

Bracknell Forest

“... the borough of opportunity.”



HOUSING IN BRACKNELL - AN OVERVIEW

JULY 2019



Housing – Overview of the Local Authority Role

- Strategic role enabling new supply/meeting housing need
- Regulatory role re:
 - New homes and extensions/modifications
 - Private Rented Sector and licensing HMOs (*PPP)
- Housing options and homelessness
- Provide and/or procure temporary and specialist accommodation
- Allocation of social housing
- Disabled Facilities Grants
- Housing Benefit



Housing Service - Statutory Responsibilities

HOMELESSNESS - duties to assess an applicant's needs and to prevent and relieve homelessness; required to have a strategy

HOUSING ALLOCATIONS - required to have an allocation scheme determining priorities for the allocation of social/affordable housing

DISABLED FACILITIES GRANTS - a means tested grant designed to help meet the costs of adaptations to a property for a disabled occupant

PPP: PRIVATE SECTOR HOUSING ENFORCEMENT – standards, HMO licencing, tenancy fees and deposits, nuisance/ASB



SOME OTHER KEY HOUSING STAKEHOLDERS

- Housing associations/specialist providers
 - Bracknell stock transferred to Silva Homes (6,200 rental homes, 1,200 leasehold)
 - No 'Housing Revenue Account'
- Private Rented Sector landlords and agents (note new Build to Rent schemes)
- Developers
- Voluntary sector services
- Tenants associations

One in ten people live in a housing association home



Housing in Bracknell – Local Context

- Shortage of affordable homes in Bracknell and the south-east
- New town – low % pre 1944 dwellings vs England/SE; post 1964 build much higher
- Relatively young population but growth in older population forecast – over 85's to more than double by 2036
- House prices Bracknell vs UK:
Terraced £279k **vs.** £186k UK, £268k SE England
Semi-detached £363k **vs.** £216k, £339k SE England



Housing in Bracknell – Key Facts (Supply)

- **Housing Supply**

- Planning: Local Housing Need approx 615 dwellings per year
- 2019 – 2036 = 10,455 total need; provision already made for 9,086 dwellings
- 1,545 households on Housing Register, 1,208 high need
- Last 5 years: 426 new affordable homes delivered



Housing in Bracknell – Key Facts (Homelessness)

- **Homelessness**

- Top issues: family/friends exclusions and evictions from the private rented sector
- April – June 2019: 165 approaches for Housing advice
- Zero families in B&B, but 144 households in temporary accommodation (mainly self-contained homes)
- 19 rough sleepers in 2018 estimated headcount –

- **Housing Benefit**

- 5,780 HB & CTR cases
- HB only caseload of 4,144 - 2,501 working age, 1,643 pension age
- Processing times in top 25% of LAs

Housing in Bracknell – Key Facts (Improving Homes)

- 18/19 - 51 DFGs
- Home Energy
 - Nationally fuel poverty 10.9% households – Bracknell 2nd lowest nationally at 5.5%
 - Circa 2% rely on non-gas heating
 - BFC projects: e.g. Warfield Park gas and new boilers for 480 homes completed



The Council's Housing Strategy

The four strategic priorities identified in the last Housing Strategy were:

- supporting a vibrant housing market
- providing affordable housing
- providing the right homes for vulnerable people
- contributing to sustainable communities





The Council's Housing Strategy

Broadly most housing strategies cover:

- Housing supply and meeting future needs
- Making the best use of and improving existing stock and neighbourhoods
- Ensuring access to housing and support for households which are vulnerable and in need

The Council's Housing Strategy – the ingredients?

What makes a good strategy?

- Strong evidence base
- Know our local market/area
- More than bricks and mortar
- Partnership and involvement
- Clear goals
- Implementation plans



The Council's Housing Strategy – the future?

- What are the housing challenges facing the Council now and in the future?
- What is our vision and what should our strategic priorities be now?
- How can we overcome the challenges to achieving our vision?

