

# **Appendix 5**

## **Basildon Borough Draft Housing Strategy 2017-2022**

### **Statement of Consultation**

**August 2017**

## **Content**

1:	Introduction	3
2:	Consultation and engagement requirements	3
3:	Previous consultation and engagement work on the Draft Housing Strategy	3
4:	Public Consultation on Draft Housing Strategy	4
5:	Stakeholder engagement on Draft Housing Strategy	17
6:	Schedule of recommendations	24

Appendix 1: Questionnaire

Appendix 2: Full results of public consultation

Appendix 3 Responses to public consultation by area

Appendix 4: Response to comments received via Public Consultation

Appendix 5: Full response to comments received via Stakeholder Engagement

Appendix 6: List of external stakeholders

## **1. Introduction**

- 1.1. This Statement of Consultation sets out how Basildon Borough Council undertook its consultation and stakeholder engagement process on the Draft Housing Strategy in 2017. The report explains how the consultation was promoted, how people were engaged and how information was made available for residents and other stakeholders.
- 1.2. It summarises the results of the consultation and makes recommendations as to the actions that could be taken to ensure that the next version of the housing strategy addresses issues raised, by consultees and stakeholders, through the consultation process.

## **2. Consultation and Engagement Requirements**

- 2.1. Local Housing Authorities are no longer under a statutory requirement to publish or consult on a housing strategy. However Basildon Council agreed that a Strategy would provide a planned approach to housing delivery and the council's ambitions in the Borough. It is important to consult with those who live work or study within the borough and to engage with the partner organisations, whose support we need in order to deliver the strategy.
- 2.2. The intentions of this consultation was to obtain participants views on the housing priorities that were most important to them, the issues that matter most, the challenges which they feel should be given the greatest priority to address and any other comments the participants wish to make
- 2.3. The intention of the stakeholder engagement was to obtain the endorsement and challenges of our professional stakeholders as well as any offers of or requests for assistance to deliver the strategy
- 2.4. The final intention of the consultation process was to assist us to identify any positive or negative impacts of the draft housing strategy on the protected characteristics identified in the Equality Act 2010.

## **3. Previous consultation and engagement work on the Draft Housing Strategy**

- 3.1. The housing strategy has not been prepared in isolation. To ensure it can help to address the borough's housing challenges, the strategy has been prepared collaboratively through focused engagement. This involved a range of internal and external stakeholders in line with the Council's adopted Community Engagement Strategy 2015.
- 3.2. In 2015 initial discussions took place with tenant and leaseholder representatives, young people living in the borough's Foyer and Parent and Child Schemes and the borough's Community Diversity Council.
- 3.3. In 2015/16 discussions were held on a wide range of housing issues with Council teams in Community Involvement, Anti-Social Behaviour,

Environmental Health, Sheltered Housing, Housing Choice, Housing Property Services, Inclusion and Diversity, Economic Development, Building Control, Housing Development and Investment, Finance, Corporate Intelligence & Planning Policy.

- 3.4. This initial consultation helped to identify the key housing challenges in the Borough and resulted in these groups helping to shape the key priorities for the Draft Housing Strategy.

#### **4. Public Consultation on Draft Housing Strategy 2017-2022**

- 4.1. The decision to commence public consultation on the Draft Housing Strategy was made by the Cabinet Member for Housing on 17/02/2017. The Draft Housing Strategy was presented to the Housing and Growth Scrutiny Committee on the 28 February 2017.
- 4.2. The borough wide public consultation was open for 4 weeks from 27 February to 26 March 2017.
- 4.3. The full draft housing strategy and a shorter executive summary were published on Basildon Council's website. To make the consultation process more accessible a video summary was made available via YouTube ([www.basildon.gov.uk/hs](http://www.basildon.gov.uk/hs)). This offered the opportunity to have the summary read out or subtitled in a wide range of languages.
- 4.4. The consultation was primarily conducted via an online questionnaire with respondents being asked to rank statements from what was most important to them to what was least important. A copy of the questionnaire is included in Appendix 1. As an alternative, respondents were given the option to request a telephone call to complete the survey. To increase uptake of the questionnaire the opportunity to be entered into a prize draw to win a shopping voucher was offered as an incentive.
- 4.5. The public consultation was promoted via a range of methods. Press releases were issued at the start and final week on the strategy. Full page newspaper adverts were published in the local free newspaper, Yellow Advertiser, on the 3/3, 10/3 and 17/3. An article was also published in the Spring Borough Diary.
- 4.6. The public consultation was publicised on the council's website and on electronic signage in the Basildon Centre reception and staff areas. It was also promoted in the Council's Business Bulletin.
- 4.7. The public consultation was also publicised via social media with posts on the council's Facebook, Twitter and Linked in profiles and the use of 'google adv. words' which inserted an advert for the draft housing strategy

consultation when relevant key words were used in a google search. For the first time the Council used short videos to promote the consultation showing local residents saying what they thought were the housing priorities in the Borough. These videos were also shared on social media.

- 4.8. Following concern around capturing views from young people, staff attended South Essex College and spoke with students and encouraged them to complete a questionnaire.
- 4.9. The council wrote to the Parish Council's within the Basildon Borough, members of the Basildon Private Sector Landlords Forum and the South Essex Developers Group and Housing Group inviting their input.
- 4.10. Flyers were distributed to community groups giving details of how they could respond to the consultation.
- 4.11. The draft was presented to the Community Diversity Council, the Tenant and Leaseholder Panel and the Landlords Forum.

### Consultation Results

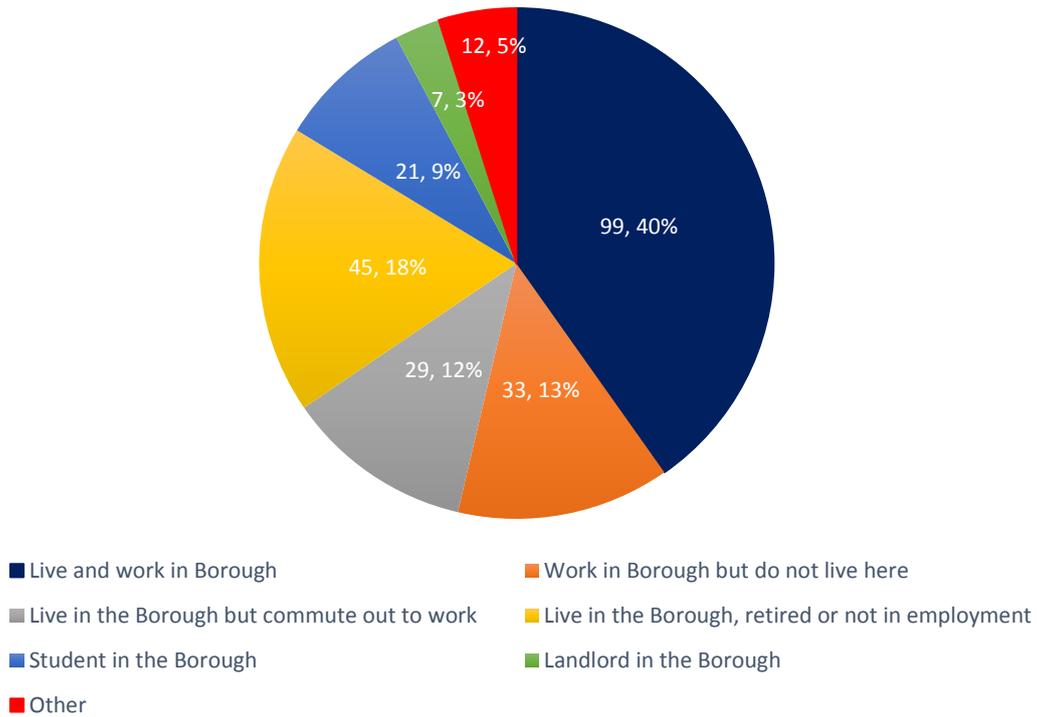
- 4.12. The public consultation resulted in 338 responses which gives a 95% confidence rating (with an interval of +/-5.33%).<sup>1</sup>
- 4.13. Figure 1 below identifies the types of consultees responding to the Draft Housing Strategy public consultation.<sup>2</sup>

---

<sup>1</sup> However, it should be noted that as not all surveys were completed in their entirety and therefore the overall confidence rating of the consultation was 95% (with an interval of +/-5.98%).

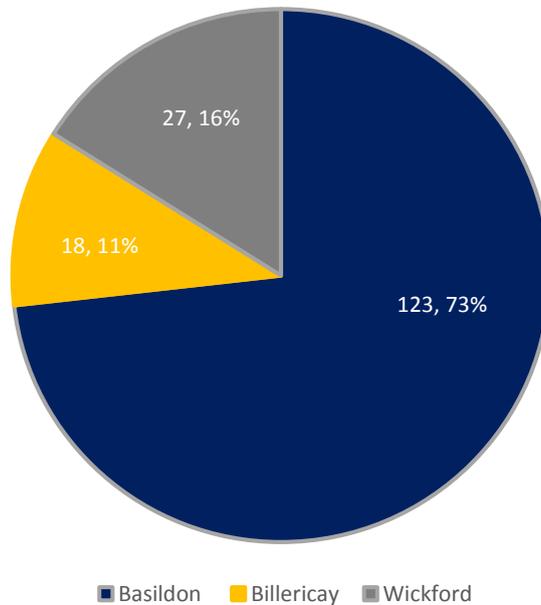
<sup>2</sup> N.B some respondents did not provide this information, therefore, this does not total to 338 responses

Figure 1: Types of Consultees (No, %)



4.14. Of the 180 respondents living in the borough, 168 respondents supplied their postcode. Figure 2 show the number of respondents by town.

Figure 2: No of Respondents by town (No, %)



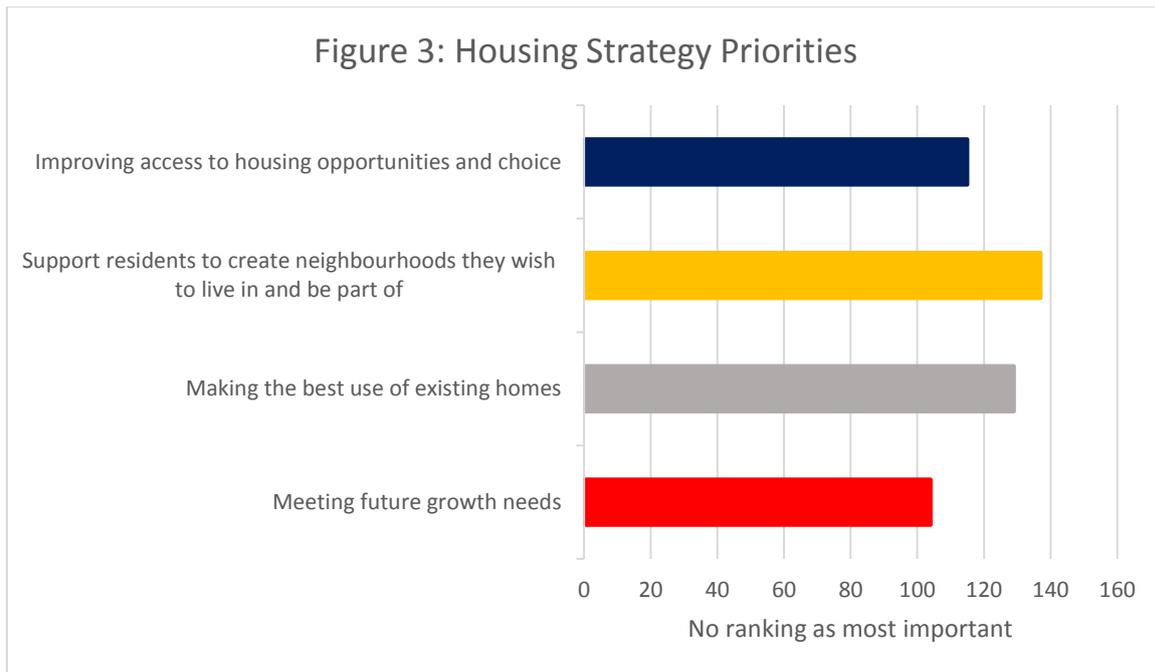
4.15. When analysing the responses to the consultation, in addition to looking at the total response, the responses from groups with protected characteristics

under the Equalities Act 2010 and groups identified as being of interest were analysed separately where possible. The groups of interest were as follows:

<b>Group</b>	<b>Reason</b>
Young people (under 35)	Research indicates most likely to be unable to secure housing on the open market
Older people (aged over 60)	Group most likely to be retired or considering retirement
On Basildon Council's housing register	Long term residents unable to secure suitable housing
Work in Borough and do/do not live here	To give indication of how these groups differ
Tenure	Some of the proposed priorities of the strategy will have a greater impact on those in certain tenures
Future plans	Some of the propose priorities of the strategy will have a greater impact on those with certain future plans, for example, to rent or buy first home

4.16. During the course of the consultation 13 comments were received which were considered to be inadmissible due to being discriminatory or to expressing or enticing hatred. These comments have not been considered in the consultation.

4.17. The overall response to the consultation ranked the most important priority as supporting *residents to create neighbourhoods they wish to live in and be part of*. This was further supported by the comments received with 13 comments themed around taking care of existing residents/giving priority to those who already live here or have lived here for a long time. However, as illustrated in figure 3 there was considerable support for all four priorities.



4.18. Analysis of the protected characteristics groups and groups of interest indicated that there was considered variation in what consultees felt was most important

*Supporting residents to create neighbourhoods they wish to live in and be part of* was most important to those on the housing register, those who live and work in the borough, those who own their own homes or live with extended family and those who plan to rent their first home. This indicates that those supporting this priority are likely to be long term settled residents with strong work or family ties to the Borough. One respondent commented:

*‘We need to ensure that we are continually supporting the young adults who wish to get on the housing ladder and create a positive future for themselves. We need to ensure that there are affordable, good quality housing opportunities. I worry that by focusing so much on the regeneration and development of Basildon, we are only concentrating on housing to draw those who commute to areas in or around London and by doing so we are forgetting about those who have lived here all their lives and wish to secure a positive future for themselves. My hope is that we, as a Council, will strive to secure a positive future for our young adults and youth.’*

*Making the best use of existing homes* was of most importance to disabled residents, social housing tenants and those who plan to downsize or move out of the Borough. This suggests that those supporting this priority have a home but it may not be the right home for their needs.

*Improving access to housing opportunities and choice* was ranked as most important by under 35's, those on the housing register, those who work but do not live in the Borough, adults living with their parents and those who plan to buy their first home, move within the Borough or buy or rent a larger home. The indication was that this priority was most important to those who do not currently have their own home in the Borough.

*Meeting future growth needs* was of most importance to those aged over 60 and those who privately rent. Comments from older residents suggest this was focused around both providing a wider choice for retirees and the feel that families were being separated due to a lack of housing for younger generations. A review of the comments provided throughout the consultation showed consider support for some growth but with strong views on how it should occur. 59 comments supported the provision of more affordable/social housing. 42 focused on the design of new housing and estates, 23 focused on the provision of supporting infrastructure and 19 supported provision of homes to meet the needs of older people and/or downsizers.

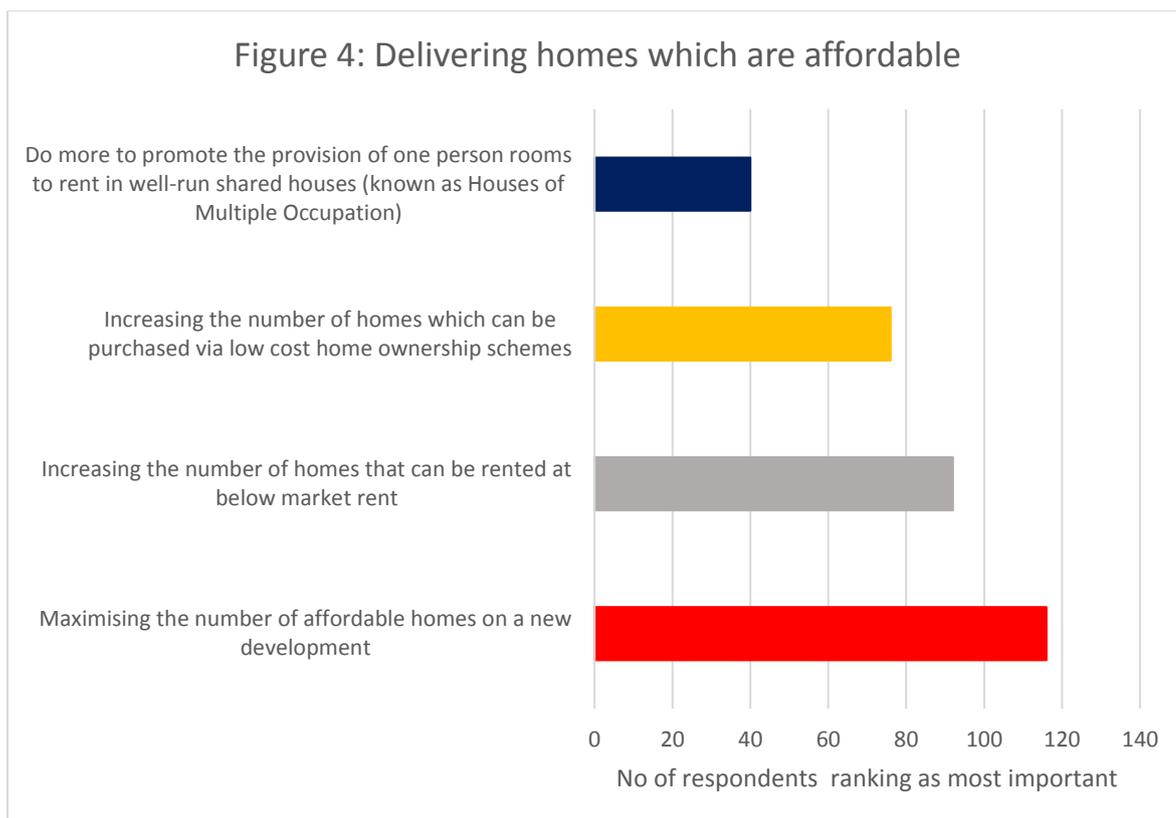
4.19. Respondent were asked to indicate any other priorities which were important to them 84 respondents provided comments in response to this question. The key themes identified were:

- Provide affordable homes / social housing (19 responses)
- Take care of existing residents/give priority to those who already live here or have lived here for a long time (13 responses)
- Preserve open space / greenbelt / recreational space (12 responses)
- Build supporting infrastructure before homes / prioritise infrastructure i.e. roads, doctors, schools (11 responses)

It was concluded that these themes could be appropriately addressed under the existing four priorities but that the strategy should be revised to give greater weight and clarity to these issues.

Recommendation 1: We recommend that the Housing Strategy give equal weight to all four priorities and that no further priorities are added.

4.20. In respect of delivering homes which are affordable all priorities were equally supported. Figure 4 shows the number of respondents indicating that a priority is most important.



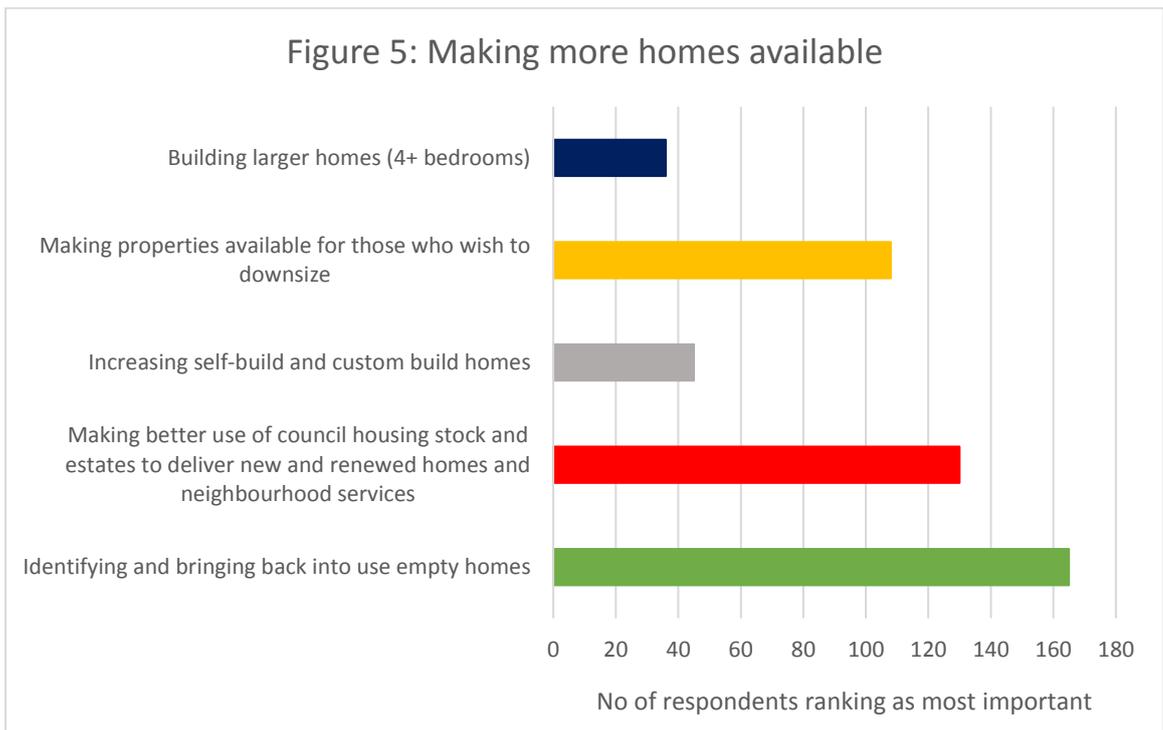
4.21. Overall there is a strong feeling that delivering more affordable homes is important. Throughout the consultation we received a total of 59 comments focused around affordability of housing. Generally, protected characteristic groups and groups of interest have agreed with the majority view. However, it is noted that disabled households and those who are privately renting ranked increasing the number of homes that can be rented at below market rent as most important. These households have also identified that they are more likely to have experienced challenges finding affordable accommodation.

4.22. There was relatively little support for *promoting the provision of one person rooms to rent in well-run Houses of Multiple Occupation (HMO's)*. However the response rate from persons living in HMO's was too low to draw any valid conclusions from. After affordability, HMO's were the second most frequent factor commented upon, suggesting that the issue is important. Future housing benefit restrictions, due to be introduced in April 2019, means that HMO's will be the only form of housing realistically available to low income single people aged under 35. The stock condition modelling exercise has indicated that about 80% of the boroughs HMO's will not be subject to licencing. Given these considerations it is recommended that improving conditions in HMO's needs to remain a priority.

Recommendation 2: We recommend that the Housing Strategy seeks a balance between the supply of affordable housing for ownership and the supply for affordable housing for rent as guided by the South Essex Strategic Housing Market Assessment.

Recommendation 3: We recommend that the Housing Strategy supports improving conditions in Houses of Multiple Occupation including considering the potential role for selective licencing.

4.23. In respect of exploring ways to make more homes available the most important priority was *identifying and bringing back into use empty homes*. Figure 5 shows the number of respondents identifying a priority as most important.



4.24. Generally, protected characteristic groups and groups of interest generally agreed with these overall results.

4.25. Comments indicated that empty homes were considered to damage communities and attract antisocial behaviour.

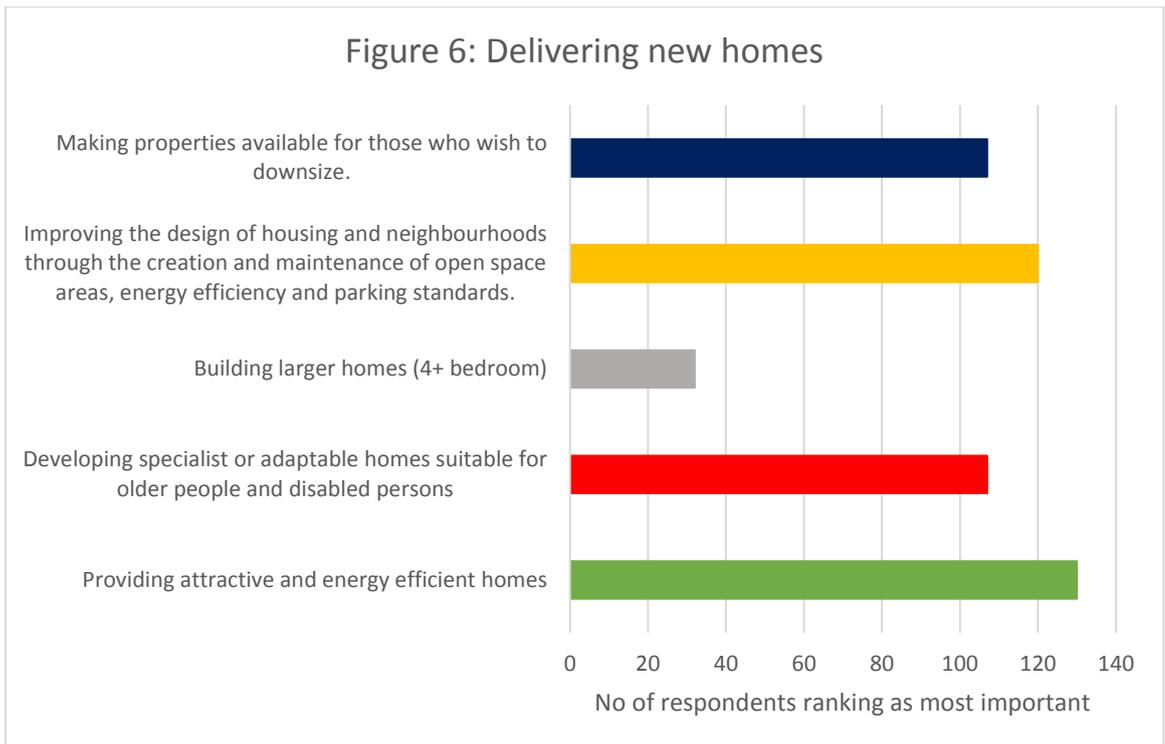
- 4.26. There was very little support for *building larger homes*. Relatively few respondents (31) identified that they have had difficulty finding a home big enough for their family. Over half of these respondents however identified that they had struggled to find a home they could afford suggesting that the issue may be more finding a large enough home on their budget.
- 4.27. There was also relatively low support for *increasing availability of self - build and custom build*. Only 4 respondents (1.2%) indicated that they planned to build their own home.
- 4.28. Amongst the comments received in respect of making more homes available the most frequently raised issue was supporting smaller homes and retirement properties for downsizers. Comments included:

*'It's important that any new housing for the elderly is attractive enough to make them WANT to move'*

*'If you want people to downsize good quality smaller properties are needed'*

Recommendation 4: We recommend including in the delivery plan for the Housing Strategy, undertaking a review of empty homes in the borough to establish what actions can be taken to bring them back into use. We recommend that any investment should be in proportion with the scale of the issue.

- 4.29. In respect of new homes, the response was very polarised with strong support for *attractive and energy efficient homes* and very little support for *building larger homes*. Figure 6 shows the number of respondents identifying each priority as most important.



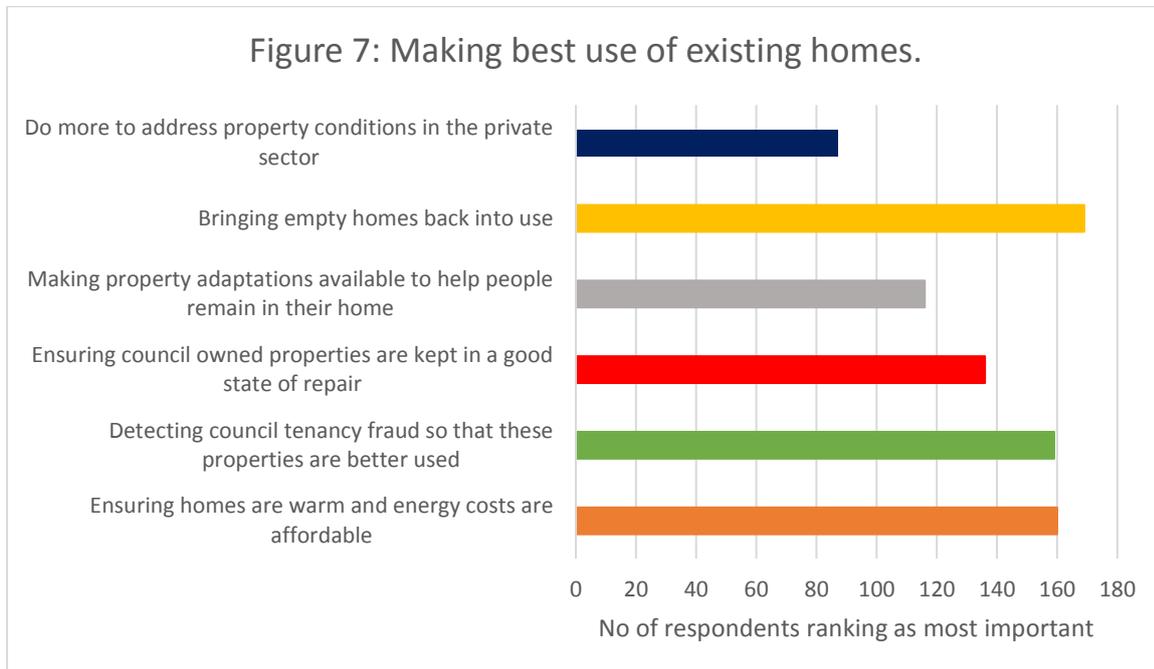
4.30. The comments gave considerable support to providing properties suitable for downsizers and older people. Comments also made it clear that retaining green space, parking provision and infrastructure including roads, schools and GP provision are very important to respondents.

4.31. Disabled persons, together with those living in social housing and those who plan to downsize in the next three years, ranked *developing specialist or adaptable homes suitable for older people and disabled persons* as the most important priority. Given that 65% of disabled respondents identified that they had had challenges finding a home suitable for their physical needs, greater weight needs to be given to this priority.

**Recommendation 5:** We recommend that the Housing Strategy Delivery Plan sets out actions in respect of what it will do to support downsizers, and specialised housing for older and/or disabled persons.

**Recommendation 6:** We recommend that clearer links are made to the Draft Local Plan which sets out how the Council will seek to improve infrastructure in the borough until 2034.

4.32. In respect of making the best use of existing homes, the strongest support was for *bring empty homes back into use*. Figure 7 shows the number of respondents identifying each priority as most important.



4.33. Across the protected characteristic groups and groups of interest, there was strong support for both *bringing empty homes back into use* and *ensuring homes are warm and energy costs are affordable*.

4.34. Though *improving conditions in the private sector* was given low priority it was the most frequently raised issue in the comments. There was a relatively low rate of response to the consultation from those living in private rented accommodation. Leaving us unable to rely on this view. As the Stock Condition Modelling project has indicated that around 11% of private sector homes in the borough contain serious hazards, which are estimated to have costs to society including NHS costs of £13.55 million per year, it is recommended that this issue remains a priority.

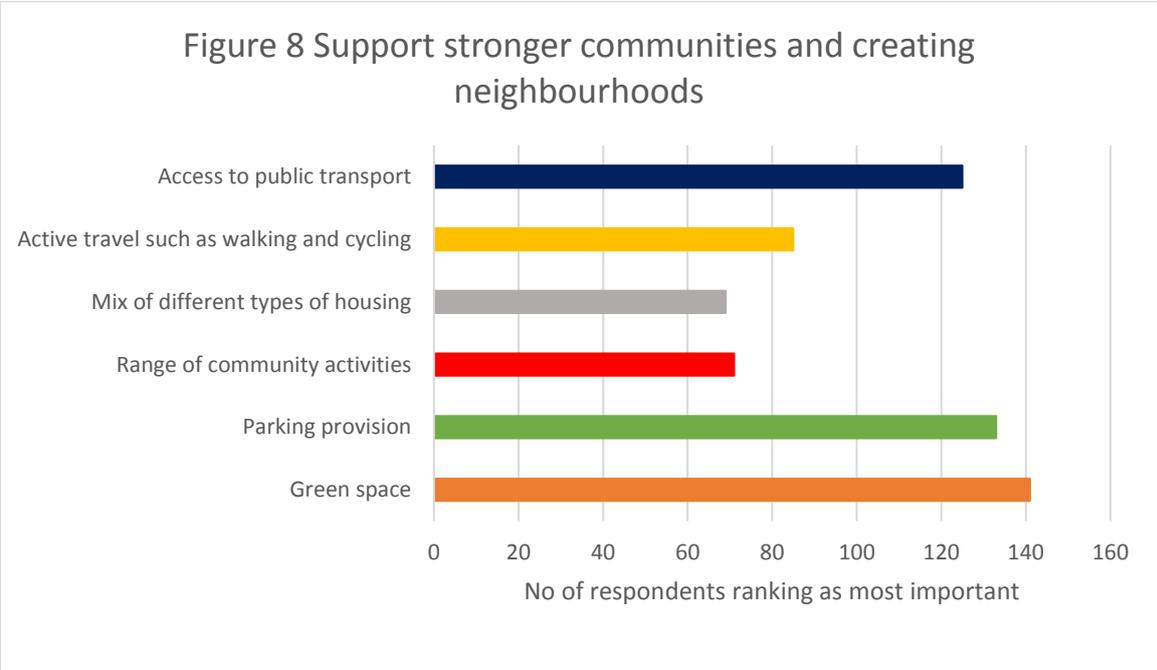
4.35. *Addressing council tenancy fraud* was ranked as most important by those who own their home however it was considered to be relatively unimportant by current tenants and those applying for council housing, who stand to be directly affected by council tenancy fraud. It is recommended that the Housing Strategy Delivery Plan sets out actions to be taken to reduce social housing fraud but the scale of investment in this issue should be proportionate to the evidenced extent of the issue.

Recommendation 7: We recommend that the Housing Strategy continues to support improving conditions in the private rented sector.

Recommendation 8: We recommend that the Housing Strategy Delivery Plan sets out actions to reduce excessively cold homes and fuel poverty in the Basildon Borough.

Recommendation 9: We recommend that the Housing Strategy Delivery Plan sets out actions to be taken to reduce social housing fraud in the borough.

4.36. In respect of supporting stronger communities and creating neighbourhoods, the strongest support was for *green space*, with *parking provision* also given priority by the majority of respondents. Figure 8 shows the number of respondents identifying each priority as most important



4.37. The comments received also showed strong support for green space, open space and play areas. The provision of infrastructure including roads, GP’s surgeries and schools was also frequently raised in the comments.

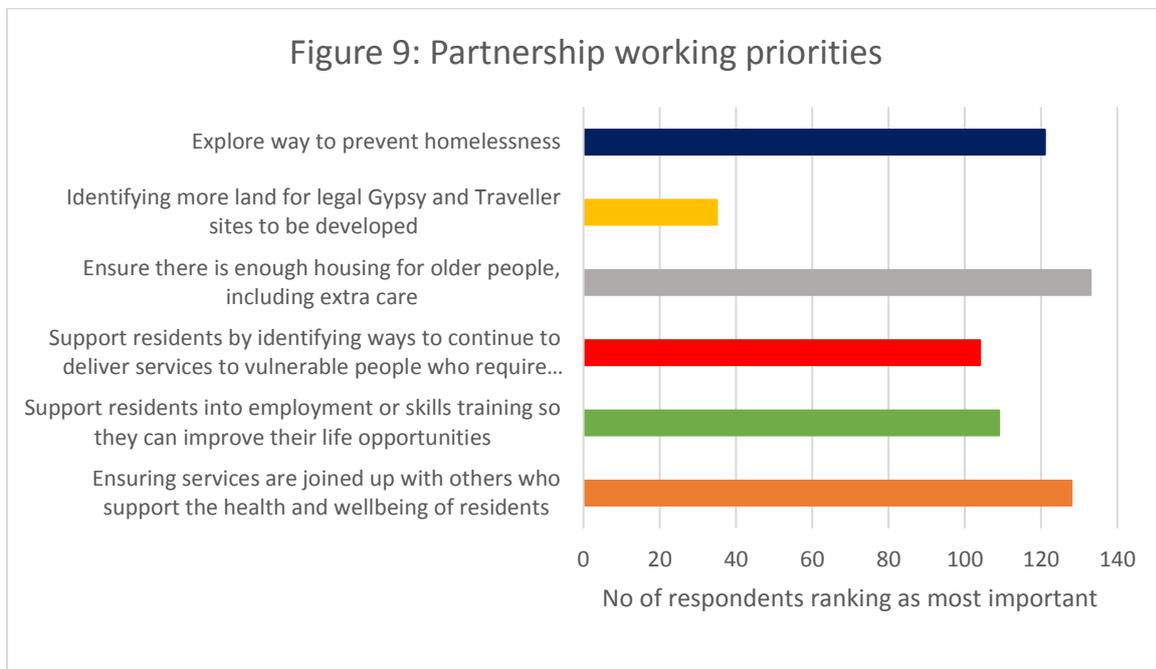
Throughout the consultation there was strong views on the importance of the design of new homes and estates, especially in respect of gardens, green space and parking provision. One respondent commented:

*'I think providing green space is important in creating attractive communities. The green space in my own area is utilised by my community. We take pride in it by maintaining it... As a result our older community sit outside and enjoy the pleasant surroundings and our children play safely.'*

4.38. A mix of different types of housing was ranked least important however throughout the consultation comments supporting a range of different properties were received. The collective impact being that there is support for a mix of different types of housing.

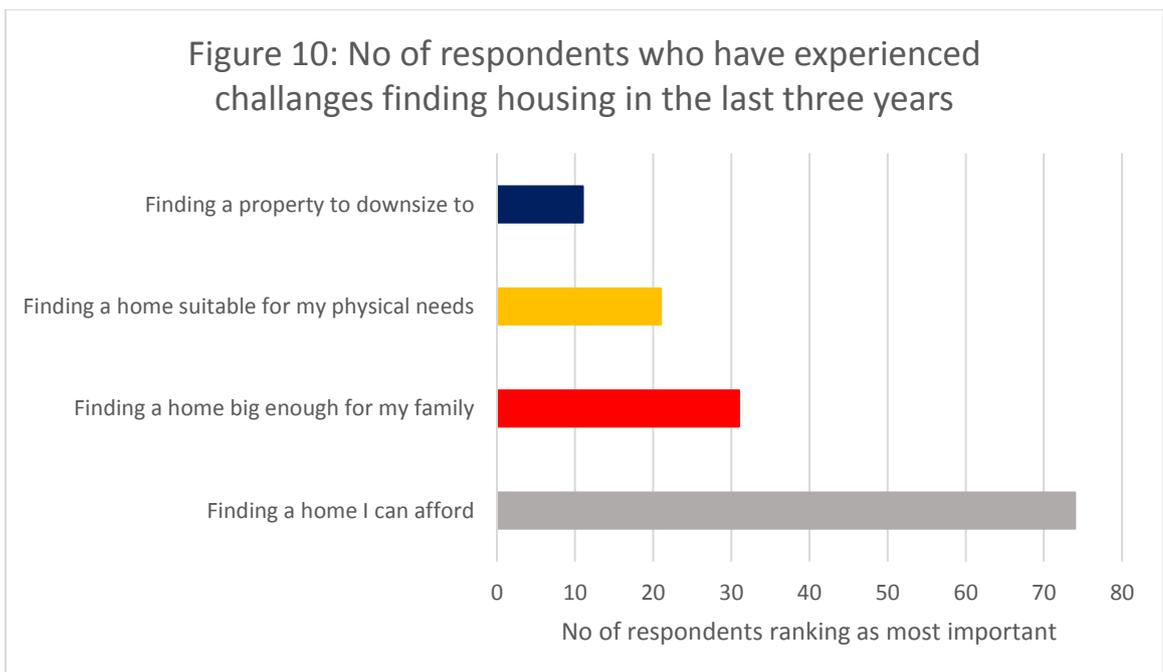
4.39. Access to public transport was ranked fairly important by all respondent but was considered most important by disabled persons, those who plan to rent 1<sup>st</sup> home and those who plan to downsize.

4.40. In respect of partnership working the most important priority was *ensuring there is enough housing for older people, including extra care*. Figure 9 shows the number of respondents identifying each priority as most important



4.41. Throughout the consultation there was strong support for *providing housing for older people* with a total of 19 comments received.

- 4.42. The responses and comments showed very little support for *developing further Gypsy and Traveller sites* however it should be noted that the level of response from this community was too low for it to be relied upon.
- 4.43. A review of the comments submitted in respect of this question showed that the issue of the provision of Gypsy and Traveller sites was important to respondents. Overall there was qualified support in the comments for planned provision, including transit sites, as preferable to unauthorised development.
- 4.44. Those aged under 35 and those living in less stable housing, such as private rent or living with relatives, prioritised *preventing homelessness*. A review of households assisted by Basildon Council due to homelessness showed that it is an issue which disproportionately effects younger people and one of the most common causes of homelessness was a private rented tenancy being terminated.
- 4.45. Respondents were asked if they had experienced any of the following challenges in in the last three years. 112 respondents indicated that they had experienced one or more challenges.



- 4.46. The most common challenge was finding an affordable home cited by 67% of respondents to this question. This was also supported by the comments received in response to this question. One respondent commented:

*'I don't qualify for council housing and I can't afford to buy'*

- 4.47. It was especially noticeable that all respondents who lived with their parents or extended family indicated that they had experienced challenges finding a

home they could afford, strongly suggesting that they were not living with family by choice.

- 4.48. Of those who indicated that they had experienced challenges around finding housing in the Basildon Borough, 87% of those who work in the Borough but do not live here and 80% of those who both live and work in the Borough indicated that they had experienced challenges finding an affordable home. This strongly indicates that local workers are being priced out of the area.
- 4.49. In contrast social housing tenants were more likely to indicate that they had problems finding a property large enough or a property to downsize into suggesting that there remains challenges around 'rightsizing' in social housing.
- 4.50. Disabled persons were most likely to report that they had experienced challenges around finding a home suitable for their physical needs (65%).
- 4.51. Of those who indicated future plans to downsize and had experienced housing challenges, 71% had experienced difficulty finding a property to downsize into.
- 4.52. The full response to the public consultation is available in appendix 2
- 4.53. A breakdown of the response to overall priorities, communities and challenges by ward is available in appendix 3
- 4.54. A summary of comments received is available in appendix 4.

## **5. Stakeholder Engagement on the Draft Housing Strategy**

- 5.1. On 27 April, over 30 organisations representing Registered Providers, housing developers, third sector representatives, Homes and Communities Agency and the Clinical Commissioning Group came together to discuss the Draft Housing Strategy
- 5.2. The event followed three main parts:
  - A presentation of the Housing Strategy - its national, regional and local context and consultation responses received to date.
  - Break out groups - to discuss a set of topics chosen by the stakeholders on the day.
  - A wider understanding of the challenges, requests, endorsements and offers as outlined by the stakeholder group.
- 5.3. Five discussion topics were generated by the delegates during the morning and their comments were recorded as follows:

### **Partnership working- Who are our partners, what and where are the gaps and what do we need from those partners?**

- 5.4. Working together in partnership through collaboration was seen as the essential factor in achieving the vision and actions as set out in the Housing Strategy. It was considered that the best housing will be delivered by pooling resources and intelligence and by continuing a targeted conversation.
- 5.5. It was considered that the Community Safety Partnership was a good model to replicate as it demonstrated clear leadership and a strong staff team as well as neutral branding and a high level of engagement from partners. It was considered that a step change in relationships between the Council and its partners was required in order to begin to understand individual organisational motivations and prepare adequately for housing growth.
- 5.6. The group highlighted that care must be taken when building new communities to ensure any negative impacts are mitigated and issues such as poor quality housing, negative health outcomes and anti-social behaviour are removed.
- 5.7. The idea of a 'Basildon Fund', into which all partners could contribute to and draw upon funding in order to deliver collaborative action, was raised.

### **Whole picture – How do we take a whole system approach to delivering the Housing Strategy?**

- 5.8. The group identified that there are many components to delivering quality affordable housing in Basildon Borough and a number of considerations which can influence the nature of what is delivered. The group felt that the perception of Basildon is that skilled labour is imported into the borough every day but those individuals are not minded to relocate to the area. The group felt that the reality is one of a commuter-town where skilled labour leaves the borough each day to work in London and a workforce that travels into Basildon fulfil the lower qualified / paid roles therefore they cannot afford to live in the area. The reality is that local people take up low paid jobs and skilled people come into the area for higher paid roles.
- 5.9. Considering a wider perspective, place shaping was identified as an important element for future regeneration of sites such as Gardiners Lane South, East Square and the town centres to avoid piecemeal development. This group supported a more holistic vision involving all stakeholders, including the existing community as well as developers, Housing Associations and investors. The importance of introducing design guides, reviews and developer forum as well as working more closely with businesses to understand their needs was also highlighted.

5.10. This group also raised the future impact of the Lower Thames Crossing which will potentially change the scale of housing delivery across south Essex. This will drive the need for a shift in terms of supporting infrastructure, density and urban extensions and would need a consideration of the Green Belt. The adoption of the Local Plan was identified as key to many projects.

Recommendation 10: We recommend that the Housing Strategy be amended to clarify the separate roles of the Housing Strategy and the Local Plan with the later identifying the need for strategic and local infrastructure investment.

Recommendation 11: We recommend that the Housing Strategy be amended to reflect how additional consideration should be given to how key workers housing can be increased.

Recommendation 12: Currently the strategy does not use the term 'place making' or 'place shaping'. However, the strategy does include how it will approach the maximising of community assets and potential with the intention of creating neighbourhoods and spaces that promotes wellbeing. We recommend that the terminology within the existing strategy is changed to reflect this as it will be easier to understand.

### **Community engagement– How can we better engage with the community and what do we want for our neighbourhoods?**

5.11. The meaning of community was firstly discussed. General perceptions of "community" defined it as a collection of individuals or households, with a common initiative, purpose or characteristic – not based solely on their geographical proximity.

5.12. There was a clear distinction between the "organic" community institutions that certain groups affiliate, such as new parents within a National Childbirth Trust group or local sports fan with the Sunday-league fixture, and the "artificial" institutions that are often the council schemes, such as community centres. It was felt that these can often be underused or investment is being made in the wrong infrastructure. In response to this enquires were carried out with Basildon Council's Community Engagement Team into usage of community facilities in the borough. The response was that they have

experienced challenges finding sufficient space for groups to meet on a regular basis especially during the day.

- 5.13. In applying this to the housing strategy, it is clear that although the “not-in-my-backyard” mentality may exist with certain groups, enhancing or facilitating *organic* community growth seems to be a way for the Borough to be more successful.
- 5.14. Community spirit was commonly held as a learned behaviour, and hence starting with better education provision, and the use of intergenerational projects to promote the idea of community – alongside the growth in housing stock – is likely to be seen as a worthier trade off.

Recommendation 13: We recommend that the Housing Strategy be amended to reference the role of S106 agreements in the delivery of community facilities as well of affordable housing.

#### **Nature of housing stock - What is needed to grow our housing stock and what models are required to deliver it?**

- 5.15. It was considered that housing of all tenures is required to support the Basildon Borough’s housing position. There is a need to deliver more affordable housing for sale and rent, better regulate landlords and address management of Houses of Multiple Occupation (HMO) in the borough.
- 5.16. The relationship between the Local Authority and HMO’s is complex. As a regulator, there needs to be a proactive stance with manages risk at a Local Authority level. There was support for exploring the potential to create a social letting agency to reduce the risk. This could also be delivered at a South Essex/Essex scale if there was the wider appetite.

Recommendation 14: We recommend that the Housing Strategy and Delivery Plan be amended to give greater focus on improving quality in the Private Rented Sector and supporting landlords and tenants.

#### **Delivering the housing strategy- How can we deliver the strategy and what is the balance between ambition and delivery?**

- 5.17. This group considered the challenges of delivery to relate to a number of issues. Infrastructure delivery, funding for delivery and access to land supply were high on the list.

- 5.18. Infrastructure concerns primarily related to timing of delivery of critical infrastructure and how it can be better coordinated, across multiple sites.
- 5.19. The group identified land supply and access to brownfield land is a barrier to delivery. There is a need for strong leadership in negotiations with Homes and Communities Agency (HCA) to release land with restricted covenants removed. This will facilitate delivery of housing. There is a need for Department for Communities and Local Government (DCLG) and Treasury financial support for delivery.
- 5.20. These comments are consistent with recommendations 6 and 10.

### **General Comments from Stakeholder Engagement**

- 5.21. Shortly before the publication of the Housing Strategy for consultation a Housing White Paper 'Fixing out broken housing market' was published.

Recommendation 15: To ensure that the Housing Strategy is compatible with national policy we recommend that the Housing Strategy be amended to reflect that Housing White paper, 'Fixing our broken housing market', and its potential impact on the strategy and its delivery.

Recommendation 16: At the stakeholder event it was raised that Planning should play more prominence in the strategy as it is not mentioned until p19. We recommend that the Draft Housing Strategy be restructured to give greater prominence to the role of Planning.

- 5.22. Listening Stations- Stakeholders were asked to consider their role in supporting the delivery of the Strategy. They considered their own organisation and its ability to contribute to the success of the housing strategy. Each stakeholder was asked to outline the remaining challenges they anticipated with the Strategy, any requests they had, endorsements or elements of the strategy they felt related well to their own perspective and finally offers of support or help. This feedback was recorded via four listening stations entitled Challenges, Requests, Endorsements and Offers. The feedback is summarised below.

#### **Challenges**

Delivering of the strategy- securing resources, accountability and structure

Securing commitment, Buy-in and ownership of actions relating to the strategy with multiple internal and external partners

Ensuring that the strategy is a living, relevant documents for day to day use.

Addressing the issue of empty homes

Lack of funding i.e. land values delivering quality homes/places

Infrastructure

Mind set around transport

The costs involved in improving conditions in the private sector.

The need for planning to play a more integral role in the strategy

Managing the messages that oppose each other through the consultation suggesting growth is not a priority for the community but it will probably remain a priority for the strategy

### **Endorsements**

A spring board for place shaping and design quality

Aligns with Housing Operations Service Plan

Aligns with ECC Housing Growth Strategy

Starting to address linkages

Good approach to engagement and accessibility

### **Offers**

Work with BBC to bring new housing – Family Mosaic

Accelerated housing delivery from new factory in Basildon for modular housing – Swan Housing

Remain committed to regeneration in Basildon and working with our partners – Swan Housing

Investment in growth, regeneration and supported housing – East Thames/ L&Q

Deliver new homes programme (direct council/Sempra delivery) – Internal

Deliver 584 units plus mixed tenure schemes over next 5 years – Sempra Homes

Grant distribution chain- Homes and Communities Agency

Help with forth coming Housing Infrastructure Fund Bid –Essex County Council.

Refocus empty homes- Internal

Commitment and ownership/accountability of actions identified & agreed in the strategy – Housing Options Service

Citizens advice support including - debt advice, financial capability Fuel Poverty Reduction- CAB

Would like to help with Vange regeneration – parents/family early intervention etc. – Voluntary Sector

Future community engagement and strategy management/implementation – Internal

Domestic abuse specialists refuse accommodation immediate access to therapies in house, Children and YP domestic abuse specialist, 43 bed space – Changing Pathways

Information sharing to enable more effected use of corporate resources – Private sector landlords – Internal

Better design reviews across South Essex – Opportunity South Essex

### **Requests**

Establish options for closer relationships with HCA via local teams to resolve land issue with an emphasis on delivery.

Establish value of resolving land restrictions and factor this to funding bids.

How do we engage better with infrastructure providers?

How can BBC help/facilitate, Abbeyfield (Basildon) to deliver, new very sheltered facilities within the borough?

To inform and shape work in the PRS

Relevant working parties focussing on areas of concern e.g. rogue landlords

5.23. Detailed feedback and responses from the 5 breakout groups and the listening stations are in Appendix 5.

5.24. A list of stakeholders involved is provided in Appendix 6.

## 6. Schedule of recommendations

6.1. The following recommendations have been made :

1	We recommend that the Housing Strategy give equal weight to all four priorities and that no further priorities are added.
2	We recommend that the Housing Strategy seeks a balance between the supply of affordable housing for ownership and the supply for affordable housing for rent as guided by the South Essex Strategic Housing Market Assessment.
3	We recommend that the Housing Strategy supports improving conditions in Houses of Multiple Occupation including considering the potential role for selective licencing.
4	We recommend including in the delivery plan for the Housing Strategy, undertaking a review of empty homes in the borough to establish what actions can be taken to bring them back into use. We recommend that any investment should be in proportion with the scale of the issue.
5	We recommend that the Housing Strategy Delivery Plan sets out actions in respect of what it will do to support downsizers, and specialised housing for older and/or disabled persons.
6	We recommend that clearer links are made to the Draft Local Plan which sets out how the Council will seek to improve infrastructure in the borough until 2034.
7	We recommend that the Housing Strategy continues to support improving conditions in the private rented sector.
8	We recommend that the Housing Strategy Delivery Plan sets out actions to reduce excessively cold homes and fuel poverty in the Basildon Borough.
9	We recommend that the Housing Strategy Delivery Plan sets out actions to be taken to reduce social housing fraud in the borough.
10	We recommend that the Housing Strategy be amended to clarify the separate roles of the Housing Strategy and the Local Plan with the later identifying the need for strategic and local infrastructure investment.
11	We recommend that the Housing Strategy be amended to reflect how additional consideration should be given to how key workers housing can be increased.
12	Currently the strategy does not use the term 'place making' or 'place shaping'. However, the strategy does include how it will approach the maximising of community assets and potential with the intention of creating neighbourhoods and spaces that promotes wellbeing. We recommend that the terminology within the existing strategy is changed to reflect this as it will be easier to understand.

13	We recommend that the Housing Strategy be amended to reference the role of .S106 agreements in the delivery of community facilities as well of affordable housing.
14	We recommend that the Housing Strategy and Delivery Plan be amended to give greater focus on improving quality in the Private Rented Sector and supporting landlords and tenants.
15	To ensure that the Housing Strategy is compatible with national policy we recommend that the Housing Strategy be amended to reflect that Housing White paper, 'Fixing our broken housing market', and its potential impact on the strategy and its delivery.
16	At the stakeholder event it was raised that Planning should play more prominence in the strategy as it is not mentioned until p19. We recommend that the Draft Housing Strategy be restructured to give greater prominence to the role of Planning.

## Appendix 1: Questionnaire

### Draft Housing Strategy Consultation

The council welcomes your views and will use the information you provide to further understand:

- which priorities you feel are most important
- the housing issues that matter most to you
- challenges you feel should be given greatest priority to address
- any other comments you may have regarding the draft Housing Strategy.

**Please rate the housing priorities below in order of importance to you (1 being not important, 4 being very important)**

Meeting future growth needs	
Making the best use of existing homes	
Support residents to create neighbourhoods they wish to live in and be part of	
Improving access to housing opportunities and choice	
Are there any other priorities which are important to you?	

**In delivering homes that are affordable, how important is the following to you (1 being not important, 4 being very important)**

Maximising the number of affordable homes on a new development	
Increasing the number of homes that can be rented at below market rent	
Increasing the number of homes which can be purchased via low cost home ownership schemes	
Do more to promote the provision of one person rooms for rent in well-run shared houses (known as Houses of Multiple Occupation)	
Do you have any other comments which could help us decide our priorities for this issue?	

**In exploring ways to make more homes available, how important is the following to you (1 being not important, 5 being very important)**

Identifying and bringing back into use empty homes	
Making better use of council housing stock and estates to deliver new and renewed homes and neighbourhood services	
Increasing self-build and custom-build homes	
Making properties available for those who wish to downsize	
Building larger homes (4+ bedrooms)	
Do you have any other comments which could help us decide our priorities for this issue?	

**If new homes were built, how important is the following to you (1 being not important, 5 being very important)**

Providing attractive and energy efficient homes	
Developing specialist or adaptable homes suitable for older people and disabled persons	
Building larger homes (4+ bedrooms)	
Improving the design of housing and neighbourhoods through the creation and maintenance of open space areas, energy efficiency and parking standards	
Making properties available for those who wish to downsize	
Do you have any other comments which could help us decide our priorities for this issue?	

**To make the best use of existing homes, how important is the following to you (1 being not important, 5 being very important)**

Ensuring homes are warm and energy is affordable	
Detecting council tenancy fraud so that these properties are better used	
Ensuring council owned properties are kept in a good state of repair	
Making property adaptations available to help people remain in their home	
Bringing empty homes back into use	
Do more to address property conditions in the private sector	

Do you have any other comments which could help us decide our priorities for this issue?

**To support stronger communities and create a neighbourhood you want to live in, how important is the following to you (1 being not important, 5 being very important)**

Green space	
Parking provision	
Range of community activities	
Mix of different types of housing	
Active travel such as walking and cycling	
Access to public transport	
Do you have any other comments which could help us decide our priorities for this issue?	

**The council works with a range of partners to tackle other issues that can make it easier for residents to get and keep a home that suits their needs. How important is the following to you (1 being not important, 5 being very important)**

Ensuring services are joined up with others who support the health and wellbeing of residents	
Support residents into employment or skills training so they can improve their life opportunities	
Support residents by identifying ways to continue to deliver services to vulnerable people who require housing-related support or specialist accommodation	
Ensure there is enough housing for older people, including extra care	
Identifying more land for legal Gypsy and Traveller sites to be developed as part of the Local Plan process	
Explore ways to prevent homelessness	
Do you have any other comments which could help us decide our priorities for this issue?	

**To help with our analysis please provide your full postcode:**

**Have you experienced any of the challenges below in the borough during the last three years?**

Finding a home big enough for my family	
Finding a home I can afford	
Finding a home suitable for my physical needs	
Finding a property to downsize to	
Are there any other housing challenges you have experienced in the borough during the last three years?	

**Tick which best describes you:**

Own your own home		Rent your home from a private landlord	
Rent your home from the council or a Housing Association		Live with your parents	
Live in a home with extended family (i.e. grandparents)		I live in a house share or HMO	
I am currently homeless		Other	

**Tick all of the following that describes you:**

I work in the Borough, but do not live here		I work and live in the Borough	
I live in the Borough, but commute out to work		I live in the Borough	
I am retired		I am unemployed	
I am a landlord in the Borough		I am a student in the borough and live here	
I am a student in the borough but do not live here		Other	

**In the next 3 years, do you plan to do any of the following?**

Rent your first home		Buy your first home	
Move home within the Borough		Move out of the Borough	
Downsize		Rent or buy a bigger home	
Buy a property as an investment i.e. to rent out		Build your own home	

**Are you currently registered on the Council's Housing Register? Yes/No**

**Ethnic Origin (please indicate by a tick in the appropriate box)**

**White**

- English
- Scottish
- Irish
- Welsh

**Mixed**

- White and Black Caribbean
- White and Black African
- White and Asian
- Any other mixed

**Black or Black British**

- Caribbean
- African
- Any other Black background

- Eastern European
- Western European (Not UK)
- White Gypsy/Roma
- English Traveller
- Irish Traveller
- Any other White background

background

**Asian or Asian British**

- Indian
- Pakistani
- Bangladeshi
- Any other Asian background

**Other Ethnic groups**

- Chinese
- Any other ethnic group

**Not Stated**

- Not Stated
- Prefer not to say

**Age (please indicate by a tick in the appropriate box)**

- 0-15       16-19       20-24       25-29       30-34
- 35-39
- 40-44       45-49       50-54       55-59       60-64
- 65 or over

**Sex (please indicate by a tick in the appropriate box)**

- Male       Female       Intersex       Prefer not to say

**Is your gender identity the same as the sex you were assigned at birth?**

Yes       No       Prefer not to say

**Disability (please indicate by a tick in the appropriate box)**

The Equality Act 2010 protects people who are disabled including those who have long term health conditions. Long term means has lasted, or is expected to last, for 12 months. Do you consider yourself to be a disabled person?

Yes       No       I do not wish to disclose whether or not I have a disability  
If answering yes, please give details of your disability below:

Yes, affecting mobility

Yes, affecting vision

Yes, affecting hearing

Yes, mental ill-health

Yes, learning difficulty

Yes another form of disability, please specify

**What is the occupation of the main earner in your household?**

### **Focus Groups**

**The Council would welcome your participation at a future focus session to talk about your views and experiences in greater depth. If you would be willing to participate, please include your contact details below**

**If you would like to be entered in to a prize draw for £150 store voucher, please provide your details below.**

## Appendix 2 Full Response to Public Consultation

(Green – Very important to participants Red – Not important to participants)

### Q1. Housing priorities rated in order of importance to participants

Housing Priority	1 - not important	2	3	4	5 – very important	Blank
Meeting future growth needs	20	32	50	62	104	70
Making the best use of existing homes	12	23	31	72	129	71
Support residents to create neighbourhoods they wish to live in and be part of	10	8	38	76	137	69
Improving access to housing opportunities and choice	17	26	48	62	115	70

- In total there were 268 responses to this question.
- Supporting residents to create neighbourhoods they wish to live in and be part of was the most important priority to the highest number of participants
- Meeting future growth needs was considered to be the least important priority to the highest number of participants

### Are there any other priorities which are important to you?

84 Participants submitted comments in relation to this question.

\*It should be noted that this is a subjective exercise and should therefore be used for indicative purposes. Where a number of comments were made by a participant, these were recorded individually meaning a single comment may have raised a number of issues that have been allocated to each theme.

Theme	Number of times raised within comments
Provide affordable homes / social housing	19
Take care of existing residents / give priority to those who already live here or have lived here for a long time	13
Preserve open space / greenbelt / Recreational space	12
Build supporting infrastructure before homes / priorities infrastructure i.e. roads, doctors, schools etc.	11
Encourage positive communities / tackle ASB / Communities come together / Feeling safe in the community	5
Review housing waiting list criteria / prioritise vulnerable, homeless, disability, those with jobs and local tie	4
Improve existing homes / make more energy efficient & sustainable	3
Homelessness	3

Support neighbourhood plan process	3
Build 1 & 2 bedroom homes	3
Council properties suitable people with a disability	2
Re-evaluate Independent Living Accommodation Strategy	1
Build bungalows / flats for over 55s to purchase	1
Accommodation for larger families	1
Gardens for families with children	1
Stop demolishing garages and parking areas	1
Curtail 'right to buy'	1
Establish an Empty Homes Policy	1
Rehoming Domestic Violence Victims at short notice	1
Providing adequate off road parking	1
Focus approach on jobs, growth, trading and development to attract employers	1
Opportunities for upsizing / downsizing	1
Aesthetics of housing environments	1
Support to adapt homes i.e. to meet care needs	1
Reuse existing buildings	1
Provide financial support to students	1

The following table indicates which priority the highest percentage of the identified group ranked most and least important. Where this differs from the overall response is highlighted.

Protected characteristic groups and groups of interest

Group	No of respondents	Most important	Least important
All respondents	268	Support residents to create neighbourhoods they wish to live in and be part of	Meeting future growth needs
Aged under 35	97	Improving access to housing opportunities and choice	Improving access to housing opportunities and choice
Aged over 60	48	Meeting future growth needs	Support residents to create neighbourhoods they wish to live in and be part of
Male	94	Making the best use of existing homes	Meeting future growth needs
Female	145	Making the best use of existing homes	Improving access to housing opportunities and choice
Disabled	30	Making the best use of existing homes	No consensus
On housing register	33	Joint- Support residents to create neighbourhoods they wish to live in and be part of and Improving access to housing opportunities and choice	Meeting future growth needs
Work in borough but do not live here	32	Improving access to housing opportunities and choice	Making best use of existing homes.
Live and work in borough	97	Support residents to create neighbourhoods they wish to live in and be part of	Meeting future growth needs
Own home	117	Support residents to create neighbourhoods they wish to live in and be part of	Meeting future growth needs
Private rent	12	Meeting future growth needs	No response

Group	No of respondents	Most important	Least important
Rent from Council or HA	31	Making the best use of existing homes	Joint- Support residents to create neighbourhoods they wish to live in and be part of and Improving access to housing opportunities and choice
Live with parents	58	Improving access to housing opportunities and choice	Making the best use of existing homes
Live with extended family	8	Joint- Meeting future growth needs and Support residents to create neighbourhoods they wish to live in and be part of	Joint- Meeting future growth needs and Making the best use of existing homes
Live in a house share or HMO	2	No consensus	No response
Plan to rent 1 <sup>st</sup> home	29	Support residents to create neighbourhoods they wish to live in and be part of	Joint- Meeting future growth needs and Making the best use of existing homes
Plan to buy 1 <sup>st</sup> home	50	Improving access to housing opportunities and choice	No consensus
Plan to move within the borough	27	Improving access to housing opportunities and choice	Joint- Meeting future growth needs and Improving access to housing opportunities and choice
Plan to move out of the borough	30	Making the best use of existing homes	Meeting future growth needs
Plan to downsize	9	Making the best use of existing homes	Improving access to housing opportunities and choice
Plan to rent or buy a bigger home	20	Improving access to housing opportunities and choice	Improving access to housing opportunities and choice

Group	No of respondents	Most important	Least important
Plan to buy a property as an investment	10	Meeting future growth needs	Support residents to create neighbourhoods they wish to live in and be part of
Plan to build own home	4	No consensus	No consensus

**Q2. In delivering homes that are affordable, how important is the following to you**

Theme	1 - not important	2	3	4	5 – very important	Blank
Maximising the number of affordable homes on a new development	20	28	45	52	116	77
Increasing the number of homes that can be rented at below market rent	20	35	64	51	92	76
Increasing the number of homes which can be purchased via low cost home ownership schemes	17	34	51	82	76	78
Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)	62	53	57	49	40	77

- In total there were 263 responses to this question
- Maximising the number of affordable homes on a new development was the most important to the highest number of participants.
- Doing more to promote the provision of one person rooms for rent in well-run shared housing (Known as Houses of Multiple Occupation) was rated the least important by participants.

49 participants provided comments which have been summarised in themes, listed below.

Theme	Number of times raised within comments
Affordability of rent (min. wage not enough / working wage not enough / keep affordable)	12
Build Council homes / social housing	6
Affordability to buy / affordable houses	5
HMO maintenance / repair	4
Housing for residents	1
Spot check shared housing re: safety / well-being of occupants	1
Limit HMO / rentable properties per street	1
No more houses in Basildon	1
Promote positive aspects of HMOs	1
Provide Council housing for families	1
Building lifetime homes that grow with the family	1
Single people / parents get large homes (unfair)	1
Support Housing Associations to get priority over private developers	1

Encourage first time buyers	1
More rented housing	1
Priority driven by community need, evidenced by data	1
Reduce estate agent fees	1
Infrastructure not coping	1
Deal with ASB on mixed (private/social) estates	1
Allow everyone to register on housing list so have true picture of housing need	1
Criteria for council housing /housing list criteria	1
Shared ownership to buy	1
Family homes with gardens	1
Parking provision	1
Quality of new homes	1
Less 1 bed flats	1

Protected characteristic groups and groups of interest

Group	No of respondents	Most important	Least important
Aged under 35	97	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Aged over 60	48	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Male	95	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Female	147	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Disabled	30	Joint- Maximising the number of affordable homes on a new development and Increasing the number of homes that can be rented at below market rent	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
On housing register	33	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Work in borough but do not live here	33	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)

Group	No of respondents	Most important	Least important
Live and work in borough	99	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Own home	117	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Private rent	13	Increasing the number of homes that can be rented at below market rent	Joint- Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation) and Increasing the number of homes which can be purchased via low cost home ownership scheme
Rent from Council or HA	32	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Live with parents	59	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Live with extended family	8	Joint- Maximising the number of affordable homes on a new development and Increasing the number of homes which can be purchased via low cost home ownership scheme	Joint- Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation) and Increasing the number of homes that can be rented at below market rent

Group	No of respondents	Most important	Least important
Live in a house share or HMO	2	No consensus	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Plan to rent 1 <sup>st</sup> home	29	Increasing the number of homes that can be rented at below market rent	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Plan to buy 1 <sup>st</sup> home	49	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Plan to move within the borough	28	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Plan to move out of the borough	32	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Plan to downsize	9	Joint- Maximising the number of affordable homes on a new development and Increasing the number of homes that can be rented at below market rent	Joint- Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation) and Increasing the number of homes which can be purchased via low cost home ownership scheme
Plan to rent or buy a bigger home	20	Maximising the number of affordable homes on a new development	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)

Group	No of respondents	Most important	Least important
Plan to buy a property as an investment	10	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)
Plan to build own home	4	Joint- Maximising the number of affordable homes on a new development and Increasing the number of homes that can be rented at below market rent	Do more to promote the provision of one person rooms to rent in well-run shared houses (known as Houses of Multiple Occupation)

**Q3. In exploring ways to make more homes available, how important is the following:**

Theme	1 - not important	2	3	4	5 – very important	Blank
Identifying and bringing back into use empty homes	14	16	17	41	165	85
Making better use of council housing stock and estates to deliver new and renewed homes and neighbourhood services	9	12	36	65	130	86
Increasing self-build and custom build homes	41	53	68	46	45	85
Making properties available for those who wish to downsize	10	16	52	66	108	86
Building larger homes (4+ bedrooms)	64	56	55	42	36	85

- In total there were 254 responses to this question.
- Identifying and bring back into use empty homes was the most important to the highest number of participants
- Building larger homes (4+ bedrooms) was rated as least important by participants

33 participants provided comments which have been summarised in themes, listed below

Theme	No of times raised within comments
Supporting smaller homes and retirement properties for downsizers	9
Bringing empty homes back into use	5
Increasing affordable housing	4
Support development of larger homes	4
Removing Right to Buy	2
More parking spaces	2
Opposing increased focus on empty homes	2
Improving run down properties	1
Addressing subletting	1
Revise housing allocation policy	1
Increase range of housing	1
Supporting HMO's	1

Protected characteristic groups and groups of interest

Group	No of respondents	Most important	Least important
Aged under 35	97	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Aged over 60	48	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Male	95	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Female	147	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Disabled	30	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
On housing register	33	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Work in borough but do not live here	33	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Live and work in borough	99	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Own home	117	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Private rent	13	Identifying and bringing back into use empty homes	Joint -Building larger homes (4+ bedrooms) and Self and Custom Build homes
Rent from Council or HA	32	Identifying and bringing back into use empty homes	Increasing self and custom build homes
Live with parents	59	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)

Group	No of respondents	Most important	Least important
Live with extended family	8	Making properties available for those wishing to downsize	Identifying and bringing back into use empty homes
Live in a house share or HMO	2	Making better use of council housing stock and estates to deliver new and renewed homes and neighbourhood services	None
Plan to rent 1 <sup>st</sup> home	29	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Plan to buy 1 <sup>st</sup> home	51	Identifying and bringing back into use empty homes	Increasing self and custom build homes
Plan to move within the borough	28	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Plan to move out of the borough	32	Joint- Identifying and bringing back into use empty homes and Making better use of council housing stock and estates to deliver new and renewed homes and neighbourhood services	Building larger homes (4+ bedrooms)
Plan to downsize	9	Identifying and bringing back into use empty homes	Building larger homes (4+ bedrooms)
Plan to rent or buy a bigger home	21	Identifying and bringing back into use empty homes	Increasing self and custom build homes

Group	No of respondents	Most important	Least important
Plan to buy a property as an investment	10	Joint -Identifying and bringing back into use empty homes and Making better use of council housing stock and estates to deliver new and renewed homes and neighbourhood services	Joint- Increasing self and custom build homes and building larger homes (4+ bedrooms)
Plan to build own home	4	No consensus	Making properties available for those wishing to downsize

**Q4. If new homes were built, how important is the following to you:**

Theme	1 - not important	2	3	4	5 – very important	Blank
Providing attractive and energy efficient homes	14	8	32	73	130	81
Developing specialist or adaptable homes suitable for older people and disabled persons	12	23	50	62	107	84
Building larger homes (4+ bedroom)	78	48	62	37	32	81
Improving the design of housing and neighbourhoods through the creation and maintenance of open space areas, energy efficiency and parking standards.	5	6	48	77	120	82
Making properties available for those who wish to downsize.	12	19	59	59	107	82

- In total there were 254 responses to this question
- Providing attractive and energy efficient homes was the most important to the highest number of participants
- Building larger homes (4+ bedrooms) was identified as not important by the highest number of participants

27 participants provided comments which have been summarised in the themes listed below.

Theme	No of times raised within comments
Providing/retaining green space	6
Parking provision	5
Provision of infrastructure i.e. roads, GP provision, Schools	4
Smaller properties for downsizing	3
Quality of new homes i.e. floor space, gardens	2
Supporting development	2
Adapted/adaptable homes for residents with disabilities	2
Priority for long term residents	1
Wider variety of homes	1
Larger homes are not a priority	1
Attractive neighbourhoods	1
Solar power	1
Affordability	1

Protected characteristic groups and groups of interest	No of respondents	Most important	Least important
Aged under 35	97	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Aged over 60	48	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Male	94	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Female	145	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Disabled	30	Developing specialist or adaptable homes suitable for older people and disabled persons	Building larger homes (4+ bedroom)
On housing register	33	Joint- Provide attractive and energy efficient homes and making properties available for those who wish to downsize	Building larger homes (4+ bedroom)
Work in borough but do not live here	33	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Live and work in borough	99	Improving the design of housing and neighbourhoods through the creation and maintenance of open space areas, energy efficiency and parking standards.	Building larger homes (4+ bedroom)
Own home	117	Joint-Provide attractive and energy efficient homes and Improving the design of housing and neighbourhoods through the creation and maintenance of open space areas, energy efficiency and parking standards.	Building larger homes (4+ bedroom)
Private rent	13	making properties available for Building larger homes (4+ bedroom)those who wish to downsize	Building larger homes (4+ bedroom)

Rent from Council or HA	31	Developing specialist or adaptable homes suitable for older people and disabled persons	Building larger homes (4+ bedroom)
Live with parents	57	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Live with extended family	8	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Live in a house share or HMO	2	Improving the design of housing and neighbourhoods through the creation and maintenance of open space areas, energy efficiency and parking standards.	No response
Plan to rent 1 <sup>st</sup> home	28	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Plan to buy 1 <sup>st</sup> home	49	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Plan to move within the borough	27	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Plan to move out of the borough	31	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Plan to downsize	9	Developing specialist or adaptable homes suitable for older people and disabled persons	Building larger homes (4+ bedroom)
Plan to rent or buy a bigger home	20	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Plan to buy a property as an investment	10	Provide attractive and energy efficient homes	Building larger homes (4+ bedroom)
Plan to build own home	4	Provide attractive and energy efficient homes	Joint- Building larger homes (4+ bedroom) and Developing specialist or adaptable homes suitable for older people and disabled persons

**Q5. To make the best use of existing homes, how important is the following to you:**

Theme	1 - not important	2	3	4	5 – very important	Blank
Ensuring homes are warm and energy costs are affordable	6	7	30	47	160	88
Detecting council tenancy fraud so that these properties are better used	6	16	32	37	159	88
Ensuring council owned properties are kept in a good state of repair	7	5	33	69	136	88
Making property adaptations available to help people remain in their home	11	17	45	59	116	88
Bringing empty homes back into use	8	20	23	30	169	88
Do more to address property conditions in the private sector	15	17	58	58	87	94

- There were a total of 252 responses to this question.
- Bringing empty homes back into use was the most important priority to the highest number of participants
- Doing more to address property conditions in the private sector was the least important priority to the highest number of participants

16 participants provided comments which have been summarised in the themes listed below.

Theme	No of times raised within comments
Conditions in private rented sector	6
Conditions in council properties	4
Addressing social housing fraud	4
Improving infrastructure	1
Increasing social housing	1
Developing high quality housing	1
Addressing antisocial behaviour and domestic violence	1

Protected characteristic groups and groups of interest

Group	No of respondents	Most important	Least important
Aged under 35	97	Ensuring homes are warm and energy costs are affordable	Do more to address property conditions in the private sector
Aged over 60	48	Bringing empty homes back into use	Do more to address property conditions in the private sector
Male	95	Bringing empty homes back into use	Do more to address property conditions in the private sector
Female	144	Bringing empty homes back into use	Do more to address property conditions in the private sector
Disabled	30	Ensuring homes are warm and energy costs are affordable	Do more to address property conditions in the private sector
On housing register	35	Ensuring homes are warm and energy costs are affordable	Joint -Do more to address property conditions in the private sector and Ensuring homes are warm and energy costs are affordable
Work in borough but do not live here	32	Ensuring homes are warm and energy costs are affordable	Do more to address property conditions in the private sector
Live and work in borough	99	Bringing empty homes back into use	Do more to address property conditions in the private sector
Own home	117	Detecting council tenancy fraud so that these properties are better used	Do more to address property conditions in the private sector
Private rent	13	Bringing empty homes back into use	Ensuring council owned properties are kept in a good state of repair
Rent from Council or HA	32	Ensuring homes are warm and energy costs are affordable	Do more to address property conditions in the private sector
Live with parents	59	Ensuring homes are warm and energy costs are affordable	Do more to address property conditions in the private sector

Group	No of respondents	Most important	Least important
Live with extended family	8	Ensuring homes are warm and energy costs are affordable	Making property adaptations available to help people remain in their home
Live in a house share or HMO	2	Ensuring council owned properties are kept in a good state of repair	No response
Plan to rent 1 <sup>st</sup> home	29	Ensuring homes are warm and energy costs are affordable	Do more to address property conditions in the private sector
Plan to buy 1 <sup>st</sup> home	49	Ensuring homes are warm and energy costs are affordable	Making property adaptations available to help people remain in their home
Plan to move within the borough	26	Joint- Detecting council tenancy fraud so that these properties are better used and Bringing empty homes back into use	Do more to address property conditions in the private sector
Plan to move out of the borough	31	Bringing empty homes back into use	Joint- Ensuring homes are warm and energy costs are affordable and Ensuring council owned properties are kept in a good state of repair
Plan to downsize	9	Joint- Bringing empty homes back into use and Ensuring homes are warm and energy costs are affordable	No response
Plan to rent or buy a bigger home	20	Ensuring homes are warm and energy costs are affordable	Making property adaptations available to help people remain in their home
Plan to buy a property as an investment	10	Ensuring homes are warm and energy costs are affordable	No response
Plan to build own home	4	Ensuring council owned properties are kept in a good state of repair	No response

**Q6. To support stronger communities and create a neighbourhood you want to live in:**

Theme	1 - not important	2	3	4	5 – very important	Blank
Green space	5	10	35	60	141	87
Parking provision	6	7	40	65	133	87
Range of community activities	17	23	65	73	71	89
Mix of different types of housing	20	21	74	65	69	89
Active travel such as walking and cycling	13	13	29	67	85	88
Access to public transport	6	14	32	71	125	90

- In total there were 252 responses to this question.
- Green space was the most important priority to the highest number of participants.
- The mix of different types of housing was least important to the highest number of participants.

34 participants provided comments which have been summarised in the themes listed below.

Theme	No of times raised within comments
Provision of green space/open space/play areas	11
Provision of infrastructure i.e. Roads, GP's, schools etc.	6
Preserving the green belt	3
Provision of public transport	3
Comment on the location of development	3
Parking provision	3
ASB/policing	2
Refuse provision	1
Making properties affordable to young people	1
Discourage London overspill	1
Provision of local shops	1
Community activities	1
Encouraging volunteering opportunities	1
Naming of streets	1
Protect the environment	1
Mixed use of town centre	1

Group	No of respondents	Most important	Least important
Aged under 35	97	Green space	Range of community activities
Aged over 60	48	Green space	Mix of different types of housing
Male	95	Green space	Mix of different types of housing
Female	147	Joint- Green space and parking provision	Joint- Mix of different types of housing and range of community activities
Disabled	30	Access to public transport	Mix of different types of housing
On housing register	33	Green space	Mix of different types of housing
Work in borough but do not live here	33	Parking provision	Range of community activities
Live and work in borough	99	Green space	Mix of different types of housing
Own home	117	Green space	Active travel such as walking or cycling
Private rent	13	Joint- Green space and Access to public transport	Mix of different types of housing
Rent from Council or HA	30	Access to public transport	Mix of different types of housing
Live with parents	59	Parking provision	Range of community activities
Live with extended family	8	Parking provision	Green space and Mix of different types of housing
Live in a house share or HMO	2	No consensus	No consensus
Plan to rent 1 <sup>st</sup> home	29	Joint-Green space and access to public transport	Parking provision
Plan to buy 1 <sup>st</sup> home	49	Parking provision	Range of community activities and mix of different types of housing
Plan to move within the borough	27	Parking provision	No consensus

Group	No of respondents	Most important	Least important
Plan to move out of the borough	31	Parking provision and access to public transport	Range of community activities
Plan to downsize	9	Access to public transport	Mix of different types of housing
Plan to rent or buy a bigger home	20	Parking provision	Range of community activities
Plan to buy a property as an investment	10	Parking provision	Mix of different types of housing
Plan to build own home	4	Parking provision	No consensus

**Q7. The council works with a range of partners to tackle other issues that can make it easier for residents to get and keep a home that suits their needs:**

Theme	1 - not important	2	3	4	5 – very important	Blank
Ensuring services are joined up with others who support the health and wellbeing of residents	6	10	35	71	128	88
Support residents into employment or skills training so they can improve their life opportunities	3	13	53	73	109	87
Support residents by identifying ways to continue to deliver services to vulnerable people who require housing-related support or specialist accommodation.	6	12	46	80	104	90
Ensure there is enough housing for older people, including extra care	10	9	33	64	133	89
Identifying more land for legal Gypsy and Traveller sites to be developed	111	29	50	24	35	89
Explore way to prevent homelessness	9	16	48	48	121	96

- In total there were 252 responses to this question.
- Ensure there is enough housing for older people, including extra care was the most important priority to the highest number of participants.
- Identifying more land for legal Gypsy and Traveller sites to be developed was the least important priority to the highest number of participants.

31 participants provided comments which have been summarised in the themes listed below.

13 comments were received which were considered to be inadmissible due to being discriminatory or to expressing or enticing hatred. These comments have not been considered in the consultation.

Theme	Number of times raised within comments
Agree with appropriate traveller site provision (inc transit sites)	7
Opposing traveller site development	3
Focus on helping the homeless	2

Focus on the older population i.e. day care / care needs	4
Provision for elderly is outdated, labour intensive, expensive	1
Combining police/fire service is to allow sell off of their land	1
Youth clubs	1
Enforcement of illegal/unauthorised development by travellers	1
Better engagement with voluntary sector and religious groups	1
More affordable homes	2
Less flats	1
Focus on disabled and/or vulnerable	1
Stop overdevelopment of houses and flats/ keep open space	2
Better understanding of the dynamics of different communities living together	1
No training outside of own employees	1
Withdrawal of funding for housing related support	1
Address public transport to areas on industrial estates	1

Protected characteristic groups and groups of interest

Group	No of respondents	Most important	Least important
Aged under 35	96	Explore way to prevent homelessness	Identifying more land for legal Gypsy and Traveller sites to be developed
Aged over 60	48	Ensure there is enough housing for older people, including extra care	Identifying more land for legal Gypsy and Traveller sites to be developed
Male	95	Joint- Explore way to prevent homelessness and Ensuring services are joined up with others who support the health and wellbeing of residents	Identifying more land for legal Gypsy and Traveller sites to be developed
Female	146	Ensure there is enough housing for older people, including extra care	Identifying more land for legal Gypsy and Traveller sites to be developed
Disabled	30	Ensure there is enough housing for older people, including extra care	Identifying more land for legal Gypsy and Traveller sites to be developed
On housing register	33	Ensure there is enough housing for older people, including extra care	Identifying more land for legal Gypsy and Traveller sites to be developed
Work in borough but do not live here	32	Explore way to prevent homelessness	Identifying more land for legal Gypsy and Traveller sites to be developed
Live and work in borough	99	Ensure there is enough housing for older people, including extra care	Identifying more land for legal Gypsy and Traveller sites to be developed
Own home	117	Ensure there is enough housing for older people, including extra care	Identifying more land for legal Gypsy and Traveller sites to be developed
Private rent	13	Explore way to prevent homelessness	Identifying more land for legal Gypsy and Traveller sites to be developed
Rent from Council or HA	31	Ensure there is enough housing for older people, including extra care	Identifying more land for legal Gypsy and Traveller sites to be developed
Live with parents	59	Explore way to prevent homelessness	Identifying more land for legal Gypsy and Traveller sites to be developed

Group	No of respondents	Most important	Least important
Live with extended family	8	Explore way to prevent homelessness	Identifying more land for legal Gypsy and Traveller sites to be developed
Live in a house share or HMO	2	Ensuring services are joined up with others who support the health and wellbeing of residents	Ensuring services are joined up with others who support the health and wellbeing of residents
Plan to rent 1 <sup>st</sup> home	29	Ensuring services are joined up with others who support the health and wellbeing of residents	Identifying more land for legal Gypsy and Traveller sites to be developed
Plan to buy 1 <sup>st</sup> home	49	Explore way to prevent homelessness	Identifying more land for legal Gypsy and Traveller sites to be developed
Plan to move within the borough	27	Ensure there is enough housing for older people, including extra care	Identifying more land for legal Gypsy and Traveller sites to be developed
Plan to move out of the borough	31	Joint- Ensure there is enough housing for older people, including extra care and Explore way to prevent homelessness	Identifying more land for legal Gypsy and Traveller sites to be developed
Plan to downsize	9	Ensure there is enough housing for older people, including extra care	Identifying more land for legal Gypsy and Traveller sites to be developed
Plan to rent or buy a bigger home	20	Ensuring services are joined up with others who support the health and wellbeing of residents	Identifying more land for legal Gypsy and Traveller sites to be developed
Plan to buy a property as an investment	10	Ensure there is enough housing for older people, including extra care	Identifying more land for legal Gypsy and Traveller sites to be developed
Plan to build own home	4	Explore way to prevent homelessness	Identifying more land for legal Gypsy and Traveller sites to be developed

**Q9. Have you experienced any of the challenges below in the borough during the last 3 years?**

Challenge	Number of participants
Finding a home big enough for my family	31
Finding a home I can afford	74
Finding a home suitable for my physical needs	21
Finding a property to downsize to	11

Group	No of respondents	Percentage of participants who have experienced this challenge in the last 3 years			
		Finding a home big enough for my family	Finding a home I can afford	Finding a home suitable for my physical needs	Finding a property to downsize to
Total	111	28	67	19	10
Aged under 35	66	32	67	18	8
Aged over 60	8	0	25	38	38
Male	43	33	60	23	7
Female	63	25	71	17	11
Disabled	17	24	35	65	29
On housing register	97	27	71	19	10
Work in borough but do not live here	15	13	87	0	0
Live and work in borough	44	30	80	9	9
Own home	33	24	75	6	9
Private rent	11	45	100	18	0
Rent from Council or HA	17	41	35	41	29
Live with parents	43	0	100	0	0
Live with extended family	3	0	100	0	0
Live in a house share or HMO	1	0	100	0	0

Plan to rent 1 <sup>st</sup> home	20	20	60	25	10
Plan to buy 1 <sup>st</sup> home	38	29	71	11	5
Plan to move within the borough	21	19	81	24	5
Plan to move out of the borough	19	32	63	21	11
Plan to downsize	7	0	14	29	71
Plan to rent or buy a bigger home	15	53	73	7	0
Plan to buy a property as an investment	4	50	75	0	0
Plan to build own home	2	100	0	0	0

## **Appendix 3: Results of Public Consultation by Area**

### **Responses by Area**

168 respondents who live in the Basildon Borough included their postcode. The response rate is too low to draw statistically significant conclusions at ward level however an indication of responses from Billericay, Wickford and Basildon is given below.

#### **Billericay Comprising Billericay East, Billericay West, Burstead and Crouch Wards- 18 Respondents**

The most important priority was *Support residents to create neighbourhoods they wish to live in and be part of*

For Q6-To support stronger communities and create a neighbourhood you want to live in: the most important consideration was Green Space. Parking provision and access to public transport were also ranked as important.

2 respondents indicated that they had experienced challenges finding a home they could afford.

2 respondents indicated that they had experienced challenges finding a home large enough for their family.

#### **Basildon Comprising Fryerns, Laindon Park, Langdon Hills, Lee Chapel North, Nethermayne, Pitsea North West, Pitsea South East, St. Martin's and Vange- 123 Respondents**

The most important priority was *Support residents to create neighbourhoods they wish to live in and be part of*.

For Q6-To support stronger communities and create a neighbourhood you want to live in: the most important consideration was Green Space. Parking provision was also ranked as important.

34 respondents indicated that they had experienced challenges finding a home they could afford.

14 respondents indicated that they had experienced challenges finding a home large enough for their family.

10 respondents indicated that they had experienced challenges finding a home suitable for their physical needs

6 respondents indicated that they had experienced challenges finding a home to downsize into.

#### **Wickford Comprising- Wickford Castledon, Wickford North and Wickford Park- 27 Respondents**

The most important priority was *Making the best use of existing homes*.

For Q6- To support stronger communities and create a neighbourhood you want to live in: the most important consideration was access to public transport. Green space and parking provision were also considered to be important.

6 respondents indicated that they had experienced challenges finding a home they could afford.

4 respondents indicated that they had experienced challenges finding a home large enough for their family.

2 respondents indicated that they had experienced challenges finding a home suitable for their physical needs

1 respondent indicated that they had experienced challenges finding a home to downsize into.

## Appendix 4- Response to comments received via public consultation

### Q1- Are there any other priorities which are important to you?

Theme	Number of times raised within comments	Response
Provide affordable homes / social housing	19	This will be addressed under <i>Improving access to housing opportunities and choice</i>
Take care of existing residents / give priority to those who already live here or have lived here for a long time	13	The Housing Strategy will set out how we propose to support both existing residents and those moving into the area for employment or education. Basildon Council's Allocation Scheme currently requires the majority of applicants for social house to reside in the borough for 7 years.
Preserve open space / greenbelt / recreational space	12	This will be addressed under <i>Support residents to create neighbourhoods they wish to live in and be part of</i>
Build supporting infrastructure before homes / prioritise infrastructure i.e. roads, doctors, schools etc.	11	This will be addressed by Basildon Council's Draft Local Plan
Encourage positive communities / tackle ASB / Communities come together / Feeling safe in the community	5	This will be addressed under <i>Support residents to create neighbourhoods they wish to live in and be part of</i>
Review housing waiting list criteria / prioritise vulnerable, homeless, disability, those with jobs and local tie	4	This will be addressed under <i>Improving access to housing opportunities and choice</i>
Improve existing homes / make more energy efficient & sustainable	3	This will be addressed under <i>Making the best use of existing homes</i>

Theme	Number of times raised within comments	Response
Homelessness	3	This will be addressed under <i>Improving access to housing opportunities and choice</i>
Support neighbourhood plan process	3	This will be addressed under <i>Support residents to create neighbourhoods they wish to live in and be part of</i>
Build 1 & 2 bedroom homes	3	This will be address by Appendix 3: Tenure, Size and Type Guidance
Council properties suitable people with a disability	2	This will be addressed under <i>Improving access to housing opportunities and choice</i>
Re-evaluate Independent Living Accommodation Strategy	1	This will be addressed under <i>Improving access to housing opportunities and choice</i>
Build bungalows / flats for over 55s to purchase	1	This will be address by Appendix 3: Tenure, Size and Type Guidance
Accommodation for larger families	1	This will be address by Appendix 3: Tenure, Size and Type Guidance
Gardens for families with children	1	Under the allocation criteria families with children are not automatically allocated a home with a garden. The Council recognises the importance of green open space and parks so residents lacking a garden can still access these areas
Stop demolishing garages and parking areas	1	Basildon Council has a number of garage areas which are redundant with no or few garages let. If left these areas attract antisocial behaviour.

Theme	Number of times raised within comments	Response
Curtail 'right to buy'	1	This is a legal right and not within Basildon Council's power.
Establish an Empty Homes Policy	1	This will be addressed under <i>Making the best use of existing homes</i>
Rehoming Domestic Violence Victims at short notice	1	This will be addressed under <i>Improving access to housing opportunities and choice</i>
Providing adequate off road parking	1	This will be addressed under <i>Support residents to create neighbourhoods they wish to live in and be part of</i>
Focus approach on jobs, growth, trading and development to attract employers	1	This will be address in more detail by Basildon Council's forthcoming Economic Development Strategy.
Opportunities for upsizing / downsizing	1	This will be address by Appendix 3: Tenure, Size and Type Guidance
Aesthetics of housing environments	1	We will explore opportunities to introduce design guides to encourage higher quality developments
Support to adapt homes i.e. to meet care needs	1	This will be addressed under <i>Improving access to housing opportunities and choice</i>
Reuse existing buildings	1	This will be addressed under <i>Making the best use of existing homes</i>
Provide financial support to students	1	This is outside the remit of the Housing Strategy

## Q2- Delivering homes that are affordable

Theme	Number of times raised within comments	Response
Affordability of rent (min. wage not enough / working wage not enough / keep affordable)	12	We recognise the private rental properties are not affordable to the majority of those on minimum/living wage. We will work with Sempra Homes, developers and PRP to deliver a range of affordable housing options for low income households. Further guidance on affordable rent is given in appendix 3: Tenure, Size and Type Guidance. We will also support residence to access education and skills training to increase their earning capacity.
Build Council homes / social housing	6	Where financially viable, we do and have provided social or affordable rented homes either via the HRA or Sempra Homes
Affordability to buy / affordable houses	5	We will continue to support access to affordable home ownership options including Help to Buy and shared ownership. Sempra Homes has successfully bid for £1.8 million to support the delivery of shared ownership properties in the borough.
HMO maintenance / repair	4	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan

Theme	Number of times raised within comments	Response
Housing for residents	1	The Housing Strategy will set out how we propose to support both existing residents and those moving into the area for employment or education. Basildon Council's Allocation Scheme currently requires the majority of applicants for social house to reside in the borough for 7 years.
Spot check shared housing re: safety / well-being of occupants	1	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan
Limit HMO / rentable properties per street	1	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan
No more houses in Basildon	1	Basildon borough has an objectively assessed need for at least 15,260 new homes over the next 20 years.
Promote positive aspects of HMOs	1	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan
Provide Council housing for families	1	Where financially viable, we do and have provided social or affordable rented homes either via the HRA or Sempra Homes

Theme	Number of times raised within comments	Response
Building lifetime homes that grow with the family	1	Via the draft Local Plan Basildon Council proposes to require developments of 10 or more homes to deliver 10% of dwellings constructed to Part M Category 2- Accessible and Adaptable dwellings (formally known as lifetime homes). We also propose to support the delivery of custom built homes in partnership with Swan housing.
Single people / parents get large homes (unfair)	1	Basildon Council Housing Allocation scheme sets out how properties will be allocated in accordance with household size.
Support Housing Associations to get priority over private developers	1	Land that is not in Council ownership is subject to market forces to which the Council has no control
Encourage first time buyers	1	We will continue to support access to affordable home ownership options including Help to Buy and shared ownership. Sempra Homes has successfully bid for £1.8 million to support the delivery of shared ownership properties in the borough.
More rented housing	1	We will work with Sempra Homes, PRP and developers to deliver a mix of housing based on current and future demographic trends, market trends and the needs of different groups within the community. This will include homes for rent. A fuller explanation is given in Appendix 3: Tenure, Size and Type Guidance.

Theme	Number of times raised within comments	Response
Priority driven by community need, evidenced by data	1	The proposals of the draft Housing Strategy will be informed by data include Basildon Housing Need Review 2015 and the South Essex SHMA 2016. A supporting evidence base is included as Appendix 2.
Reduce estate agent fees	1	This is not within the power of Basildon Council.
Infrastructure not coping	1	The need for additional infrastructure investment to support housing development is acknowledged and recognised from the Local Plan consultation. The Draft Local Plan sets out policies for the delivery of new infrastructure alongside the delivery of housing.
Deal with ASB on mixed (private/social) estates	1	This will be delivered via the Community Safety Partnership.
Allow everyone to register on housing list so have true picture of housing need	1	The Housing Strategy Delivery Plan will include review of Basildon Council Housing Allocation Scheme.
Criteria for council housing /housing list criteria	1	The Housing Strategy Delivery Plan will include a review of Basildon Council housing allocation scheme.
Shared ownership to buy	1	We will continue to support access to affordable home ownership options including Help to Buy and shared ownership. Sempra Homes has successfully bid for £1.8 million to support the delivery of shared ownership properties in the borough.

Theme	Number of times raised within comments	Response
Family homes with gardens	1	Under the allocation criteria families with children are not automatically allocated a home with a garden. The Council recognises the importance of green open space and parks so residents lacking a garden can still access these areas
Parking provision	1	Via our Draft Local Plan Basildon Council is seeking to require new housing development to make provision for car parking in accordance with Essex Parking Standards-currently minimum of 1 space per 1 bedroom dwelling and 2 spaces per 2+ bedroom dwelling.
Quality of new homes	1	An appendix of the strategy is the Tenure, Size and Type guidance. We will also be exploring options to introduce design guides to encourage higher quality developments
Less 1 bed flats	1	To create sustainable, inclusive and mixed communities we need a mix of housing based on current and future demographic trends, market trends and the needs of different groups within the community. A fuller explanation is given in Appendix 3: Tenure, Size and Type Guidance

### Q3 - Ways to make more homes available

Theme	No of times raised within comments	Response
Supporting smaller homes and retirement properties for downsizers	9	We have recently completed a review of BBC's sheltered housing stock which will inform how we deliver sheltered housing in the borough. Via the draft Local Plan Basildon Council proposes to require developments of 10 or more homes to deliver 10% of dwellings constructed to Part M Category 2- Accessible and Adaptable dwellings (formally known as lifetime homes). Development of 100 or more homes are proposed to be required to deliver a minimum of 10% specialised housing for older people.
Bringing empty homes back into use	5	This will be given greater emphasis in the strategy and the delivery plan due to the priority it was given in the public consultation
Increasing affordable housing	4	We will work with Sempra Homes, developers and PRP to deliver a range of affordable housing options for low income households. Further guidance is given in Appendix 3: Tenure, Size and Type Guidance and Appendix 4: Viability Appraisal <sup>i</sup> .
Support development of larger homes	4	To create sustainable, inclusive and mixed communities we need a

Theme	No of times raised within comments	Response
		mix of housing based on current and future demographic trends, market trends and the needs of different groups within the community. A fuller explanation is given in Appendix 3: Tenure, Size and Type Guidance
Removing Right to Buy	2	This is a legal right and not within Basildon Council's power.
More parking spaces	2	Via our Draft Local Plan Basildon Council is seeking to require new housing development to make provision for car parking in accordance with Essex Parking Standards-currently minimum of 1 space per 1 bedroom dwelling and 2 spaces per 2+ bedroom dwelling.
Opposing increased focus on empty homes	2	This will be given greater emphasis in the strategy and the delivery plan due to the priority it was given in the public consultation however we will ensure any action taken is proportionate to the extent of the issue. Only around 0.4% of the boroughs home are long term empty.
Improving run down properties	1	98% of Council homes meet the Decent Home Standard. This initiative is now complete and a new Basildon Standard will be developed to ensure Basildon Council stock continues to be held at a high standard alongside the estates in which they are situated. The Council

Theme	No of times raised within comments	Response
		commissioned a Stock Condition Modelling Survey which provides data on stock condition within the private sector.
Addressing subletting	1	We will have comprehensive procedures in place to vet housing and right to buy applications and undertake tenancy audits. We will raise public awareness and encourage local residents to report any suspected incidents of tenancy fraud.
Revise housing allocation policy	1	The Housing Strategy Delivery Plan will include a review of Basildon Council Housing Allocation Scheme.
Increase range of housing	1	To create sustainable, inclusive and mixed communities we need a mix of housing based on current and future demographic trends, market trends and the needs of different groups within the community. A fuller explanation is given in Appendix 3: Tenure, Size and Type Guidance.
Supporting HMO's	1	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan

**Q4- If new homes were built, was is most important to you?**

Theme	No of times raised within comments	Response
Providing/retaining green space	6	Local open spaces offer great value as places for people to participate in sport, play and recreation and the need to retain public open space for this use will continue to be important as the population of the borough grows.
Parking provision	5	Via our Draft Local Plan Basildon Council is seeking to require new housing development to make provision for car parking in accordance with Essex Parking Standards-currently minimum of 1 space per 1 bedroom dwelling and 2 spaces per 2+ bedroom dwelling.
Provision of infrastructure i.e. roads, GP provision, Schools	4	The need for additional infrastructure investment to support housing development is acknowledged and recognised from the Local Plan consultation. The draft Local Plan sets out policies for the delivery of new infrastructure alongside the delivery of housing.
Smaller properties for downsizing	3	To create sustainable, inclusive and mixed communities we need a mix of housing based on current and future demographic trends, market trends and the needs of different groups within the community. A fuller explanation is given in

Theme	No of times raised within comments	Response
		Appendix 3: Tenure, Size and Type Guidance
Quality of new homes i.e. floor space, gardens	2	In March 2015 the DCLG issued Nationally Described Space Standards. The Council will use these standards to guide the provision of new homes to ensure they provide a good quality living environment, with sufficient space and light for the level of occupancy intended. Further details are given in Appendix 3: Tenure, Size and Type
Supporting development	2	N/a
Adapted/adaptable homes for residents with disabilities	2	Via our Draft Local Plan Basildon Council will seek to require from all proposals for 10 or more homes: a. A minimum of 1 dwelling built to Part M Category 3 - Wheelchair User Dwellings standard. The requirement will increase with the size of the development at a minimum rate of 1 Part M Category 3 dwelling per 100 units. Where such units form part of the affordable housing provision they must be wheelchair accessible. In all other cases they must be wheelchair adaptable; and b. A further 10% of dwellings built on sites will be constructed to the requirements of Part M

Theme	No of times raised within comments	Response
		Category 2 - Accessible and Adaptable Dwellings (formerly Lifetime Homes) standard.
Priority for long term residents	1	The Housing Strategy will set out how we propose to support both existing residents and those moving into the area for employment or education. Basildon Council's Allocation Scheme currently requires the majority of applicants for social house to reside in the borough for 7 years.
Wider variety of homes	1	To create sustainable, inclusive and mixed communities we need a mix of housing based on current and future demographic trends, market trends and the needs of different groups within the community. A fuller explanation is given in Appendix 3: Tenure, Size and Type Guidance.
Larger homes are not a priority	1	To create sustainable, inclusive and mixed communities we need a mix of housing based on current and future demographic trends, market trends and the needs of different groups within the community. A fuller explanation is given in Appendix 3: Tenure, Size and Type Guidance
Attractive neighbourhoods	1	We support the need to have attractive neighbourhoods.
Solar power	1	We propose to seek new housing that provides energy, thermal and water efficiency. Via our draft Local Plan we propose to require new development with a

Theme	No of times raised within comments	Response
		floor space greater than 500sm to incorporate renewable energy equipment.
Affordability	1	We will work with Sempra Homes, developers and PRP to deliver a range of affordable housing options for low income households. Further guidance is given in Appendix 3: Tenure, Size and Type Guidance.

**Q5- To make the best use of existing homes,**

Theme	No of times raised within comments	Response
Conditions in private rented sector	6	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan
Conditions in council properties	4	98% of Council homes meet the Decent Home Standard. This initiative is now complete and a new Basildon Standard will be developed to ensure Basildon Council stock continues to be held at a high standard alongside the estates in which they are situated
Addressing social housing fraud	4	We will have comprehensive procedures in place to vet housing and right to buy applications and undertake tenancy audits.

Theme	No of times raised within comments	Response
		We will raise public awareness and encourage local residents to report any suspected incidents of tenancy fraud
Improving infrastructure	1	The need for additional infrastructure investment to support housing development is acknowledged and recognised from the Local Plan consultation. The Draft Local Plan sets out policies for the delivery of new infrastructure alongside the delivery of housing.
Increasing social housing	1	We will work with Sempra Homes, developers and PRP to deliver a range of affordable housing options for low income households. Further guidance is given in Appendix 3: Tenure, Size and Type Guidance and Appendix 4: Viability Appraisal. <sup>i</sup>
Developing high quality housing	1	The draft housing strategy supports the need to develop high quality homes.
Addressing antisocial behaviour and domestic violence	1	<p>Our Antisocial Behaviour Team leads the Basildon Community Safety Partnership which consists of Basildon Council, Essex County Council, Police, Fire and Rescue and Probation Services and the Clinical Commissioning Group. The key strategic objectives of the Community Safety Partnership are to:</p> <ul style="list-style-type: none"> <li>• reduce antisocial behaviour</li> <li>• reduce crime</li> <li>• reduce re-offending.</li> </ul>

**Q6- To support stronger communities and create a neighbourhood you want to live in, what is important you?**

Theme	No of times raised within comments	Response
Provision of green space/open space/play areas	11	Local open spaces offer great value as places for people to participate in sport, play and recreation and the need to retain public open space for this use will continue to be important as the population of the borough grows.
Provision of infrastructure i.e. Roads, GP's, schools etc.	6	The need for additional infrastructure investment to support housing development is acknowledged and recognised from the Local Plan consultation. The draft Local Plan sets out policies for the delivery of new infrastructure alongside the delivery of housing.
Preserving the green belt	3	Objection noted. However, in order to meet the objectively assessed need for housing, it is necessary for homes to be provided in the Green Belt. Impact on the Green Belt has been minimised by identifying all reasonable sources of urban land supply, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.
Provision of public transport	3	We will continue to work with bus and rail providers to ensure access to public

Theme	No of times raised within comments	Response
		transport. We will ensure that new development is well located and designed to minimise the need for transport and to facilitate use of public transport.
Comment on the location of development	3	The draft Local Plan sets out the rationale for the choice of development locations.
Parking provision	3	Via our Draft Local Plan Basildon Council is seeking to require new housing development to make provision for car parking in accordance with Essex Parking Standards-currently minimum of 1 space per 1 bedroom dwelling and 2 spaces per 2+ bedroom dwelling.
ASB/policing	2	<p>Our Antisocial Behaviour Team leads the Basildon Community Safety Partnership which consists of Basildon Council, Essex County Council, Police, Fire and Rescue and Probation Services and the clinical commissioning group. The key strategic objectives of the Community Safety Partnership are to:</p> <ul style="list-style-type: none"> <li>• reduce antisocial behaviour</li> <li>• reduce crime</li> <li>• reduce re-offending.</li> </ul>
Refuse provision	1	The need for additional infrastructure investment to support housing development is acknowledged and recognised from the Local Plan consultation. The Draft Local Plan sets out policies for the delivery of new infrastructure alongside the delivery of housing.

Theme	No of times raised within comments	Response
Making properties affordable to young people	1	We will work with Sempra Homes, developers and PRP to deliver a range of affordable housing options for low income households. Further guidance is given in Appendix 3: Tenure, Size and Type Guidance.
Discourage London overspill	1	We acknowledge this comment but without migration into the area local businesses will struggle to expand and local public services will have difficulty recruiting skilled professional staff. In respect of the private sector housing in the borough, market forces will drive any migration into the area.
Provision of local shops	1	Basildon Council is supporting the regeneration of a number of shopping areas in the borough including Basildon Town Centre and Laindon Shopping Centre.
Community activities	1	We will continue to support residents to provide community activities. We provide grants to community groups and also provide advice and assistance with applying for grant funding and In some circumstances organisations can be invited to use facilities in trade for providing social activities for residents.
Encouraging volunteering opportunities	1	We will encourage volunteering opportunities.

Theme	No of times raised within comments	Response
Naming of streets	1	This is not within the remit of the Housing Strategy.
Protect the environment	1	The housing strategy will support improvements to the energy efficiency of property. All sites proposed for housing development have been subject to ecological impact assessments.
Mixed use of town centre	1	We propose to deliver housing as part of the Basildon Town Centre regeneration. The Basildon Town Centre Development Framework sets out a vision for high quality buildings and spaces, an enhanced environment, a mix of uses and improved accessibility

**Q7- In respect of partnership working, what is most important to you?**

Theme	Number of times raised within comments	Response
Agree with appropriate traveller site provision (inc transit sites)	7	Basildon Council has an obligation to plan for provision of accommodation for Caravan dwellers in accordance with our objectively assessed needs. Basildon council has commissioned an assessment of the accommodation needs of Gypsies, Travellers and Showpeople in the borough
Opposed to additional traveller site provision	3	Basildon Council has an obligation to plan for provision of accommodation for Caravan dwellers in accordance with our objectively assessed needs. Basildon council has commissioned an assessment of the accommodation needs of Gypsies, Travellers and Showpeople in the borough
Focus on helping the homeless	3	This will be given greater prominence in the revised housing strategy and delivery plan
Focus on the older population i.e. day care / care needs	4	We have recently completed a review of BBC's sheltered housing stock which will inform how we deliver sheltered housing in the borough. Via the draft Local Plan Basildon Council proposes to require developments of 10 or more homes to deliver 10% of dwellings constructed to Part M Category 2- Accessible and Adaptable dwellings (formally known as lifetime homes). Development of 100 or more homes are proposed to be required to deliver a minimum of 10% specialised housing for older people.
Provision for elderly is outdated, labour intensive, expensive	1	We have recently completed a review of BBC's sheltered housing stock which will inform how we deliver sheltered housing in the borough. Via the draft

Theme	Number of times raised within comments	Response
		Local Plan Basildon Council proposes to require developments of 10 or more homes to deliver 10% of dwellings constructed to Part M Category 2- Accessible and Adaptable dwellings (formally known as lifetime homes). Development of 100 or more homes are proposed to be required to deliver a minimum of 10% specialised housing for older people.
Services for resident community	2	We will work with our partners at ECC and in the voluntary sector
Combining police/fire service is to allow sell off of their land	1	This is not within the remit of the housing strategy.
Youth clubs	1	The Housing Strategy will set out how we will support residents to set up community activities including services for young people.
Enforcement of illegal/unauthorised development by travellers	1	This is outside the remit of the Housing Strategy.
Better engagement with voluntary sector and religious groups	1	We will review our methods of engagement with community groups.
More affordable homes	2	We will work with Sempra Homes, developers and PRP to deliver a range of affordable housing options for low income households. Further guidance is given in Appendix 3: Tenure, Size and Type Guidance and Appendix 4: Viability Appraisal. <sup>1</sup>
Less flats	1	To create sustainable, inclusive and mixed communities we need a mix of housing based on current and future demographic trends, market trends and the needs of different groups within the community. A fuller explanation is given in appendix 3: Tenure, Size and Type Guidance.

Theme	Number of times raised within comments	Response
Focus on disabled and/or vulnerable	1	Via our Draft Local Plan Basildon Council will seek to require from all proposals for 10 or more homes: a. A minimum of 1 dwelling built to Part M Category 3 - Wheelchair User Dwellings standard. The requirement will increase with the size of the development at a minimum rate of 1 Part M Category 3 dwelling per 100 units. Where such units form part of the affordable housing provision they must be wheelchair accessible. In all other cases they must be wheelchair adaptable; and b. A further 10% of dwellings built on sites will be constructed to the requirements of Part M Category 2 - Accessible and Adaptable Dwellings (formerly Lifetime Homes) standard.
Stop overdevelopment of houses and flats/ keep open space	2	Basildon Borough has an objectively assessed need for at least 15,000 new homes over the next 20 years. In order to meet the objectively assessed need for housing, it is necessary for homes to be provided in the Green Belt. Impact on the Green Belt has been minimised by identifying all reasonable sources of urban land supply, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.
Better understanding of the dynamics of different communities living together	1	We will work with Basildon Community Diversity Council to achieve this.
Mixed development (inc. traveller sites) creating balanced and cohesive communities	2	The draft housing strategy supports mixed development.

Theme	Number of times raised within comments	Response
No training outside of own employees	1	We acknowledge this comment but would consider that improving access to training and education will enable our residents to increase their earning potential giving them more choice around their housing options.
Withdrawal of funding for housing related support	1	We will work in partnership with ECC and supported housing providers to ensure that support is delivered to those who need it.
Address public transport to areas on industrial estates	1	We will continue to work with bus and rail providers to ensure access to public transport. We will ensure that new development is well located and designed to minimise the need for transport and to facilitate use of public transport.
Make areas that are designed for older people	1	We have recently completed a review of BBC's sheltered housing stock which will inform how we deliver sheltered housing in the borough. Via the draft Local Plan Basildon Council proposes to require developments of 10 or more homes to deliver 10% of dwellings constructed to Part M Category 2- Accessible and Adaptable dwellings (formally known as lifetime homes). Development of 100 or more homes are proposed to be required to deliver a minimum of 10% specialised housing for older people.

## Appendix 5: Full response to comments received via Stakeholder Engagement

### Group 1 Who are our partners, what and where are the gaps and what do we need from those partners?

How to we develop an effective framework for greater partnership working?

How can we work better to deliver?

How do we achieve a closer relationship with HCA with an emphasis on delivery?

Stakeholder comment Group 1 Partnerships	Action
Open honest conversations about our priorities for all 'partners'	The consultation demonstrates our commitment to the inclusion of our partners within the strategy. This commitment will continue during the delivery phase
Identify the common objectives to all partners	It is the intention of the strategy to have a holistic approach and identify the links between economic growth, health, education, regeneration etc.
Opportunities for generating income <ul style="list-style-type: none"> <li>• not all about saving</li> <li>• could achieve more by bidding together</li> </ul>	Generating income is an important part of the Councils work and working towards self-financing. This is largely due to reductions in the Council's budget and its resistance to removing frontline services. There are examples of the outcomes of successful joint bids and where appropriate the council will continue to do this
Must not forget about value of voluntary sector	The strategy is explicit in stating that the Council values the work of the third sector. We demonstrate this by the distribution of grants to voluntary organisation and by utilising the third sector to deliver some of our responsibilities such as the CAB. We value their strategic input and will continue to include them in consultation events and defer to their expertise when appropriate

Stakeholder comment Group 1 Partnerships	Action
Different hierarchies of partners that do different things Not just partnerships that are needed; it is also equal/fair collaborators	The Council view this as a positive for delivering the strategy holistically. Everyone's contribution is valued equally. We will ensure this is reflected in the strategy and delivery plan
We must respect that we serve the same people but we have different relationships or goals? Different pathways that we all should approach together	The Council view this as a positive for delivering the strategy holistically. These differences will be respected and where possible, aligned
Education is key to future Could we tap into P.S.E in schools?	Attempts have been made in the past to access PSE in schools but the curriculum does not support this. The strategy recognises the importance of education and upskilling with regard to people increasing their income and therefore their housing choices
Did troubled families project achieve what it set out to?	The Troubled Families programme is not mentioned in the strategy as it did not seem appropriate. It is recognised as a tool for supporting families and the Council are part of the initiative to deliver it. The statistics for Essex identified 1385 families who achieved 'significant and sustained progresses' out of a possible 3740 families.
Must always look at the good/bad impacts/connections to housing to justify improvements and investments	It is the intention of the strategy to have an holistic approach and identify the links between economic growth, health, education, regeneration etc.
Local Authority's drive not always commercial	LA's have a social responsibility to their residents which does not always have commercial value
We must value achievements together. It does not matter: <ul style="list-style-type: none"> <li>• Who leads</li> <li>• Who delivers</li> <li>• What went wrong</li> <li>• About ego's</li> </ul> DO NEED LEADERSHIP/TRUST HOWEVER, there is a culture issue which may need to change	The strategy acknowledges that it cannot be delivered without partnership working. It is the intention of the strategy to have an holistic approach and identify the links between economic growth, health, education, regeneration etc.

Stakeholder comment Group 1 Partnerships	Action
Establish why we exist as partners. What are our linked/common goals?	The strategy acknowledges that it cannot be delivered without partnership working. This includes both working with existing partnerships and being open to new partnerships where a common goal is acknowledged
Community safety partnership a great model to follow as there is: <ul style="list-style-type: none"> <li>• Leadership</li> <li>• Strong staff</li> <li>• All partners engaged</li> <li>• Neutral branding</li> </ul>	This model will require further analysis and how it will deliver the housing agenda
A new fulcrum is needed to lead housing activities	As above as well as analysing other delivery models
Link to collaborators to enable growth <ul style="list-style-type: none"> <li>• Unblocking solutions to essential activities <ul style="list-style-type: none"> <li>○ Planning/S106</li> <li>○ Voluntary sector (capital restrictions)</li> </ul> </li> <li>• Housing associations</li> </ul>	The strategy acknowledges that it cannot be delivered without collaborative working.
More local community funds through ground rent raising <ul style="list-style-type: none"> <li>○ “BASILDON FUND” → Which we all invest in and can draw from</li> </ul>	Basildon Council currently offers grants to voluntary community organisations as well as advice and support with applying for grant funding.
Must be aware of risks <ul style="list-style-type: none"> <li>• Risk could be lower if spread across partners</li> <li>• Could be increased if too many</li> </ul>	Acknowledged.

**Group 2 how do we take a whole system approach to delivering the Housing Strategy?**

How do we fund a balance between ambitions and realism?

What should the projected 17,000 new homes look like?

- Quality housing policy
- Future proof homes, e.g. aids and adaptations
- How do we get skilled employees of Basildon to live in Borough?

How do we integrate homelessness prevention strategies?

Stakeholder comment Group 2 Whole system	Action
<p>SKILLS</p> <ul style="list-style-type: none"> <li>• Jobs are skilled but population is not</li> <li>• Encourage skilled individuals to move here</li> <li>• Encourage successful to stay               <ul style="list-style-type: none"> <li>○ School increase quality so families stay</li> <li>○ Communities/good quality infrastructure</li> </ul> </li> </ul> <p>* is there a negative perception of Basildon that needs to be changed?</p> <ul style="list-style-type: none"> <li>• Possibly issue for wider Essex?</li> </ul>	<p>The strategy recognises the importance of education and upskilling with regard to people increasing their income and therefore their housing choices.</p> <p>Delivery of aspirational homes to encourage the skilled workforce to move into Basildon or remain.</p> <p>Improvements and regeneration of the town centres will support a positive perception of Basildon and a place where people will want to live and spend their leisure time</p>
<p>DUNTON_FIELDS_– There are aspirations</p> <ul style="list-style-type: none"> <li>• People – organic change</li> </ul>	<p>The Dunton Fields development provides aspirational homes but also includes more affordable and smaller homes</p>
<p>NEW TOWN – No old architecture to rely on. Place making more challenging but Town Centre is being regenerated. This is an opportunity.</p>	<p>The regeneration of the town centres will support place making</p> <p>The Basildon Town Centre Development Framework sets out a vision for high quality buildings and spaces, an enhanced environment, a mix of uses and improved accessibility</p>

Stakeholder comment Group 2 Whole system	Action
<p>Take a wider perspective</p> <ul style="list-style-type: none"> <li>• Surrounding areas = competition</li> <li>• Gateway – Area around Basildon station deterrent</li> <li>• No night life in Town Centre</li> </ul> <p>Need community involvement to stimulate regeneration. And pride in place as public realm works can make people want to live here</p>	<p>The night time economy in Basildon Town Centre is increasing with a number of restaurants opening in the last year. With the Councils purchase of Freedom House and East Walk the night time economy can only increase. The Basildon Town Centre Development Framework sets out a vision for high quality buildings and spaces, an enhanced environment, a mix of uses and improved accessibility</p>
<p>7-year residency may push away people we want for Basildon town centre</p>	<p>The strategy recognises that we need an allocation policy that meets the needs of people we accept as having a need for affordable housing. The strategy recommends a review of the current policy to ensure this need is being met</p>
<p>Maybe look at relationship with schools to improve community engagement</p>	<p>The Council works with local schools with regard to Economic Development. The Councils Community Involvement Team (CIT) has limited involvement in getting schools to engage in the community. Past attempts has shown that the tight curriculum doesn't encourage this and also under 18's have to be supervised when engaging with the community. The CIT supports young people wishing to be involved in the Youth Council and also on specific projects such as recycling</p>
<p>Relationship with Essex County Council – focus on issues that will make a change in Basildon</p>	<p>To deliver the strategy we will work with ECC as we do in many areas of the Councils work</p>
<p>Work with private sector and big companies in Basildon to develop relationships</p>	<p>The Council works with employers and commercial organisations with regard to Economic Development</p>
<p>Local Plan key to many key projects but is a blocker at the moment</p>	<p>Work on the Local Plan is ongoing</p>
<p>Place making is an important element</p>	<p>Currently the strategy does not use the term 'place making' or 'place shaping'. However, the strategy does include how it</p>

Stakeholder comment Group 2 Whole system	Action
	will approach the maximising of community assets and potential with the intention of creating neighbourhoods and spaces that promotes wellbeing. It is possible to include the terminology within the existing strategy without changing any priorities or the delivery
Work priorities good in Housing Strategy, but the way we work should be more holistic	It is the intention of the strategy to have an holistic approach and identify the links between economic growth, health, education, regeneration etc.
Issue of 'evil' planning <ul style="list-style-type: none"> <li>• Things are done to them</li> <li>• Resentment</li> <li>• No trust, no faith</li> </ul>	This perception is understandable when people are confronted with developments they are opposed to. However, the Council works within the Planning legislation including consultation.
What does the community see as being Basildon	This is difficult to assess as peoples definitions of 'community' differ widely
Value creation – we invest = nice = others invest	It is anticipated this will be an off shoot of regeneration projects, place making, economic growth
Infrastructure a key concern	The need for additional infrastructure investment to support housing development is acknowledged and recognised from the Local Plan consultation. The draft Local Plan sets out policies for the delivery of new infrastructure alongside the delivery of housing.
What will Lower Thames Crossing do for this area?	This is an area that is being looked at now the announcement has been made as to the chosen route. The Council are working with Essex CC and Highways England. Due to the timing of the Lower Thames crossing announcement it is not currently included in the strategy. Reference will be made to it in the final copy

Stakeholder comment Group 2 Whole system	Action
Densities and urban extensions	In order to meet the objectively assessed need for housing, it is necessary for homes to be provided in the Green Belt. Impact on the Green Belt has been minimised by identifying all reasonable sources of urban land supply, and undertaking an appraisal of the impacts of development on the Green Belt through the Green Belt Study Addendum.
Quality of place	Currently the strategy does not use the term 'place making' or 'place shaping'. However, the strategy does include how it will approach the maximising of community assets and potential with the intention of creating neighbourhoods and spaces that promotes wellbeing. It is possible to include the terminology within the existing strategy without changing any priorities or the delivery
Piecemeal development doesn't deliver place improvements of infrastructure	Acknowledged. A lack of large sites will result in piecemeal development. Until the Local Plan is adopted large sites will not be released
A design review process What do we want Basildon to look like? <ul style="list-style-type: none"> <li>• A design guide?</li> <li>• Essex design guide</li> <li>• Sempra</li> <li>• Active design principles</li> </ul> Master planning and design briefs Design South East – Deliver Kent design review	We propose to introduce design guides.
Developer forum <ul style="list-style-type: none"> <li>• Developers group – we can get into design process... And funding</li> </ul>	Use of the Developer Forum should be maximised with regard to contacts, knowledge and forming partnerships

Stakeholder comment Group 2 Whole system	Action
Need to change messaging around planning and development <ul style="list-style-type: none"> <li>• How have some areas had a smoother ride?</li> </ul>	We will continue to share best practice via South Essex Groups

**Group 3 How can we better engage with the community and what do we want for our neighbourhoods?**

What is the definition of a community?

How can we engage more effectively?

Stakeholder comment Group 3 Community	Action
Public involvement is key at an early stage	Acknowledged. However, this must be balanced with our readiness to engage with the public
Communities Individuals <ul style="list-style-type: none"> <li>• Groups</li> <li>• Churches</li> <li>• Village school</li> <li>• Organised communities</li> </ul>	The Council seeks to engage and support local people in whichever way they choose to be supported. This is through the development of groups, funding, governance and volunteering.
Need to develop a community identity which is identified by 'outsiders' and not by the community itself	Acknowledged
Are communities resistant to growth? <ul style="list-style-type: none"> <li>• Depends how it is posed e.g. grow by increasing housing numbers vs. grow to provide housing for the next generation. Same outcome but very different message</li> </ul>	Agreed. The message and actions needs to show positive well planned growth supported by appropriate infrastructure

Stakeholder comment Group 3 Community	Action
Housing numbers will increase so need to find ways to bring the community along	Acknowledged
Additional infrastructure require as a result	This is acknowledged and recognised from the Local Plan consultation.
How communities are identified varies between organisations i.e. health partners categorise different to Local Authorities	The Council recognises boundaries different to its own and works inclusively of these boundaries
Community leaders are key to consultations	The Council has established consultation pathways with Parish Councils and the Diversity Council. Where community leaders are not identifiable the council will set up focus groups if necessary to ensure any consultation is inclusive. However, to ensure consultation is inclusive we will also continue to use consultation processes we currently use
Communities need to own strategy and be engaged at an early stage Need to start conversations with the community earlier and keep them going for longer	The community was involved in the very early stages of the strategy to help shape and inform the challenges and priorities before the first draft was produced. This consultation and engagement has continued through the development of the strategy and will do so providing feedback on the consultation and how it has influenced the strategy
Need to achieve a balance of stock for all parts of the community	The strategy recognises this and has identified the housing requirement across a range of need and wants on its housing ladder. One of the strategy's appendices focuses on Tenure Type and Size guide
How to work better with developers to invest more in local/new communities?	It is recommended that the Housing Strategy is amended to consider this issue.
Need investment in <u>all</u> communities, not just those receiving new housing	This will form part of our regeneration programme and the Councils Basildon standard

Stakeholder comment Group 3 Community	Action
Have an opportunity to rebuild so need to get it right	This is the intention of the strategy and the regeneration programme
Community asset – think about hub <ul style="list-style-type: none"> <li>• Can be well used but often aren't</li> </ul>	The Councils community assets are very well used and there is limited availability due to their popularity
Look at how 'natural communities' form i.e. mother and toddler clubs	The Council seeks to engage and support local people in whichever way they choose to be supported. This is through the development of groups, funding, governance and volunteering.

**Group 4 What is needed to grow our housing stock and what models are required to deliver it?**

How can the council join up its own dots for empty houses?

How can more stock/affordable housing stock be generated?

How is the council going to better address management of HMOs in borough?

Stakeholder comments Group 4 Stock	Action
Growing private rental sector Under resourced <ul style="list-style-type: none"> <li>• Needs political buy in</li> <li>• Use strategy to engage members</li> </ul>	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan
Regulation of landlords. Balance rights and responsibilities	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan

Stakeholder comments Group 4 Stock	Action
Map empty homes and research ownership Timescale for empty homes Look at potential grant scheme	This will be given greater emphasis in the strategy and the delivery plan due to the priority it was given in the public consultation
Look at focus areas	The Councils regeneration programme focuses on geographical areas
Pressure across sub region with finding landlords. Going out of area Political will for sub regional work not there. May be a lot of impact for little gain	The vehicle for sub regional working exists in the South Essex Housing Group. With more emphasis on the PRS within the strategy this could become a work stream for the TGSE
Workers have been missed	The Housing Strategy will be amended to make clear the importance of securing housing for local key workers.
Define affordable as LHA rate	The word 'affordable' has different meanings to different people which can be misleading or confusing. The strategy will encourage affordable rented housing to those that are capped at the LHA rate
Work more commercially. Social lettings agency Key becoming a management agent	Generating income is an important part of the Councils work and working towards self-financing. This is largely due to reductions in the Council's budget and its resistance to removing frontline services. Much work has been achieved with regard to engaging private sector landlords. The private rented sector and related matters has appeared frequently in the consultation process and therefore, development and improvement of the PRS will receive more emphasis in the delivery plan
Refuge bed blocking from lack of housing <ul style="list-style-type: none"> <li>• High start-up cost high barrier</li> </ul> Refuge – range of accommodation	One of the work strands in the strategy is the Homeless Prevention Strategy Action Plan. This comment will be reviewed by this and ultimately monitored by the Housing Strategy

Stakeholder comments Group 4 Stock	Action
Move from reactive to proactive	One of the work strands in the strategy is the Homeless Prevention Strategy Action Plan. This plan is proactive.
What is the local authority's HMO role? Strong consideration for HMO licensing. Be willing to enforce	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan
Joined up between EHO, Council tax etc.	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan
Rogue landlord working groups should be formed	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan

### **Group 5 Delivery**

How can we deliver the strategy?

What is the balance between ambition and delivery?

Stakeholder comments Group 5 delivery	Action
Empty homes re-focus	This will be given greater emphasis in the strategy and the delivery plan due to the priority it was given in the public consultation
Brownfield sites	A brownfield register has been created

<b>Stakeholder comments</b> <b>Group 5 delivery</b>	<b>Action</b>
Infrastructure concerns Infrastructure upfront	This is acknowledged and recognised from the Local Plan consultation
Govt funding via bids to support delivery	Horizon scanning for funding opportunities has enabled us to be granted funding for delivery of new homes, accelerated construction funding,
Strong action lead officer plus champion buy in support from top	The draft strategy has been through a rigorous process including scrutiny by Directors and Members of the Housing Growth and Scrutiny panel
Restricted covenants release HCA → DCLG → Treasury	Housing delivery in Basildon is particularly impacted by the HCA's ownership of restrictive covenants held on the majority of brownfield sites owned by the Council. The requirement to negotiate and pay the HCA for the release of these covenants adds significant costs and delay to any development that takes place in the area previously designated as a New Town and we think there should be a more proactive and supportive approach adopted to address these matters up front.
How do we simplify our organisations internal officer decision-making and achieve results? Streamline the decision-making process/vehicle	The housing strategy delivery plan will require decisions to be made. At present this will be under the current internal officer structure. However, any streamlining may be a by-product of the delivery of the housing strategy if it is identified during the decision making process that there are unnecessary steps in the process
Improve existing homes	98% of Council homes meet the Decent Home Standard. This initiative is now complete and a new Basildon Standard is being rolled out to ensure Basildon Council stock continues to be held at a high standard alongside the estates in which they are situated. The Council commissioned a Stock Condition

Stakeholder comments Group 5 delivery	Action
	Modelling Survey which provides data on stock condition within the private sector.
Reach out to other housing providers	All housing providers operating within the Borough were invited to comment on the proposed housing priorities last year and were notified individually about the public consultation in February. These same providers were invited to the stakeholder event. The Council is also open to new business initiatives from providers we do not currently work with

### Listening Posts

- Challenges
- Endorsements
- Offers
- Requests

Challenges	Response
Keeping it simple when multiple partners involved	Agreed
Resources to deliver	The strategy is programmed to be delivered over 5 years. This enables resources to be deployed appropriately and in a timely way. When the opportunity arises bid for funding and grants which supports delivery are made i.e. accelerated delivery funding
Empty homes	This will be given greater emphasis in the strategy and the delivery plan due to the priority it was given in the public consultation
What are the new intermediate rented housing products? (bottom of page 11 on the draft strategy)	This will be explained in more detail alongside the housing ladder
Planning team to play a more integral role in strategy	The Planning team contributed to the strategy and will be involve in the delivery plan
Make strategy a living, relevant document for day to day use rather than a doc that can gathers dust.	Attached to the strategy is the delivery plan. This is a living document and will be the delivery monitoring tool over the life of the strategy. There is also an evidence base attached to the strategy which will be updated at least annually
Secure commitment and buy-in and ownership of actions relating to strategy from internal & external partners	The consultation demonstrates our commitment to the inclusion of our partners and residents within the strategy. This commitment will continue during the delivery phase
Need to support residents to adapt their homes to meet changing care & mobility needs	The strategy is inclusive and will support residents who are inappropriately housed due to a disability to either access funding for adaptations or other advice. There reference to wheelchair accessible new builds and also lifetime homes.
Delivery of the strategy, accountability and structure	The strategy will be delivered via the delivery plan which will be monitored. Each action will have an accountable officer
Lack of funding i.e. land values delivering quality homes/places	When the opportunity arises bid for funding and grants which supports delivery are made i.e. accelerated delivery funding

Infrastructure – physical Community Infrastructure	This is acknowledged and recognised from the Local Plan consultation
Mind set around transport “getting about”	The council works with Essex CC around highways, cycle paths and public transport and also with bus and train operators. The Council also contributes to Highways England road infrastructure plans,
Improving private sector conditions/cost	The Council commissioned a Stock Condition Modelling Survey which provides data on stock condition within the private sector.
Managing the messages that oppose each other through the consultation suggesting growth is not a priority for the community but it will probably remain a priority for the strategy.	The message and actions needs to show positive well planned growth supported by appropriate infrastructure

<b>Endorsements</b>	<b>Response</b>
Engagement exercise – using a video explaining the strategy to encourage accessibility Good approach to engaging with young people via local college to understand their views on future & current housing -	N/a
Aligns with housing operation service plan	N/a
A spring board for place shaping	N/a
A spring board for design quality	N/a
Starting to address linkages – bringing arms of CL together	N/a
Aligns with ECC housing growth strategy	N/a

Offers	Response
Refocus empty homes – Internal	This will be given greater emphasis in the strategy and the delivery plan due to the priority it was given in the public consultation.
Work with BBC to bring new housing –Family Mosaic	Acknowledged
Commitment and ownership/accountability of actions identified & agreed in the strategy – Housing Options Service	Acknowledged
Would like to help with Vange regeneration – parents/family early intervention etc. – Voluntary Sector	As yet there is no vehicle for this. However, as the regeneration progresses she will be referred to the project or community lead
Investment in growth regeneration and supported housing! – East Thames/ L&Q	Acknowledged
Accelerated housing delivery from new factory in Basildon for modular housing – Swan Housing	Acknowledged
Deliver new homes programme (direct council/Sempra delivery) – Internal	Acknowledged
Deliver 584 units plus mixed tenure schemes over next 5 years – Sempra Homes	Acknowledged
Help with forth coming housing infrastructure Bid –Essex county council.	Acknowledged
Domestic abuse specialists refuse accommodation immediate access to therapies in house, Children and YP domestic abuse specialist, 43 bed space – Changing Pathways	Acknowledged
Remain committed to regeneration in Basildon and working with our partners – Swan Housing	Acknowledged

Offers	Response
Citizens advice support including - debt advise, financial capability Fuel Poverty Reduction- CAB	Acknowledged
Future community engagement and strategy management/implementation –Corporate Policy Team Basildon	Acknowledged
Community Cohesion – Need expertise in how to develop it - Internal	This is the responsibility of the Inclusion and Diversity team. There are good examples of their work with regard to community cohesion.
Notify where/when collide, grant distribution chain-HCA	Acknowledged
Information sharing to enable more effected use of corporate resources – Environmental Health Service	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan
Better design reviews across South Essex, using design South Essex Chris Lamb or CABE. – Opportunity South Essex	Acknowledged

Requests	Response
PPA for committee goal	This is outside of the remit of the Housing Strategy
Gap between committee and S106 to be reduced.	
Establish value of resolving land restrictions and factor this to funding bids – HCA	Acknowledged
How do we engage better with infrastructure providers? – Highway, Anglian Water, Health, Capacity (private HSG enforcement)	We will continue to explore ways to engage better with infrastructure providers and share good practice via South Essex Housing Group

Requests	Response
How can BBC help/facilitate, Abbey field (Basildon) to deliver, ne very sheltered facilities within the borough	This work is underway with Abbeyfield
Establish options for closer relationships with HCA via local teams to resolve land issue with an emphasis on delivery.	We will continue to explore opportunities for closer working with the HCA.
Fast track small scale Sempra schemes	Legal services have advised that as Sempra is a subsidiary of the Council then it is prudent for it to undergo more or equal diligence to other developers
we are looking to rent shop at peppercorn, rent to use as hub for us and local community groups.	Referred to Community Involvement Team
Community church Basildon meets at Presidents community centre. We would like to adopt a small piece of land to grow plants and make the area look nicer.	Referred to Community Involvement Team
To inform and shape work in the private rented sector	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan
Relevant working parties focussing on areas of concern e.g. rogue landlords	Many of the actions in the delivery plan come under the umbrella of the PRS. It has also been a constant from the consultations. For these reason more emphasis will be given to the PRS within the strategy and delivery plan

## **Appendix 6: List of external stakeholders**

Southend Council  
Rochford Council  
Castle Point Council  
South Essex Housing Group  
Sempra Homes  
Essex County Council  
Basildon and Brentwood Clinical Commissioning Group  
Homes and Communities Agency  
St Mungo's  
BBW Council for Voluntary Service  
Citizens Advice Bureau  
Community Diversity Council  
East Thames Housing Association  
Family Mosaic Housing Association  
Genesis Housing Association  
Swan Housing Association  
The Abbeyfield Basildon Society  
Metropolitan Housing Trust  
Housing and Care 21 Housing Association  
Circle Housing, Clarion Housing Group  
Basildon Private Sector Landlord's Forum

---

<sup>i</sup> At the time of publication of the Statement of Consultation the intention was to publish guidance on viability appraisals and commuted sum policy as Appendix 4 of the Housing Strategy. This remains a priority for the Housing Strategy action plan but will now be issued a separate document following a review of methodologies.  
29/10/2017