

South Ribble Borough Council

Consultation Feedback Report

Draft Housing Strategy and Draft Prevention of Homelessness and Rough Sleeping Strategy

Purpose and Background

South Ribble Borough Council carried out a period of public consultation on two new draft strategy documents as follows:

- Draft Housing Strategy 2020-2025
- Draft Prevention of Homelessness and Rough Sleeping Strategy 2020-2025

The consultation was undertaken to obtain views, comments and feedback from residents, organisations and interested parties to the new strategies and identified priorities.

Formal Consultation

Public consultation was initially undertaken for a 6 week period running from Fri 13 March until 5pm on Fri 24 April. However due to the evolving Covid-19 situation, the consultation period was extended for a further 4 weeks to maximise the opportunity to feed into the consultation and provide comment on the strategies. The extended period ran from Fri 24 April to Fri 22 May. The total period of consultation therefore ran for 10 weeks. An online survey was created using the Citizen Space platform which posed questions relating to each of the strategies and the priorities identified to deliver the strategies.

The survey and draft documents were made available on the Councils website and publicised through a press release, and a series of Facebook and Twitter posts.

Representations Received and Council’s Response

A total of 7 responses were received to the on-line survey. One additional response was received by a partner agency via email following the consultation deadline, given the pressures of Covid-19 this response was accepted and has been addressed. Each of the on-line survey responses can be viewed below, along with the Council’s response.

Draft Housing Strategy 2020-2025

The Draft Housing Strategy sets out the vision and priorities for housing in South Ribble over the next 5 years. The vision for the Draft Housing Strategy is:

By 2025 South Ribble will offer good quality, safe and secure housing that our current and future residents can afford to live in

The strategy identifies four overarching strategic housing priorities set to help achieve this vision:

1. Ensuring safe, secure, quality homes across all housing tenures that people can afford to live in
2. Enable the delivery of affordable housing and supporting a balanced housing market
3. Supporting people to remain independent and help improve health and wellbeing and quality of life in their own homes
4. Reducing and Preventing Homelessness

The following table sets out the consultation question, response received and the Councils response to comments received.

Question	Responses Received	Council Response
Do you agree with the priorities identified in the Housing Strategy?	Agree	The Council thanks all of those who responded and is pleased to see that the majority of responses either ‘strongly agree’ or ‘agree’ to the identified priorities.
	Strongly Agree	
	Agree	
	Strongly Agree	
	Agree	
	Strongly Agree	
	Strongly Disagree	

<p>Do you have any suggestions for any other priorities to be included in the Housing Strategy?</p>	<p>Supporting people with complex social needs, including anti social behaviour, to develop the personal & social skills</p>	<p>The Council is committed to ensuring that the homes available in South Ribble are of good quality and offer an affordable place to live for both current and future residents. A safe, secure place to live is essential to supporting the health and wellbeing of our residents. The strategic priorities aim to ensure that people who want to live in South Ribble can afford to rent or buy and the identified actions aim to increase the provision of affordable housing in the borough to meet need. The Council has an ambition to take direct steps to address this and intervene in the market but also intends to continue to work in partnership with our local Registered Providers and Homes England to build more affordable housing.</p> <p>The provision of homes for older and vulnerable people are a priority of this strategy and important part of the housing offer in South Ribble. This forms part of the <i>'Health and Wellbeing – Supporting people to remain independent and help improve health and wellbeing and quality of life in their own homes'</i> priority. South Ribble in partnership with neighbouring local authorities Chorley and Preston are in the process of reviewing the Central Lancashire Local Plan and as part of this process policies for new housing will be reviewed. Two new actions have been included within the strategy to capture this more clearly:</p> <ul style="list-style-type: none"> • Improve and increase the housing offer for older and vulnerable people in the borough • Explore options through the Local Plan review to develop and introduce specific policies to maximise the provision of
	<p>This is related to preventing homelessness but also includes the needs of the wider community, rather than focusing on individuals & families as a separate entity</p>	
	<p>Get private developers to build a percentage of bungalows on each estate, plus ensure all housing is accessible for all people ,old etc</p>	
	<p>Separated Fathers, as I was, are often overlooked and have a very difficult time securing housing that can accommodate both themselves and their Children for sleep overs. Temporary accommodation for 3-6 months would greatly assist all round and allow a much soother transition for divorcing families.</p>	
	<p>Homeless people are to put in priority with secured job available, creating more job for local people.</p> <p>In a long run that will pay off.</p>	
	<p>The area around Walton Park is becoming completely overdeveloped. The strategy is very woolly and does not make enough references to the utilisation of pre existing buildings and brown land for building. It is obvious that there is no intention of creating affordable housing as the majority of builds in this area are highly priced homes. The green space and open areas along old tram road are no longer enjoyable due to over crowding and cyclists speeding along to shave a few minutes off their guild wheel best time. I have lived here for 20 years and understand and was aware that more houses would be built on Walton Park but there has been no infrastructure to support the ever growing population. It is impossible to get off Carrwood Road in the morning which will be made worse when the new road opens. This planning strategy says many of the right things but does not appear to have substance especially how making residential areas more congested can reduce the carbon footprint. Add this to the reduced bus service- only one bus per hour on the heavily populated Walton Park estate. No</p>	

	shops within walking distance therefore requiring car travel. A shuttle bus to the park and ride would be something to help.	accessible, adaptable and wheelchair user housing where appropriate
Do you have any suggestions for any other actions to be included in the Housing Strategy?	<p>Build a homeless accommodation block</p> <p>Provide more job around for young unemployment, creating more facilities for youth to stay off the street causing mayhems.</p> <p>Spent more budget on getting kid off the street, doing work like clean street if or help elderly do shopping.</p> <p>If they are doing more for the community instead of causing problems mean the town will had more visitor or investor willing to come and spent/ opening new business.</p> <p>Don't over build on green spaces and ensure the infrastructure can environmentally sustain the new builds</p>	<p>The Council is committed to increasing the provision of affordable housing in the borough and as identified within the Prevention of Homelessness and Rough Sleeping Strategy will seek to make efficient use of temporary accommodation to meet the needs of clients needing to access the service.</p> <p>The new housing strategy will closely think to the new Central Lancashire Economic Regeneration Strategy. Some excellent support measures are in place supporting job growth and to support people in to work. The Council offers support to businesses, people considering a career change and young people through its Apprentice Factory and is keen to maximise opportunities for people to plan and grow their careers. As well as this, the Council understands the importance of growing and attracting skills to the labour market and through the Employment Skills Supplementary Planning Document has requirements in place for new development permissions to create an employment and skills plan demonstrate how they will create employment, develop skills and provide learning opportunities for careers in construction.</p> <p>The Strategy has been updated to reflect this and to provide stronger links to employment and the economy and two new actions have been included:</p> <ul style="list-style-type: none"> • Enable a balanced housing offer to support job-led growth • Maximise the boroughs jobs and skills offer through the Employment and Skills

		SPD and ensure local communities have access to careers advice and support they need to develop through the Apprentice Factory
Are there any additional comments you would like to make in relation to the Housing Strategy?	<p>The house strategy will never work as you will never made enough house affordable for everyone, so I would rather spent money on improving the whole community by helping the youth stay off drug or street.</p> <p>Spent more money on people who rough sleep is good but the idea need to be backed by a vision for the future.</p> <p>E.g budge/ priority Unemployment Drug problems Youth club (helping kid with problems) Homelessness (temporary living quarter) Job training for youth and unemployed More job centre/Army recruit office</p> <p>It is more beneficial if we spent the money wisely on these problems before we trying to improve the whole town like the improvement strategy consultation from WYG.</p> <p>It needs more clarity. It's so woolly I fear it is open to interpretation which in turn will not benefit residents.</p> <p>I have seen some beautiful and iconic buildings in Preston that could be turned into residential settings. Sold to individuals who have done nothing with them for years. Tighten up on planning and ensure your strategy is more specific to fulfill the aims which at present have little substance.</p> <p>The references to houses being built to greener standards- they are being built the same! No cutting edge green technology in the buildings going up on Walton Park are apparent.</p> <p>The increase in congestion and destruction of green space will not be compensated by planting a few trees. Houses now almost back onto the old tram road from Lostock hall right through to vernons which is also earmarked for houses. The house builds should have started at the old verson mill site</p>	<p>The Council thanks all of those that responded to the survey and provided additional comments. The Housing Strategy provides a number of key priorities which aim to address particular housing related issues within South Ribble and the Council agrees that this needs to be a part of a wider approach and vision. The Housing Strategy sits to underpin and support the Council's wider Corporate Plan and the actions identified to shape South Ribble as a place and community and also links closely to a number of other strategies and plans as identified within the draft document.</p> <p>The environmental challenge is a key concern for the Council and is one of the reasons why the Council declared a Climate Emergency in 2019 with the ambition to make the borough Carbon Neutral by 2030. Addressing the environmental sustainability of new homes is part of this challenge and work is underway to address this through the Local Plan review.</p> <p>The Council is also taking steps to directly address this through its first housing development in achieving environmentally friendly measures.</p>

	which is an obvious development site that lends itself well instead of devouring up all the green spaces.	
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Draft Prevention of Homelessness and Rough Sleeping Strategy

The Draft Prevention of Homelessness and Rough Sleeping Strategy sets out the vision and priorities for tackling homelessness and rough sleeping in South Ribble over the next 5 years. The vision for the Draft Housing Strategy is:

Reduce the number of homeless through developing a health and prevention focused approach

The strategy identifies four overarching strategic priorities to inform and focus the Councils approach to preventing homelessness during the lifetime of the strategy:

1. Reduce homelessness by increasing prevention
2. Working with landlords and suppliers of accommodation to enhance the housing offer available for temporary and longer-term options including intermediary and permanent housing
3. Improve health and wellbeing for all homeless applicants through effective and timely referral systems between services
4. Ensure that levels of rough sleeping remain low

Question	Responses Received	Council Response
Do you agree with the priorities identified in the Prevention of Homelessness and Rough Sleeping Strategy?	Agree Strongly Agree Agree Strongly Agree Agree Strongly Agree Not Answered	The Council thanks those who responded and have agreed with the priorities stated in the Strategy.
Do you have any suggestions for any other priorities to be included in the Strategy?	The priorities don't explicitly convey the needs of the community and social wellbeing. Focusing on individuals and individual families, without	The Strategy provides a number of key priorities which aim to address particular housing and homelessness related issues within South Ribble, and the Council agrees

	considering local communities, could be counterproductive. The asset of community needs to be utilised to ensure the community as a whole is supported and are supportive.	that this needs to be a part of a wider approach and vision. The Strategy supports the Council's wider Corporate Plan and the actions identified to shape South Ribble as a place and community and also links closely to a number of other strategies and plans as identified within the draft document.
Do you agree that the actions identified in the Action Plan are appropriate to help reduce and prevent homelessness in South Ribble?	Agree	The Council thanks those who responded and have agreed with the priorities stated in the Strategy.
	Agree	
	Agree	
	Strongly Agree	
	Agree	
	Not Answered	
Do you have any suggestions for any other actions to be included in the Action Plan?	Build a homeless development block e.g good flats	The Council has a range of temporary accommodation options available to meet its statutory duties. It is part of the action plan within the Strategy to keep this under review and work with other partners to consider other options.
	The provision of short term (up to 28 days) hostel type accommodation would mean there should be no involuntary rough sleepers.	
Are there any additional comments you would like to make in relation to the Strategy and/or Action Plan?	It would be helpful for the council to have a system of internal proof reading. There are a number of errors in the documents, including unfinished sentences.	Thank you for pointing this out the document will be reviewed and corrected. The term domestic violence will be amended.
	I like to point out the use of domestic violence is an old term it should now be domestic abuse	
	Great to see should excellent ideas and strategies discussed	