



# **SLDC Housing Strategy 2015 - 2025**

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# Purpose of the Strategy



- Statutory duty to assess District housing needs and plan to meet those needs
- Sets vision, key measures and targets for next 10 years
- Seeks buy-in from other stakeholders
- Provides framework for action planning

# Key Housing Issues and Vision

## Vision

“Provide quality new homes and raise the standard of existing homes to meet housing needs, improve health, support economic growth and create sustainable communities”.

- Affordability (high house prices and modest incomes)
- Poor energy efficiency of existing housing
- Ageing population
- Empty homes
- Budget implications

# Housing Strategy Priorities (A)



**Developing new affordable and open market homes to meet need and support economic growth**

- Start of RTB1 replacement programme...RTB2?
- First-time buyer initiatives
- Loans
- More self-build
- Closer working with NPAs
- Give more emphasis to rural, young people, key workers?
- Could RPs work more closely to drive down costs?



# Housing Strategy Priorities (B)

Providing specialist housing and services to improve the health and well-being of older, younger and vulnerable people

- More extra care housing and bungalows
- Disabled adaptations – County review/changes in funding
- Closer working with Health sector to make improvements
- Young people – improve access to housing, training and employment



# Housing Strategy Priorities (C)



Improving housing standards to improve the health and well-being of all residents

- Landlord Accreditation Scheme incentives
- Home energy improvements – should SLDC put more funding into this?
- Improving the standard of new housing (Development Management Policy Review)

# Housing Strategy Priorities (D)



**Making best use of the existing housing stock to create sustainable communities**

- Reduce long-term empty homes: Empty Homes Strategy
- Review of Cumbria Choice Policy
- Market rents for high earners?  
Lifetime tenancies?



# Housing Strategy Priority (E)



## Preventing and reducing homelessness

- New Homelessness Strategy 2018
- Housing options and homelessness service gold standard
- Future of the Council's Homeless hostel



# Key Targets by 2025



- 1000 new affordable homes for rent
- 500 new affordable homes for sale
- 5000 new homes (under review)
- 800 adaptations
- 15% reduction of homes with cat 1 hazards
- 5% reduction of homes in the lower energy bands
- 10% reduction of long-term empty homes
- Limit number of homeless households in temp housing
- Extra targets?

# Your Views



- Are the five priorities supported?
- Key measures: amendments?  
Any significant issues not being addressed?
- Key targets: are they the most important measures?
- Ideas for new actions?

# Timetable



- **Scrutiny review: up to mid-Sept**
- **Further consultation with HAG members**
- **Cabinet 28/10/15**
- **Council 17/12/15**
- **Publish**