

## HOUSING ROLES AND RESPONSIBILITIES IN BRACKNELL

ROLES	MEETING HOUSING NEED (new supply)	EXISTING HOUSING	INCLUSION AND SUPPORT
<b>Bracknell Forest Council</b>	<p>The Council has a range of responsibilities in supporting the delivery of new housing.</p> <p>Planning Authority –</p> <ul style="list-style-type: none"> <li>- assess the minimum number of homes needed having regard to economic trends/market signals and undertake a local housing needs assessment;</li> <li>- ensure that the size, type and tenure of housing needed for different groups in the community (including affordable housing) reflects identifies local need;</li> <li>- ensure, through the preparation of the local plan, a sufficient amount and variety of land is allocated to meet local need;</li> <li>- identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement;</li> <li>- offer pre-application advice and considers Planning applications re new housing developments</li> </ul> <p>Housing -</p> <p>Advise and negotiate on the levels, types/tenure mix of affordable homes on new developments</p> <p>The Council has established a housing company, Downshire Homes Ltd which has acquired a portfolio of property which is let to homeless households at an affordable rent level.</p>	<p>Planning Authority – protect existing housing stock and land; determine planning applications for extensions /material alterations to existing housing and changes of use.</p> <p>Building Control – regulations cover the construction <u>and</u> extension/alteration of existing buildings - any local authority building control department or Approved Inspector can take applications for building regulations approval.</p> <p>Housing</p> <ul style="list-style-type: none"> <li>- Allocation of social rented housing; allocation scheme determines priorities.</li> <li>- Energy efficiency: advice and improvement schemes; Flexible Home Improvement Loans; support to tackle empty homes</li> </ul> <p>PPP - Regulation of properties in the Private Rented Sector including licensing HMOs/enforcing management standards; leading on campaigns and tackling rogue landlords.</p>	<p>Housing</p> <ul style="list-style-type: none"> <li>- Statutory homelessness duties to assess an applicant's needs and to prevent and relieve homelessness.</li> <li>- Rough sleeping strategy and provision of services: new team to offer street outreach, support to access accommodation and tenancy sustainment</li> <li>- Disabled Facilities Grants fund property adaptations to support independent living</li> <li>- Direct provision of temporary accommodation for homeless households pending assessment of their housing need/whilst securing permanent housing</li> <li>- Funds refuge provision for those fleeing domestic abuse</li> <li>- Funds supported housing provision for young people and young mothers in specialist housing schemes</li> </ul> <p>Adult Social Care - help people with additional support needs to access appropriate accommodation; provides telecare; commissioning specialist housing including extra care housing and supported living (with Housing)</p> <p>Housing Benefit - helps those on low income pay their rents.</p>
<b>Social housing providers</b>	<p>Many Registered Providers directly develop new housing (mixed tenure to support delivery of affordable homes) as well as acquiring S106 affordable housing on new developments.</p>	<p>Bracknell Forest Council transferred its Council Housing and this is now held by Silva Homes. All social or affordable housing in the borough is owned by Registered Providers (also known as Housing Associations). RPs should ensure that all new homes meet minimum standards, and develop an Asset Management Strategy for the sustainability and improvement of the properties and neighbourhoods that they manage.</p>	<p>Many RPs/Has work together with tenants and residents to invest in and improve estates, engage residents and build communities. They have a duty to encourage tenant involvement in a range of ways.</p>
<b>Private sector landlords</b>	<p>Build to Rent - emerging sub-market in private rented residential stock, designed specifically for renting rather than for sale, typically owned by institutional investors and managed with a high service-led culture by specialist operators.</p>	<p>Landlords have responsibility for maintaining and ensuring the safety of their homes in line with relevant legislation.</p>	<p>New build plus vacancies arising in existing social housing is insufficient to meet the need for affordable homes and increasingly Bracknell Council supports those in Housing need to access rented accommodation in the private sector. The Council may offer rent or deposit guarantees or 'bonds' to secure property.</p>
<b>Developers</b>	<p>Property development is different from construction although many developers also manage the construction process. Developers buy land, finance, build or have builders build projects and orchestrate the process of development from beginning to end.</p>	<p>Developers have a role, alongside local authorities and registered providers in redeveloping existing housing and estate regeneration – to make the best use of land, increasing density; to improve/replace por housing; to improve neighbourhood sustainability.</p>	<p>Developers can contribute to inclusion in a variety of ways including offering local training and apprenticeship opportunities on larger developments.</p>