices are 19.4% higher than national figures. The average house price is over 12 times the average median wage of individuals living in the District. Furthermore, 7.3% of all dwellings in Purbeck registered as second homes, mainly in the coastal areas<sup>1</sup>.
25. The current economic climate is also making it more difficult for people to obtain housing to meet their needs:
- less housing is being built;
  - private sector rents are increasing;
  - mortgage companies are asking for larger deposits; and
  - mortgages for shared ownership homes and buy to let properties are harder to obtain.
26. The Council also faces difficulties in planning for new housing due to the nature conservation, landscape and transport constraints.

### Forecast housing needs

27. The Strategic Housing Market Assessment (SHMA) (2012) for Purbeck sets out current and predicted housing needs for the District to 2031. Once the Government publishes the full census data, the Council will need to review the population projections set out in the SHMA. This will ensure that the Council can plan the appropriate provision of new homes. This will be undertaken by the Council in its Partial Review of the Purbeck Local Plan Part 1 in 2013.

### Housing Service Challenges

28. In recent years progress has been made in a number of areas but there is still work required to overcome challenges:
- **New affordable homes** - the total number of affordable homes built in recent years has fallen below the number needed. Since 2002 only 11 sites have triggered the requirement to provide affordable housing, resulting in the delivery of 140 affordable homes. Schemes such as 'right to buy' will potentially impact on the affordable housing stock available. Over the past 4 years, 4 homes have been bought by tenants and the volume of enquiries has increased following, recent Government announcements about discounting.

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<sup>1</sup> Purbeck Local Plan Part 1

- **Making the best use of existing stock** - in 2007 the Council introduced the Transfer Incentive Scheme which provides financial incentives for people who are under occupying family size homes to move. Over 5 years 71 households have moved to more appropriate properties. This approach is also supported by the Council's allocations policy. This places households who are under occupying in the gold band increasing their ability to move to a smaller property.
- **Homelessness** - as it has become more difficult for households to obtain private rented accommodation, the Council has needed to increase the use of bed and breakfast and temporary accommodation. Purbeck has a small private rented sector, meaning that nearly half of households assisted by the Council, through rent bond or rent deposit, move outside of the District, mainly to Bournemouth and Poole where there is a larger private rented sector. The Council is working with the Housing Associations to address the recognised need for self-contained temporary accommodation and will need to work with private sector landlords to increase the availability of private rental properties.
- **Households with support needs** - the Council works with the Supporting People Partnership to increase the range of supported accommodation and support services available in the District, e.g. for young people, those with mental health problems, drug and/or alcohol problems and those with learning disabilities and victims of domestic abuse.

## The Housing Register

29. The Council reviewed its Housing Register prior to the introduction of a new information technology system in April 2012, shared with six of the eight authorities in Dorset. By 14<sup>th</sup> February 2013, 1,738 households have joined the housing register, of which 28% are over the age of 60.
30. Applicants are categorised on the Housing Register by their severity of housing need, in four bands from emergency to bronze. Examples are:
- **Emergency** – where the applicants need for housing is so exceptional that they take priority over all other applicants.
  - **Gold** – these households have a high priority to move, examples of which include needing two additional bedrooms, or suffering severe or persistent harassment.
  - **Silver** – these households have an identified housing need, such as the need for an additional bedroom.
  - **Bronze** – the majority of these households may have no local connection with the Purbeck area. Alternatively, they may be assessed as having deliberately worsened their circumstances; or at the time of their application, they are considered to be adequately housed; or as owner occupiers they have sufficient equity to obtain suitable alternative accommodation.
31. The split per band is set out in Table 1. The table is divided into general needs housing and sheltered housing. Housing is regarded as 'general needs' housing when no additional support is provided beyond housing management and repairs. Sheltered housing gives people the independence of having their own home with the security of an alarm system. Some may have a scheme manager, communal lounge and shared garden.

**Table 1: Housing applicants on the Housing Register by band at 14<sup>th</sup> February 2013**

	Emergency	Gold	Silver	Bronze	Total
General needs housing	6	41	212	994	1,253
Need for Sheltered housing	0	27	53	405	485
<b>Total</b>	<b>6</b>	<b>68</b>	<b>265</b>	<b>1,399</b>	<b>1,738</b>

32. Of these applicants, 531 do not have a local connection to Purbeck and are automatically placed in the bronze band. It is highly unlikely that households in the bronze band will secure housing that becomes available.

33. There are insufficient available properties to meet needs with a reduction in the number of general needs housing becoming available for letting. During 2012/13 (up to February 14<sup>th</sup> 2013) only 112 properties became available to let, almost a third of which were sheltered accommodation. This could be indicative of the fact that people are staying in their homes for longer and lack the opportunity to move. Table 2 sets out the number of vacant housing associations properties that became available during the last four years. Due to the shortage, the private rented sector has a critical part to play in housing people in need.

**Table 2: Number of vacant properties at 14<sup>th</sup> February 2013 owned by housing associations that have become available for letting over the last four years**

	2009/10	2010/11	2011/12	2012/13 <sup>2</sup>
General needs housing	119	83	80	79
Sheltered	65	62	80	33
<b>Total</b>	<b>184</b>	<b>145</b>	<b>160</b>	<b>112</b>

34. Of all of the housing bands on the Housing Register, the highest demand is for one bedroom properties, in particular general needs properties. However, only 14% of Purbeck's housing association stock is one bedroom properties, the majority of which are sheltered housing. The Council acknowledges that although there is a demand for more one bedroom properties, households are likely to grow and therefore there also needs to be provision of larger accommodation.

### Community information

35. There are 18 adopted parish plans in Purbeck, which all cite a need for affordable housing. There is clear support amongst communities for increased affordable homes for local people and some parish plans identify potentially suitable housing sites.

36. Recently, the Council has carried out the following housing needs surveys, which all identify a need for a range of affordable housing and meet the District Council's eligibility criteria for affordable housing. These are set out in table 3:

<sup>2</sup> Up to February 14<sup>th</sup> 2013

**Table 3: Results of housing needs surveys at 14<sup>th</sup> February 2013**

Parish	Year of report	Amount of households identified in need of housing	Requiring 1 bedroom	Requiring 2 bedrooms	Requiring 3 bedrooms	Requiring 4 bedrooms
Bere Regis	2012	13	6	3	4	0
Church Knowle & Steeple	2011	13	6	2	4	1
East Stoke	2013 (draft report)	4	3	1	0	0
Lytchett Matravers	2011	40	21	10	8	1
West Lulworth	2012	10	7	0	3	0
Wool	2012	17	7	6	3	1
Worth Matravers	2011 (not adopted)	10	3	5	2	0

## 4. Objectives

37. This section sets out how the Council will achieve its housing objectives, which are:

- Increase the supply of affordable housing to help satisfy local needs;
- Deliver high quality housing;
- Help local people to access appropriate housing; and
- Maximising return on public investment.

38. Each of these objectives is discussed below. Under each objective are a number of priorities with actions for how the Council will achieve them. Note that some actions apply to more than one objective, but are not repeated in this document.



## Objective 1 – Increase supply of housing to help satisfy local needs

### Delivering the right balance of housing

39. The Council will continue to regularly review and update its evidence base and negotiate with developers to ensure the right balance of housing is delivered. The Council will also try to plan for as much housing as possible, but this has to be balanced against environmental constraints. This will be achieved in the following ways:

- Regular monitoring of current and projected housing needs through housing needs surveys. Monitoring will include types and tenures of homes required. This will ensure that the most appropriate housing is delivered at the right times and in the right places.
- Allocating housing sites in future plans with regular liaison with Natural England and Dorset County Council Highways to identify mitigation measures to enable housing development to come forward.

#### Actions:

What?	Who?	When?
Update the Strategic Housing Market Assessment (SHMA) following publication of census data and assess projected household needs.	Planning Policy	April 2013
Undertake a partial review of the Purbeck Local Plan (Part 1) in consultation with the local community to assess the potential for building more housing (if the SHMA review identifies a need)	Planning Policy	2013 - 2016
Update database of potential housing sites (Strategic Housing Land Availability Assessment)	Planning Policy	Annually
Work with parish councils to prepare housing needs surveys. Currently programmed are: <ul style="list-style-type: none"> <li>• East Stoke</li> <li>• Corfe Castle</li> <li>• East Lulworth</li> </ul>	Housing (Affordable)	2012 2013 2013
Through discussions with employers as part of the Employment Land Review, find out if there are any housing issues restricting business growth	Planning Policy	April 2013
Through the Partial Review ensure that sufficient housing is provided to meet the needs of employers	Planning Policy	April 2017
Challenge Natural England advice to (i) enable the provision of affordable housing on brownfield sites within 400 metres of protected heathland and (ii) allow flexibility at the outer limits of the 400 metre buffer and (iii) allow flexibility where there are physical barriers limiting access to heathland	Planning Policy	April 2013

### Deliver more affordable housing

40. The Council intends to meet as much of Purbeck's housing need as possible. This will be achieved in the following ways:

- Maximising the amount of affordable housing provided by developers on eligible sites.
- Working with landowners, including estates, town and parish councils and the local community to identify and bring forward rural exception sites.
- Encouraging developers to use a discounted sales model to provide low cost homes for sale to local people in housing need and ensure that all of the future re-sales are for local households in need.

Actions:

What?	Who?	When?
Approach landowners of suitable sites for rural exception sites, including estates, town and parish councils to increase awareness of the need to bring sites forward. Work with statutory bodies to identify mitigation measures that will allow suitable sites to come forward.	Housing (Affordable) Planning Policy	By December 2013
Negotiate with developers through an 'open book' approach when viability is questioned, to maximise the proportion of affordable housing in each scheme.	Development Management / Housing (Affordable)	Ongoing from November 2012
Work closely with developers and housing associations to identify suitable instances where a discounted sales model can be used.	Development Management / Housing (Affordable)	At pre-application stage

**Facilitate development**

41. The Council does not build housing, but instead facilitates delivery through the following means:

- Making Purbeck a place where housing associations, town / parish councils and others want to deliver affordable housing including by providing financial incentives, where appropriate.
- Providing clarity for developers about what is required of them to ensure that they deliver the right types of affordable housing.
- Increasing awareness to people in housing need of the opportunities for self-build.

Actions:

What?	Who?	When?
Liaise closely with housing associations, town / parish councils and others to resolve potential problems that would prevent delivery.	Development Management / Housing (Affordable)	When potential sites are identified
Prepare an Affordable Housing Supplementary Planning Document (SPD) to provide clarity for	Planning Policy / Development Management /	By April 2013

What?	Who?	When?
developers on how affordable housing policies will be implemented and to give details about innovative schemes that the Council supports.	Housing (Affordable)	
Advertise schemes such as self build (as well as others that the Council supports) Meet with parish councils and other community groups to increase their awareness of them.	Planning Policy / Housing (Affordable) / Development Management	By April 2013  As and when the opportunity arises

### Empty homes and underused homes

42. The Council will bring long term empty properties back into residential use and prevent existing housing from falling into disrepair. The Council will actively seek out empty properties and will challenge the owners of these properties using a full range of options available. This will be achieved by:

- Providing advice, assistance and enforcement tools, which include empty property management orders and compulsory purchase of property where warranted.
- Exploring the most effective way of providing financial assistance to empty property owners where it is appropriate to increase the likelihood of bringing a property back into use.

#### Actions:

What?	Who?	When?
Identify 50 empty homes and make owners aware of ways they can be brought back into use.	Housing (Private Sector)	By 2016
Develop an empty property loan facility.	Housing (Private Sector)	By April 2013
Promote schemes such as mutual exchange and transfer incentive in order to reduce the number of properties under-occupied and the impact of welfare reforms.	Housing (Affordable)	Ongoing
Investigate with Housing Association partners how they or the Council could provide resources to build extensions to housing association properties where there is extensive overcrowding.	Housing (Affordable)	During 2013

### Innovation in delivering rural exception sites

43. The Council will facilitate innovative ways to deliver rural exception sites and set out how these can be delivered in the Affordable Housing Supplementary Planning Document. These include:

- 'Build Your Own Affordable Home' single plot rural exception sites.
- Allowing an element of market housing on rural exception sites as an incentive for landowners to bring sites forward.

Actions:

What?	Who?	When?
Prepare and consult upon an Affordable Housing SPD to provide detail on innovative schemes to deliver rural exception sites.	Planning Policy / Development Management / Housing (Affordable)	By April 2013
Advertise the launch of the SPD to create awareness of the schemes available. Meet with parish councils to answer questions.	Housing (Affordable)/ Planning Policy	April 2013

## Objective 2 – Deliver high quality housing

### Design houses and create environments that people want to live in

44. The Council will continue to seek high quality development with good access to facilities, services and open space. Development must take into account the amenity of neighbouring users and be in character with the local area. This will be achieved through the Council's early engagement in pre-application discussions with developers and by encouraging developers to engage with parish councils and the public. Proposals will accord with the design requirements of the National Planning Policy Framework, the Purbeck District Local Plan, management plans, and any adopted neighbourhood plans or parish plans. Applicants will also be advised to take account of the Council's Design Guidance notes.

#### Actions:

What?	Who?	When?
Encourage pre-application discussions with developers to ensure that the highest possible design quality is achieved, whilst ensuring that development remains viable.	Development Management / Housing (Affordable)	On-going at pre-application stage
Prepare design guidance that includes housing development.	Planning and Community Services	By April 2013
Consider exempting rural exception sites from pre-application fees.	Development Management	April 2013

### Energy efficient buildings

45. Energy efficiency is primarily enforced through the Building Regulations. The Council can encourage developers to ensure existing and new buildings are as energy efficient as possible. This could, for example, reduce the need for heating, provide free electricity and recycled water. These measures would reduce costs for future occupiers whilst protecting the environment.

46. The Council will:

- work with a range of partners in order to promote and encourage the take up of energy efficiency measures in private dwellings;
- provide free advice and guidance to homeowners on a range of locally approved schemes that provide grants for installation of cavity wall and loft insulation, the Green Deal and ECO grants through the Council's partnership with the Dorset Energy Advice Centre.
- work with partners to identify services grants and other financial benefits to those in fuel poverty, such as the Keep Warm Keep Well scheme.

## Actions:

What?	Who?	When?
Engage in pre-application discussions with developers to encourage buildings to be as energy efficient as possible, whilst maintaining viability.	Development Management / Housing (Private Sector)	On-going at pre-application stage
Promoting and developing the Dorset Energy Advice Centre, by referral of householders and landlords.	Housing (Private Sector)	As and when potential referrals occur
Work with partners to promote 'Green Deal' opportunities.	Housing (Private Sector)	As and when funding becomes available
Support and develop the Safe and Independent Living (SAIL) referral scheme in partnership with the local Primary Care Trusts and Social Health and Care.	General Manager Central Services	Feb 2013

## **Secured by Design**

47. Secured by Design is an initiative that seeks to 'design out' crime. The objective is to create a residential environment whose building layout allows inhabitants to help ensure their own security. It uses the idea of incorporating 'defensible space', where people feel control and personal responsibility for public areas and therefore reduce opportunities for criminal behaviour.

48. The Council will ensure that new homes are designed to incorporate measures that reduce the potential for crime and fear of crime.

## Actions:

What?	Who?	When?
At pre-application stage, liaise, where necessary, with Police Architectural Liaison Officers to ensure homes are built to an appropriate standard that minimises risks of crime and fear of crime.	Development Management	On-going at pre-application stage

## **Lifetime homes**

49. These are ordinary homes which incorporate specific design criteria to provide adaptability for a household's changing needs. The idea is to provide a flexible home, rather than a home for life. Policy D: Design of the Purbeck Local Plan Part 1 requires development to comply with Lifetime Homes standards, provided that it does not have an adverse effect upon the character of the surrounding area.

50. The Council will ensure that, wherever possible, new housing sites in excess of ten dwellings are built to Lifetime Homes standards.

### Actions:

What?	Who?	When?
Negotiate with developers at pre-application stage to incorporate Lifetime Homes standards, whilst ensure that development remains viable.	Development Management	On-going at pre-application stage

### Improving the existing housing stock to meet the decent homes standard

51. The Council will endeavour to improve the standards in existing privately rented sector by:

- providing advice to landlords;
- helping them improve and manage their premises;
- taking enforcement action where necessary;
- promoting accreditation of landlords; and
- inspecting and licensing houses in multiple occupation within the District.

52. The Council will ensure that there is an improvement in the number of properties meeting the decent homes standard.

### Actions:

What?	Who?	When?
Work in partnership with other local authorities to promote externally available financial packages and finance to install energy efficiency measures and heating systems. Examples being the Green Deal Scheme, ECO and other locally available insulation schemes such as Keep Warm Keep Well project.	Housing (Private Sector)	On-going and as and when funding sources are identified
Secure funding from partners and continue Council funding for 'Handiworks', the Council's handy van service provided through the Home Improvement Agency, able to carry out small repairs and installations for the elderly, disabled and their carers in Purbeck	Housing (Private Sector)	On-going and to re-negotiate contract with Dorset Supporting People in 2014
Secure funding from partners and continue support for the partnership funding the Dorset Home Improvement Agency, able to give advice on a range of areas to the elderly and disabled, including: improving homes, benefit checks, sourcing private sector and charitable funds.	Housing (Private Sector)	On-going and to re-negotiate contract with Dorset Supporting People in 2014
Consistent inspection of housing conditions in the privately rented sector and, where necessary, use enforcement powers	Housing (Private Sector)	On-going service for tenants

## Objective 3 – Help local people to access appropriate housing

### Choice based lettings

53. The Council, in the light of the changes introduced by the Localism Act, is reviewing the allocations policy with the aim of implementing any changes in autumn 2013. The review process will involve consulting with housing applicants, other residents and housing providers.

#### Actions:

What?	Who?	When?
Review allocations policy to reflect changes introduced by the Localism Act.	Housing (Affordable)	Autumn 2013

### Links to Tenancy Strategy

54. The Council is developing a Joint Tenancy Strategy with seven of the eight local authorities in Dorset.

#### Actions:

What?	Who?	When?
Develop a Joint Tenancy Strategy with other Dorset local authorities and carry out an annual review.	Housing (Affordable)	15 January 2013 / annual review

### Sheltered Housing

55. Some of the district's sheltered housing schemes are outdated. The location of sheltered housing may also affect demand. The Council is keen to work with providers to examine the options and deliver, modern and more flexible accommodation, which may also meet other needs.

#### Actions:

What?	Who?	When?
Work with sheltered housing providers to upgrade existing or provide new schemes for existing client groups or new client groups in housing need..	Housing (Affordable)	Annual review

### Extra Care Housing Provision

56. Extra Care housing is generally provided for older people who are becoming more frail and less well able to do everything for themselves. In addition to the communal facilities often found on sheltered housing schemes varying levels of domestic support and care are available, usually provided by on site staff. Currently there is no extra care scheme in Purbeck. The Supporting People Team has identified a need for a scheme in the District.



### Actions:

What?	Who?	When?
Work with the County Council, housing associations and other organisations to provide an extra care housing scheme in Purbeck.	Housing (Affordable)	Ongoing
Encourage potential developers to propose an extra care scheme on larger sites, e.g. allocated sites	Planning Policy	Ongoing

### **Working with the private sector**

57. Pressure on the private rented market is increasing as more households try to obtain access to the limited amount of private rented accommodation in the area. The Council will work with landlords and partners to help people in housing need access private rented accommodation.

### Actions:

What?	Who?	When?
In conjunction with the Council's Dorset Home Choice partners look at how to expand the use of Choice Based Lettings to advertise private sector rented properties.	Housing (Affordable)	September 2013
Develop an approach which enables engagement with the private rented sector to encourage lettings to households requiring the Council's help.	Housing (Affordable)	March 2013

### **Homelessness duties**

58. Local authorities can end their homelessness duty through an offer of suitable accommodation in the private sector without requiring the applicant's agreement, provided the tenancy is available for at least 12 months.

### Actions:

What?	Who?	When?
Explore longer tenancies (minimum 12 months) to enable the Council to end the Council's homelessness duty with a private sector tenancy.	Housing (Affordable)	2012/2013

### **Promoting independence and allowing vulnerable people to stay in their own homes**

59. The Council will:

- work to facilitate the independence of elderly and disabled people by allowing vulnerable people to stay in their own homes. The Council will do this by working with a wider network of agencies to provide help, advice and support for vulnerable groups living in the community.

- deliver disabled facilities grants, advice and help with fuel poverty issues, provide a small repair service and provide options for people to either adapt their home or seek more appropriate accommodation through the housing options service.

Actions:

What?	Who?	When?
Achieve 90% or higher customer satisfaction levels with the delivery of Disabled Facilities Grants and ensure 100% allocated approved budget spent per year.	Housing (Private Sector)	April 2013

**Working with Landlords and Tenants**

60. The Council investigates tenants' complaints related to disrepair in privately rented premises, including HMOs, and where necessary will use the full range of enforcement options available, including service of notices and prosecution where warranted. The Council also provides a range of support for landlords including verbal and written advice, regular newsletters and a local landlords' forum.

Actions:

What?	Who?	When?
Publish 3 landlord and tenant's newsletters a year to promote good practice amongst landlords.	Housing (Private Sector)	April 2013
With partners in Dorset, promote Landlord Accreditation Schemes and encourage good practice and improvements in the state of premises in the privately rented sector.	Housing (Private Sector)	On going
Provide support to the Bournemouth and Dorset Landlords' Conference.	Housing (Private Sector)	October 2012
Host 1 Landlord Forum a year	Housing (Private Sector)	March 2013

**Other housing (Park Homes)**

61. Park homes provide a valuable alternative option for accommodation, especially for the elderly. The Council will work to maintain high standards on parks through the licensing regime. The Council will carry out annual inspections of all park home sites with the priority to ensure sites are safe and meet the agreed model standards.

Actions:

What?	Who?	When?
Annual inspection of all park home sites	Housing (Private Sector)	April 2013

## Objective 4 – Maximising return on public investment

62. The Council faces financial challenges in supporting the delivery of the homes Purbeck needs. New housing supply has been put under pressure nationally by the recession and resulting restrictions on finance for developers and buyers and reductions in Government funding.

63. The Council will:

- have to be innovative in order to deliver new housing and better services with fewer resources, whilst providing a focus on key front line housing services for some of the most vulnerable people and communities in the District.
- actively explore new funding opportunities presented by the Green Deal; and
- work in close partnership with funders and stakeholders, in order to maximise appropriate investment in the district, and to ensure value for money in procurement and delivery.

64. Key partners in driving innovation and securing funding to deliver this housing strategy will include the Council, registered providers, the Homes and Communities Agency, private landlords and developers.

### Asset management

65. The Council does not have significant land holdings to make available for the development of affordable homes. The capital assets held by the Council are the minimum necessary to fulfil the challenges it faces. In addition to the administrative headquarters of the Council and its depot facilities, the Council's assets include car parks, public conveniences, and a Heritage Centre which is leased to Swanage Museum. The Council also has three established schemes of small industrial units and a new industrial development at Prospect Park Swanage, which have been provided to broaden the economic base of the area.

66. Any decisions regarding land disposals are made within the context of the Council's corporate priorities. The Council's future surplus assets are the disused public conveniences in East Street, Corfe Castle (there are other toilet blocks that have recently been identified as not meeting the Council's objectives and are currently being offered to the relevant town/parish council to run) and when they are vacated, the Pound Lane building and car park, Wareham and Westminster Road Depot, Wareham. The Council has decided to dispose of Pound Lane for housing purposes. Westminster Road Depot will probably be redeveloped, but not before October 2013.

### Actions:

What?	Who?	When?
Pursue the potential redevelopment of Council owned land for affordable housing, including an extra care scheme.	Asset Management Working Group	April 2014

## Use of housing capital receipts

67. When the Council transferred its stock to Purbeck Housing Trust in 2004 both parties entered into an agreement to share capital receipts from the transferred assets for 30 years, including receipts under the Right to Buy scheme. Under the terms of the agreement for the first 15 years the Council receives 50% of capital receipts net of the Trust's costs on the property including the cost of acquisition under the transfer agreement. In the final 15 years the amount reduces to 25% net of the Trust's costs.
68. At the time of transfer the Council agreed to commit 50% of these receipts for housing purposes. However, this was increased to 100% after a couple of years and it remains at this level. A cycle of meetings is being established with the housing associations in order to promote partnership working and to facilitate effective use of this funding.
69. Under the Council's Scheme of Delegation, the General Manager of Public Health and Housing is authorised to approve funding for £10k per housing unit or a ceiling of £20k for an individual request. The potential use of housing capital receipts is broader than the provision of a building subsidy and can also include:
- **Assisting housing associations' tenants to purchase on the open market** – financial incentives for households living in affordable rented general needs accommodation to purchase on the open market;
  - **Extension to existing housing association properties** - to assist a housing association landlord to extend an existing property making better use of existing stock, i.e. a 3 bed to a 4 bed;
  - **Changing tenure from shared ownership to affordable rented housing** - financial contribution towards the purchase of a shared ownership unit where housing associations wish to use their option to buy the percentage they do not own to enable it to become affordable rented /intermediate rented;
  - **Loans to assist the delivery of affordable housing** - loans to assist Community Land Trusts in the early stages of their development, and other not for profit organisations bringing forward innovative ways of delivering affordable housing;
  - **Repurchase of former Right to Buy properties** - repurchase properties for transfer to a housing association;
  - **Acquisition and development** - financial assistance to help housing associations to buy properties or land for sale on the open market for redevelopment, or to develop their own land; and
  - **Intermediate rent schemes** - funding for housing associations to assist in the provision of intermediate rent schemes.

### Actions:

What?	Who?	When?
Maintain a schedule of annual meetings with stock holding housing associations.	Housing (Affordable)	Annual requirement
Find other suitable affordable housing projects that can be funded from the Council's housing capital receipts	Housing (Affordable)	April 2013

## Effective management and use of disabled facilities grant funding

70. The Council aims to provide a flexible and efficient service, easy to access and understand by service users. The typical type of work carried out under this grant would include the installation of stair-lifts, level access showers, ramps and grab rails. The Council will work with a range of partners to deliver this service including, adult and children's services, health services, the Dorset Home Improvement Agency and housing associations. The Council will actively seek to purchase equipment and services jointly, reuse equipment where possible and regularly review practices to ensure value for money is achieved.

### Actions:

What?	Who?	When?
Maintain and renegotiate the Dorset-wide joint procurement of stair-lifts and ramps contract	Housing (Private Sector)	Renegotiate contact in 2014
Complete the review of the procurement of level access showers and adopt recommendations	Housing (Private Sector)	October 2013

## 5. Monitoring

71. The Council's targets for delivering against the four key priorities are set out in the Housing Strategy Action Plan in Appendix 1. The Housing Delivery Group will have the responsibility for monitoring and updating of the action plan. The Group comprises Council officers and Council portfolio holders. It meets quarterly to oversee all of the housing-related business of the Council.

72. In addition, the strategy will also be monitored through:

- formal and informal Councillor briefings - officers brief relevant Council spokespersons monthly on all matters relating to the planning, development and progress of new affordable housing;
- the Council's internal audit process - which undertakes audit reviews of specific services and processes to ensure that they are being delivered appropriately;
- the newly established housing associations liaison meetings;
- the completion of annual and quarterly housing returns to Government;
- the annual publication of the Council's housing monitoring report.
- the at least biannual reporting to overview and scrutiny on implementation action plan

73. This housing strategy will be reviewed on a 5 yearly basis, with the next review due in 2017/18.

## Summary of actions

### Objective 1 – Increase supply of housing to help satisfy local needs

What?	Who?	When?
Update the Strategic Housing Market Assessment (SHMA) following publication of census data and assess projected household needs.	Planning Policy	April 2013
Undertake a partial review of the Purbeck Local Plan (Part 1) in consultation with the local community to assess the potential for building more housing (if the SHMA review identifies a need)	Planning Policy	2013 - 2016
Update database of potential housing sites (Strategic Housing Land Availability Assessment)	Planning Policy	Annually
Work with parish councils to prepare housing needs surveys. Currently programmed are: <ul style="list-style-type: none"> <li>• East Stoke</li> <li>• Corfe Castle</li> <li>• East Lulworth</li> </ul>	Housing (Affordable)	2012 2013 2013
Through discussions with employers as part of the Employment Land Review, find out if there are any housing issues restricting business growth	Planning Policy	April 2013
Through the Partial Review ensure that sufficient housing is provided to meet the needs of employers	Planning Policy	April 2017
Challenge Natural England advice to (i) enable the provision of affordable housing on brownfield sites within 400 metres of protected heathland and (ii) allow flexibility at the outer limits of the 400 metre buffer and (iii) allow flexibility where there are physical barriers limiting access to heathland	Planning Policy	April 2013
Approach landowners of suitable sites for rural exception sites, including estates, town and parish councils to increase awareness of the need to bring sites forward. Work with statutory bodies to identify mitigation measures that will allow suitable sites to come forward.	Housing (Affordable)  Planning Policy	By December 2013
Negotiate with developers through an 'open book'	Development	Ongoing from

approach when viability is questioned, to maximise the proportion of affordable housing in each scheme.	Management / Housing (Affordable)	November 2012
Work closely with developers and housing associations to identify suitable instances where a discounted sales model can be used.	Development Management / Housing (Affordable)	At pre-application stage
Liaise closely with housing associations, town / parish councils and others to resolve potential problems that would prevent delivery.	Development Management / Housing (Affordable)	When potential sites are identified
Prepare an Affordable Housing Supplementary Planning Document (SPD) to provide clarity for developers on how affordable housing policies will be implemented and to give details about innovative schemes that the Council supports.	Planning Policy / Development Management / Housing (Affordable)	By April 2013
Advertise schemes such as self build (as well as others that the Council supports)  Meet with parish councils and other community groups to increase their awareness of them.	Planning Policy / Housing (Affordable)  / Development Management	By April 2013  As and when the opportunity arises
Identify 50 empty homes and make owners aware of ways they can be brought back into use.	Housing (Private Sector)	By 2016
Develop an empty property loan facility.	Housing (Private Sector)	By April 2013
Promote schemes such as mutual exchange and transfer incentive in order to reduce the number of properties under-occupied and the impact of welfare reforms.	Housing (Affordable)	Ongoing
Investigate with Housing Association partners how they or the Council could provide resources to build extensions to housing association properties where there is extensive overcrowding.	Housing (Affordable)	During 2013
Prepare and consult upon an Affordable Housing SPD to provide detail on innovative schemes to deliver rural exception sites.	Planning Policy / Development Management / Housing (Affordable)	By April 2013



Advertise the launch of the SPD to create awareness of the schemes available. Meet with parish councils to answer questions.	Housing (Affordable)/ Planning Policy	April 2013
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## Objective 2 – Deliver high quality housing

What?	Who?	When?
Encourage pre-application discussions with developers to ensure that the highest possible design quality is achieved, whilst ensuring that development remains viable.	Development Management / Housing (Affordable)	On-going at pre-application stage
Prepare design guidance that includes housing development.	Planning and Community Services	By April 2013
Consider exempting rural exception sites from pre-application fees.	Development Management	April 2013
Engage in pre-application discussions with developers to encourage buildings to be as energy efficient as possible, whilst maintaining viability.	Development Management / Housing (Private Sector)	On-going at pre-application stage
Promoting and developing the Dorset Energy Advice Centre, by referral of householders and landlords.	Housing (Private Sector)	As and when potential referrals occur
Work with partners to promote 'Green Deal' opportunities.	Housing (Private Sector)	As and when funding becomes available
Support and develop the Safe and Independent Living (SAIL) referral scheme in partnership with the local Primary Care Trusts and Social Health and Care.	General Manager Central Services	Feb 2013
At pre-application stage, liaise, where necessary, with Police Architectural Liaison Officers to ensure homes are built to an appropriate standard that minimises risks of crime and fear of crime.	Development Management	On-going at pre-application stage
Negotiate with developers at pre-application stage to incorporate Lifetime Homes standards, whilst ensure that development remains viable.	Development Management	On-going at pre-application stage

Work in partnership with other local authorities to promote externally available financial packages and finance to install energy efficiency measures and heating systems. Examples being the Green Deal Scheme, ECO and other locally available insulation schemes such as Keep Warm Keep Well project.	Housing (Private Sector)	On-going and as and when funding sources are identified
Secure funding from partners and continue Council funding for 'Handiworks', the Council's handy van service provided through the Home Improvement Agency, able to carry out small repairs and installations for the elderly, disabled and their carers in Purbeck	Housing (Private Sector)	On-going and to re-negotiate contract with Dorset Supporting People in 2014
Secure funding from partners and continue support for the partnership funding the Dorset Home Improvement Agency, able to give advice on a range of areas to the elderly and disabled, including: improving homes, benefit checks, sourcing private sector and charitable funds.	Housing (Private Sector)	On-going and to re-negotiate contract with Dorset Supporting People in 2014
Consistent inspection of housing conditions in the privately rented sector and, where necessary, use enforcement powers	Housing (Private Sector)	On-going service for tenants

### Objective 3 – help local people to access appropriate housing

What?	Who?	When?
Review allocations policy to reflect changes introduced by the Localism Act.	Housing (Affordable)	Autumn 2013
Develop a Joint Tenancy Strategy with other Dorset local authorities and carry out an annual review.	Housing (Affordable)	15 January 2013 / annual review
Work with sheltered housing providers to upgrade existing or provide new schemes for existing client groups or new client groups in housing need.	Housing (Affordable)	Annual review
Work with the County Council, housing associations and other organisations to provide an extra care housing scheme in Purbeck.	Housing (Affordable)	Ongoing
Encourage potential developers to propose an extra care scheme on larger sites, e.g. allocated sites	Planning Policy	Ongoing

In conjunction with the Council's Dorset Home Choice partners look at how to expand the use of Choice Based Lettings to advertise private sector rented properties.	Housing (Affordable)	September 2013
Develop an approach which enables engagement with the private rented sector to encourage lettings to households requiring the Council's help.	Housing (Affordable)	March 2013
Explore longer tenancies (minimum 12 months) to enable the Council to end the Council's homelessness duty with a private sector tenancy.	Housing (Affordable)	2012/2013
Achieve 90% or higher customer satisfaction levels with the delivery of Disabled Facilities Grants and ensure 100% allocated approved budget spent per year.	Housing (Private Sector)	April 2013
Publish 3 landlord and tenant's newsletters a year to promote good practice amongst landlords.	Housing (Private Sector)	April 2013
With partners in Dorset, promote Landlord Accreditation Schemes and encourage good practice and improvements in the state of premises in the privately rented sector.	Housing (Private Sector)	On going
Provide support to the Bournemouth and Dorset Landlords' Conference.	Housing (Private Sector)	October 2012
Host 1 Landlord Forum a year	Housing (Private Sector)	March 2013
Annual inspection of all park home sites	Housing (Private Sector)	April 2013

#### Objective 4 – Maximising return on public investment

What?	Who?	When?
Pursue the potential redevelopment of Council owned land for affordable housing, including an extra care scheme.	Asset Management Working Group	April 2014
Maintain a schedule of annual meetings with stock holding housing associations.	Housing (Affordable)	Annual requirement
Find other suitable affordable housing projects that can be funded from the Council's housing capital receipts	Housing (Affordable)	April 2013

Maintain and renegotiate the Dorset-wide joint procurement of stair-lifts and ramps contract	Housing (Private Sector)	Renegotiate contact in 2014
Complete the review of the procurement of level access showers and adopt recommendations	Housing (Private Sector)	October 2013

**Affordable housing** – social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

**Choice Based Lettings** – allows applicants for social housing (and tenants who want to transfer) to apply for vacancies that are advertised widely in the neighbourhood (e.g. in the local newspaper or on a website).

**Fuel poverty** – where a household needs to spend more than 10% of its income on fuel to maintain a satisfactory heating regime.

**Green Deal** – a Government initiative to help householders and businesses increase the energy efficiency of properties

**Homelessness** – where an individual has no home in the UK or anywhere else in the world available to occupy

**Homes and Communities Agency (HCA)** – the national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

**House in Multiple Occupation (HMO)** – a house occupied by more than one household.

**Housing Association** – an independent not-for-profit organisation that provides affordable homes.

**Housing Benefit** – financial help towards rent and some service charges for private, local authority and housing association tenants.

**Local connection** – the Dorset Home Choice Common Allocations Policy defines the criteria a household must meet to be deemed to have a local connection. However, ‘local’, in terms of nominating affordable housing can mean district or parish depending on the circumstances of the development. For example, a rural exception site will be principally for households with a parish connection, whereas affordable housing on allocated settlement extension sites will be offered district-wide.

**National Planning Policy Framework (NPPF)** – a document setting out the Government’s planning policies for England and how these are expected to be applied.

**Purbeck Local Plan Part 1 (PLP1)** – the plan containing the overarching strategy for development in Purbeck.

**Registered Provider** – an independent housing organisation registered with the Homes & Communities Agency under the Housing Act 1996.

**Right to Buy** – a national policy that gives secure tenants of councils and housing associations the legal right to buy the home they are living in.

**Rural exception sites** – small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Strategic Housing Land Availability Assessment (SHLAA)** – an assessment to identify sites with potential for housing; assess their housing potential; and assess when they are likely to be developed.

**Strategic Housing Market Assessment (SHMA)** – cross-boundary studies of the operation of Housing Market Areas, setting out current and predicted housing needs.

**Supplementary Planning Document (SPD)** – document that adds further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

**Universal credit** – a benefit for people of working age, designed to top up income to a minimum level.