South Northamptonshire Council
Housing Strategy 2019-2022

A legacy for lasting communities
## Contents

Foreword
Introduction ............................................................................................................................................
Key Achievements ....................................................................................................................................
Strategic Context .................................................................................................................................
People and Place ....................................................................................................................................
Housing Strategy Priorities 2019 – 2022 ............................................................................................
Resources ..............................................................................................................................................
Consultation ............................................................................................................................................

### Appendices

- Appendix B – Summary of Strategic Context
- Appendix C – State of the District’s Housing Factsheets 2018
Foreword

Housing is about more than just bricks and mortar, it’s about creating a home. A home should be a place of sanctuary, a place of safety and stability where people can live as part of a wider supportive community.

It is important that we make the best use of existing housing; that empty homes are brought back into use and the right types of new housing are built in the right locations. By doing this we can ensure that young people can afford to stay in the area if they wish, that companies can continue to compete by attracting and retaining their workforce, and that housing is available and adaptable to meet the requirements of our ageing population.

We are going through a time of great change with the proposal of a new West Northamptonshire unitary council. This is at a very early stage and it is difficult at this point to outline exactly how this will develop and impact on services. However, we recognise that over the lifetime of this strategy the new working arrangements will present opportunities for sharing good practice, innovation and improving services to residents. We will work with the other West Northamptonshire local housing authorities to align the housing functions to deliver an effective and efficient service for the people who live and work in South Northamptonshire.

We cannot deliver an effective housing strategy on our own. This is reflected in the approach we have taken in the shaping of the vision, strategy and development of the action plan. It is imperative that we continue to make the best use of limited resources and that we continue to work effectively with partners to ensure our objectives are met and to deliver more together than we could ever do alone.

This strategy is a living document. The Strategy Action Plan sets out clear direction, key actions and timescales for the council and partners. Delivery of this strategy will be monitored regularly and the action plan will be updated to ensure the timely delivery of actions. This will help us to keep the strategy relevant to meeting the needs of South Northamptonshire residents.
1 Introduction

This Housing Strategy sets out South Northamptonshire Council’s (SNC) plans for the housing service for the period 2019-2022. Our previous Housing Strategy was a combined Housing and Homelessness Strategy for the period 2015-2018. This is a standalone Housing Strategy as we published a new Homelessness Strategy in July 2018, in recognition of the significant shift in homelessness legislation with the implementation of the Homelessness Reduction Act 2017 (HRAct).

Our 2019-2022 strategy has been shaped by national policy, local context and informed by data and information about our local housing market. A strong evidence base is essential to ensure that key strategic priorities and action plans are intelligence led. A key source of evidence for this housing strategy is our “State of the District’s Housing - Factsheets”. This strategy should be read in conjunction with these factsheets. Other evidence includes West Northamptonshire Strategic Housing Market Assessment (SHMA) Update 2011, data from our internal housing register, housing advice/homelessness and private sector housing databases and the West Northamptonshire Joint Core Strategy Local Plan Part 1.

This strategy also reflects the changing nature of local government in Northamptonshire. It is widely recognised that Northamptonshire County Council (NCC) has significant financial, cultural and governance problems which cannot be solved in isolation. Therefore, in March 2018 the Secretary of State for Housing, Communities and Local Government invited Northamptonshire local authorities to review local government in the county. All eight councils in Northamptonshire have worked together to develop and submit a proposal to the Secretary of State. It recommends the current two-tier system consisting of NCC and the seven District and Borough councils across the county are replaced by two unitary authorities, one covering North Northants and the other covering West Northants. The proposed new West Northants unitary council will cover the current South Northants, Daventry and Northampton districts, bringing together those three districts/borough authorities, along with the county council services delivered in those areas. The new unitary authorities are likely to come into existence on 1 April 2021. The work to create the new unitary authorities is at a very early stage and it is difficult at this point to outline exactly how this will develop and impact on services. However, we recognise that over the lifetime of this strategy the new working arrangements will present opportunities for sharing good practice, innovation and improving services to residents.

From doing in depth analysis of our evidence base, we have developed the following three strategic priorities:

- **Priority 1- Building the homes that people need and can afford to live in**
- **Priority 2- Enabling people to live settled lives**
- **Priority 3- Developing strong partnerships to provide housing services that meet residents’ needs**

Taking into account the level of change anticipated in national policy, the housing market, the local government sector and our communities we felt this housing strategy needed a degree of flexibility. The structure of the strategy is unlikely to change over the course of its life and will remain focused on the three key themes. But we will review regularly with the aim of producing an annual action plan which will enable us to respond to the changing environment. The action plan is attached at Appendix A.
2 Key Achievements

Our key housing achievements over the course of our 2015-2018 strategy include:

- 364 new affordable homes have been provided in the district; 203 rented properties (including 30 for social rent) and 161 shared ownership properties.
- We updated our Tenancy Strategy to reflect national legislation changes.
- We completed an Older Persons Housing and Support Needs Study with other Northamptonshire councils and NCC Adult Social Services team.
- We agreed working arrangements for the allocation of affordable housing on sites in the Northampton Related Development Area.
- We worked with Grand Union Housing Group and Northamptonshire Domestic Abuse Service to establish a new local refuge for women fleeing domestic violence.
- We introduced a Private Sector Leasing Scheme, to provide 10 additional units of self-contained temporary accommodation within the district for homeless households.
- We introduced new policies to enforce Minimum Energy Efficiency Standards in the private rented sector and Civil Penalties for certain housing offences. We have issued one Civil Penalty Notice to date.
- In 2018, 29 low income households were supported by Care and Repair (Northamptonshire) Ltd to maintain independence in the home or facilitate hospital discharge. We provide funding to this programme.
- We helped 156 disabled residents with Disabled Facilities Grants and a further 79 households through Assisted Maintenance Grants.
- We served 24 formal notices during 2017/18, including one Prohibition Notice and one Improvement Notice.
- We introduced an Empty Property Officer role and have brought 12 homes in the district back into use to date.
- We have improved working practices in line with the Homelessness Reduction Act with a focus on prevention. Early intervention has resulted in a reduction in the numbers of households in temporary accommodation, despite the number of approaches to the service remaining consistent.
3 Strategic Context

Legislation and policies at a national, regional and local level have an impact on the content and delivery of the housing strategy. There have been considerable changes to the national policy framework for both housing and planning since the last housing strategy document was produced in 2012. The key legislation and policies that relate to the housing strategy are listed below:

<table>
<thead>
<tr>
<th>National</th>
<th>Regional</th>
<th>Local</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Care Act 2014</td>
<td>West Northants Joint Core Strategy 2014 – 2029</td>
<td>South Northamptonshire Health and Wellbeing Blueprint</td>
</tr>
<tr>
<td>Housing and Planning Act 2016</td>
<td></td>
<td>SNC Homelessness Strategy 2018-2020</td>
</tr>
<tr>
<td>The Housing White Paper 2017 ‘Fixing our broken housing market’</td>
<td></td>
<td>SNC Tenancy Strategy 2017</td>
</tr>
<tr>
<td>The Homelessness Reduction Act 2017</td>
<td></td>
<td>SNC Housing Allocation Scheme 2018</td>
</tr>
<tr>
<td>The National Planning Policy Framework 2018</td>
<td></td>
<td>SNC Local Plan 2011 - 2029</td>
</tr>
<tr>
<td>The Social Housing Green Paper 2018</td>
<td></td>
<td></td>
</tr>
<tr>
<td>The Licensing of Houses in Multiple Occupation (Prescribed Description) (England) Order 2018</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

A summary of the key legislation and policies outlined above is in Appendix B.
4 South Northamptonshire – People & Place

South Northamptonshire lies at the southern-most edge of the East Midlands and is predominantly rural in character.

The district covers a large area of 245 square miles (27% of the area of the county), which includes 96 villages and 78 parishes. The two market towns of Brackley and Towcester are where access to services, facilities and employment opportunities are most readily available.

It’s a prosperous district with a skilled workforce, good education rates and low deprivation. We have a number of strong assets in the district, in particular Silverstone and its motorsport and high performance technology sector. We have a strong tourism sector, supporting local jobs and attracting investment.

Despite higher incomes, the higher property prices are still less affordable than other areas in the district, being almost eight and a half times the median gross income (8.24). Private rental prices in the district are also more expensive than all other districts in the county. Of the 38,902 dwellings in our district, 72% are owner occupied, 17% are private rented and 11% are social rented.

The current population of South Northamptonshire is estimated to be over 90,000, an increase on the 85,000 reported in the 2011 census. The majority of residents (74%) live in the rural areas and urban fringes of Northampton with the remainder (26%) in the two market towns.

While international migration is not a large driver of population change within our district, internal migration, from other districts within the UK, increased significantly from 512 people in 2016 to 1060 in 2017. This follows a trend of an increasing number of internal migrants over the last five years which may be affordability driven. The largest net increases of internal migrants in 2017 were from Milton Keynes (615) and Cherwell (326) where housing is often more expensive.

The rural nature of the district can be an attraction but it also brings its challenges. Areas of fuel poverty are concentrated in the rural areas of the district, which is also where dwellings tend to have a greater number of serious health and safety hazards. The average energy efficiency of dwellings in South Northamptonshire is worse than the average for England as a whole.

We have a greater proportion of people aged over 65 (20.4%) compared to the rest of the county (17.7%) and England (17.7%). This difference is projected to exaggerate over time and the older households are also concentrated in the more rural areas.

Sources of information and more detail can be found in our ‘State of the District’ fact sheets.
## 5 Housing Strategy Priorities

**Priority 1: Building the homes that people need and can afford to live in**

<table>
<thead>
<tr>
<th>Our objectives are to:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Understand and develop an evidence base of the full range of housing need in South Northants</td>
</tr>
<tr>
<td>1.2 Deliver a range of housing that meets the needs of people who live and work in South Northants</td>
</tr>
<tr>
<td>1.3 Work in partnership with planners, developers, RPs, and local communities to gain greater control over the delivery of housing, including new affordable housing</td>
</tr>
<tr>
<td>1.4 Maximise and make best use of financial assets and resources, both council and Registered Providers, to deliver housing that is affordable to people in South Northants</td>
</tr>
</tbody>
</table>

**Why is this important?**

- In 2017, South Northamptonshire had a population of just over 91,000. Just under three-quarters of households live in our villages with the remainder living in our two market towns.

- The West Northants SHMA assessed that between 2011-2029 a total of 5,600 new homes would be needed in the district, of which 46% need to be affordable housing.

- A minimum of 173 units of affordable housing per year are required to meet need. These should be 50% rented and 50% intermediate tenures.

- There has been a shortfall of 303 affordable homes delivered during the period 2013-18.

- The anticipated location of new affordable housing, between 2018-20, will be 28% in our villages and 72% in our market towns.

- As at January 2019, 242 households were on the council’s housing register, all with significant housing need.

- One third of households, the single largest cohort, on our housing register are single people.

- We have a very limited supply of shared accommodation, including Houses in Multiple Occupation in the district.

- Social rent is the only truly affordable housing option for some people in our district and there is a limited supply in South Northants.

- We have a higher proportion of owner occupied dwellings and a lower proportion of privately rented and of social rented dwellings than the average for England.
• Home ownership is out of reach for households on low and average incomes.

• The house prices of the cheapest 25% of properties for sale in our district are over 10 times the gross income of our lowest 25% of paid workers.

• Private rental prices in our district are significantly more expensive than private rent levels in all other districts in the county.

• We need to respond to demand for a range of housing tenures, including social rent, affordable rent, private rent, intermediate products and open market sale.

• There is a greater proportion of older households in our district compared to the rest of the county and England. The difference is projected to increase over time.

• Suitable retirement housing and specialist ‘Extra Care’ accommodation for sale and/or shared ownership is needed to meet increasing demand.

• One new Extra Care scheme is needed in our district over the next five years.

**What we plan to do**

1.1 **Understand and develop an evidence base of the full range of housing need in South Northants**

• Improve our housing market intelligence to ensure new affordable housing delivery meets the needs of South Northants residents.

• Work with parish councils, community groups and residents to identify and respond to housing needs in rural areas.

1.2 **Deliver a range of housing that meets the needs of people who live and work in South Northants**

• Work with planning colleagues to diversify the provision of affordable housing available in South Northants.

• Improve our relationships with private rented sector providers to increase innovation and support development of the market.

• Increase the delivery of affordable housing across South Northants to meet identified need.

• Maximise funding opportunities into the district by working with Homes England

• Increase the supply and uptake of affordable housing for employees of key employers in South Northants.
1.3 **Work in partnership with planners, RPs, and local communities to gain greater control over the delivery of housing, including new affordable housing**

- Continue to seek the maximum amount of affordable housing when negotiating with developers on new schemes.
- Take a proactive approach to working with RPs to encourage them to come forward with land-led development proposals.
- Work with planning to influence development based on evidenced need.
- Develop options to help deliver housing needs for older people and specialist housing.
- Support the delivery of new build adapted bungalows as part of mixed and balanced communities.
- Support local residents to engage in the Neighbourhood Planning process to influence housing development in their communities.
- Ensure West Northants is a ‘development friendly’ district and attracts investment.
- Support South Northants residents to engage in the Neighbourhood Planning process to influence housing development in their communities.

1.4 **Maximise and make best use of assets and resources, both council and Registered Providers, to deliver housing that is affordable to people in South Northants**

- Identify land and property in our ownership that can be considered for the development of affordable homes for people with a connection to South Northants.
- Invest commuted sums (prior to LGR) to support RP partners to deliver additional affordable homes for people with a connection to South Northants.
- Raise the profile of our affordable housing needs and ambitions with Homes England in order to maximise the amount of funding we can access from the Shared Ownership and Affordable Housing Programme 2016-21.
Priority 2: Enabling people to live settled lives

Our objectives are to:

2.1 Improve the energy efficiency of the housing stock and reduce fuel poverty for low income households
2.2 Support residents to have a suitable home where they can live independently
2.3 Ensure the efficient use of the housing stock and maximise opportunities to meet housing needs
2.4 Improve the quality of new homes and the existing housing stock
2.5 Prevent and tackle homelessness and rough sleeping
2.6 Improve residents’ awareness of the range of housing and related services available in South Northants
2.7 Demonstrate a corporate commitment to sustainable, healthy and thriving communities.

Why is this important?

- 11.7% of private dwellings in our district are estimated to have an Energy Performance Certificate (EPC) rating below E – this is lower than the rating (6.5%) for England as a whole.

- An estimated 18% (6,127 dwellings) of owner occupied and private rented dwellings have a serious health hazard as defined by the Housing Health and Safety Rating System. Higher levels of serious hazards exist in properties in the more rural areas.

- Numbers of enquiries for Disabled Facility Grants (DFGs) made via NCC have fallen each year since 2014 other than for 2017/18 and there has been a marked reduction in the number of enquiries regarding DFGs made directly to the Council.

- It is estimated that 10% of all households (over 2416 owner-occupied households and 973 private rented households) experience fuel poverty, which is slightly lower than the national average of 11% of households. The highest concentrations of fuel poverty are in the rural areas of our district.

- During 2018 approximately 200 properties in the district had been empty for more than six months, with approximately 100 empty for over a year.

- There are only two known premises in the district that require an HMO licence, both of which have been licensed. One licensee is in the process of re-licensing and a further 5 applications have been received following the changes in licensing legislation.

- The number of residents in Northamptonshire aged 64+ with long term illness that limit daily activity, are predicted to rise by 46% from 61,136 to 89,184 by 2030.

- In our district, 75% of those aged 75+ are homeowners; 18% live in social housing and 7% are privately renting/living rent free.

- Older households are concentrated in the more rural areas.
• The number of reported domestic abuse incidents in our district over the past five years has doubled from 173 (March 2012) to 360 (December 2017).

• Just under half of households on our housing register are in employment. Those in employment are unlikely to be able to afford social housing in the district let at Affordable rent without additional support.

• The district is going through a period of growth, with this increase we must ensure the community infrastructure is in place to support sustainable communities.

What we will do

2.1 Improve the energy efficiency of the housing stock and reduce fuel poverty for low income households
• Increase awareness of council services and initiatives in relation to warm homes and energy efficiency.

2.2 Support residents to have a suitable home where they can live independently
• Continue to support and meet the demand for adaptations to assist older and disabled people to remain living independently in their own homes.
• Support people to stay in their own homes by exploring assistive technology
• Support people seeking housing advice to access employment opportunities and training to improve their financial and job security.

2.3. Ensure the efficient use of the housing stock and maximise opportunities to meet housing needs
• Ensure the number of empty homes in the district remain at a low level.

2.4 Improve the quality of new homes and the existing housing stock
• Improve conditions in the private rented sector by implementing actions arising from HMO licensing responsibilities; our formal and informal enforcement interventions; and our grant and loan work
• Take a leadership role to demonstrate that increased standards in new build housing are deliverable
• Improve conditions for vulnerable older home owners by promoting council initiatives, grants and loans
• Take a leadership role to demonstrate that increased standards in new build housing are deliverable

2.5 Prevent and tackle homelessness and rough sleeping
• Prevent and reduce homelessness in line with the homelessness strategy
2.6 Improve residents’ awareness of the range of housing and related services available in South Northants

- Increase awareness of the range of housing services/options available to landlords, tenants and home owners and the wider community
- Improve awareness of what is affordable housing and how it can be accessed

2.7 Demonstrate a corporate commitment to sustainable, healthy and thriving communities

- Adopt a corporate approach to commissioning services to support sustainable communities
- Support healthy place making and promote health and wellbeing through housing activity.
Priority 3: Developing strong partnerships to provide housing services that meet residents’ needs

Our objectives are to:

| 3.1 | Ensure we provide an effective, efficient and legal housing service as we become a unitary council |
| 3.2 | Maintain good quality housing services that meet the needs of South Northamptonshire’s residents |
| 3.3 | Work in partnership with Adult Social Care, Children’s Services and the health sector to develop efficient high quality integrated services for people in South Northants |
| 3.4 | Work with RPs committed to meeting the housing needs of residents and delivering sustainable, thriving communities. |

Why this is important

- There is a reorganisation of local government in Northamptonshire.
- It is proposed there will be a new unitary authority covering the current South Northants, Daventry and Northampton areas, bringing together these three districts and borough authorities, along with half the County Council.
- It is anticipated the proposed new authority will ‘go live’ on Wednesday 1st April 2020.
- The threshold to join our housing register is high. This is demonstrated by almost half of households on the register considered urgent or high priority.
- DDC and NBC use Choice Based Lettings allocations schemes, while we still use a traditional allocations approach at SNC.
- People requiring disabled adaptations wait on average more than 56 days for an Occupational Therapist assessment before they can apply for a Disabled Facilities Grant.
- There are 1400 hospital bed spaces available across Northamptonshire. An average of 60 bed spaces are used by patients who are ready to be discharged. Delays could be for a variety of reasons including housing.
- There is an evidenced need for a diverse range of supported housing for people including those with learning disabilities, physical disabilities and complex mental health issues.

What we will do

3.1 Ensure we provide an effective, efficient and legal housing service as we become a unitary council

- Work with other Northamptonshire local housing authorities to ensure we identify opportunities for transformation to deliver effective and efficient services
• Work with other West Northamptonshire local housing authorities to align the housing functions
• Identify opportunities for improved services and outcomes for South Northants residents.

3.2 Maintain good quality housing services that meet the needs of South Northamptonshire’s residents

• Ensure the Housing Allocations scheme meets South Northants residents’ needs.
• Monitor key data on the housing needs of South Northants residents and influence the design of housing services in the new unitary council

3.3 Work in partnership with Adult Social Care, Children’s Services and the health sector to develop efficient high quality integrated services for people in South Northants

• Work in partnership with Adult Social Care, Children’s Services and the health sector to enable people to be independent and healthy in their home.

3.4 Work with RPs committed to meeting the housing needs of residents and delivering sustainable, thriving communities.

• Improve the framework of engagement with RP partners.
• Strengthen relationships with key RP partners.
6 Resources

The resources available to deliver the housing strategy in South Northamptonshire are as follows:

**Council Resources**

**Staff Resources** - The main staff resource is the Housing Team, this consists of:

1 Housing Services Manager

**The Housing Team**

1 Housing Team Leader
1 Senior Housing Officer
3 Housing Options Officers
1 Private Sector Lettings Officer (fixed term contract)
1 Accommodation Officer
1 Tenancy Support Officer
1 Housing Officer
1 Assistant Housing Officer
1 Strategic Housing Officer
1 Homelessness Strategy Officer

**The Private Sector Housing Team**

1 Private Sector Housing Team Leader
2 Environmental Health Technical Officer
1 Technical Support Officer
1 Technical Support Officer (part time and fixed term to September 2019)
1 Empty Homes Officer (shared post with Cherwell District Council)

We will draw on officer time and expertise from other teams within the council as well, including Planning Policy and Development Management, Transformation Team, Property and Investment Team and Communities Team. We will also consider the potential for council-owned land and other assets to be used to help meet local housing needs.

**Commuted Sums** - Off-site contributions in lieu of affordable housing are provided by developers in exceptional circumstances where affordable housing is not provided on site. In these circumstances developers are required to pay a commuted sum which can then be used as an additional source of funding for affordable housing delivery.

**New Homes Bonus** - New Homes Bonus (NHB) is a grant paid by Central Government to local authorities to incentivise housing growth in their areas. Under the scheme Central Government matches the council tax raised on new build homes, conversions and long term empty homes brought back into use. The development of each additional affordable home attracts an enhancement of £350 per annum (over the period which the NHB is payable). Local authorities are not obliged to use the funding for housing development. However, at South Northamptonshire Council the enhanced payment element is set aside and made available specifically to use on housing posts, projects and services (across the whole housing service). Currently some of these monies are used to fund the following:

- In-house Tenancy Support Worker
- Private Sector Lettings Officer
- Personal Transitions Service – coaching service for housing customers provided by Mayday Trust
A contribution towards Daventry Contact’s furniture recycling project to enable full access to the service for South Northamptonshire residents accessing assistance from the Council's Housing Team

As at 1 April 2019 the status of the fund of NHB monies set aside for housing was as follows:

<table>
<thead>
<tr>
<th>Balance as at 1 April 2018</th>
<th>£</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total financial commitment against budget for 2018/19</td>
<td>£277,000</td>
</tr>
<tr>
<td>Total financial commitment against budget for 2019/20</td>
<td>£131,500</td>
</tr>
<tr>
<td>Available budget for housing posts/projects/initiatives</td>
<td>£145,500</td>
</tr>
</tbody>
</table>

Private Sector Housing Grants and Loans
The Council received funding of £389,025 from the Better Care Fund (a programme seeking to join up health and care services) for 2018/19 and expects a similar or increased level of funding in future years; this funding is used to provide ‘Mandatory Disabled Facilities Grants’ and two newly developed discretionary disabled facilities grants to assist in difficult cases. Alongside this, the Council made available £50k in 2018-19 in the form of a discretionary ‘Emergency Assistance Grant’ to help vulnerable residents in situations of emergency, such as heating failure in cold weather, when other forms of financial assistance are unavailable; we expect to continue to provide this assistance in the coming year. In addition to grants, the Council offers a loan facility, through Flexible Home Improvement Loans Limited, to homeowners wishing to undertake improvements and repairs to their homes. The type of loans on offer will be reviewed during 2019/20.

An additional budget of £50k will be used over the next three years as our contribution to works principally funded through the Warm Homes Project. The project will help fuel poor private residents install gas central heating to wholly electrically heated homes within the district.

Partners’ Resources
In order to enable the delivery of new affordable housing we work in partnership with registered providers, who use their staff time to facilitate new development and invest their own financial resources to fund new build affordable housing. They also provide resources such as staff time to manage housing stock in our district and staff time and financial investment in community development activities.

Homes England Funding
In April 2016 bidding was opened to the Homes England Shared Ownership and Affordable Homes Programme (SOAHP) 2016 to 2021. Initial allocations of capital grant for new affordable housing schemes were announced in January 2017 but this did not allocate the total budget, with £1.3 billion remaining available. This is being allocated through Continuous Market Engagement together with a share of the £1.4 billion announced in the Autumn Statement for new affordable homes outside London. In addition, in June 2018, an addendum to the SOAHP prospectus was published. This addendum invited bids against the available funding for a range of housing tenures, including social rent, which had previously not been funded.

Other Funding
There are additional sources of funding allocated to the council specifically for homeless work. These include:

Homelessness Prevention Grant - Central Government gives local housing authorities funding for homelessness prevention work (Homelessness Prevention Grant) within the
council’s wider local government settlement. The funding received by this council forms part of the operational budget of the Housing Options Team, supporting a range of community and voluntary sector groups to provide services within the district that are focused on supporting the prevention of homelessness. The Homelessness Prevention Grant allocation for South Northamptonshire Council is as follows:

<table>
<thead>
<tr>
<th>Homelessness Prevention Grant</th>
<th>2017/18</th>
<th>2018/19</th>
<th>2019/20</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>£64,533</td>
<td>£64,733</td>
<td>£65,057</td>
</tr>
</tbody>
</table>

**Flexible Homelessness Support Grant** - The Ministry of Housing, Communities and Local Government (MHCLG) also provides Flexible Homelessness Support Grant (FHSG) to local housing authorities. FHSG is paid to local housing authorities as a grant and can be used in any way a local authority sees fit, to better manage temporary accommodation pressures. The grant is ring-fenced for activities to prevent and deal with homelessness. The FHSG allocation for South Northamptonshire Council is:

<table>
<thead>
<tr>
<th>Flexible Homelessness Support Grant Allocation</th>
<th>2017/18</th>
<th>2018/19</th>
<th>2019/20</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>£47,067</td>
<td>£50,047</td>
<td>£113,294</td>
</tr>
</tbody>
</table>

**Homelessness Reduction Act: New Burdens Funding** - The government is providing funding to local authorities to help meet the new burdens costs associated with the additional duties contained within the Homelessness Reduction Act 2017. The local authority allocations cover: 2017/18; 2018/19; and 2019/20 and South Northamptonshire Council will receive the following:

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>£8,252</td>
<td>£7,559</td>
<td>£9,747</td>
<td>£25,557</td>
</tr>
</tbody>
</table>

South Northamptonshire Council did not utilise the Homelessness Reduction Act New Burdens Funding for 2017/18 but has rolled this funding forward into 2018/19 so that the monies can be spent in line with the priorities within the new homelessness strategy.

In addition, to the above, all local housing authorities were allocated £9,200 as a one-off payment towards new ICT costs in relation to the new legislation. We used this money to pay for new homelessness ICT software (Housing Jigsaw).
7 Consultation

Public consultation on the Housing Strategy, Action Plan and appendices took place over four weeks from 17 April 2019 until the 15 May 2019. This took the form of a stakeholder event, a staff drop-in, a web based questionnaire and the ability to comment via social media and emails.

Prior to the consultation we held two consultation events with Elected Members and our Portfolio Holder in January and February 2019, and have consulted widely with internal stakeholders and registered provider partners on the production of this final document.

We continued to consult with partners as the strategy was being developed. Specific partners have also been consulted, contributed data and verified findings as relevant.

Comments

We welcome any comments or queries about this strategy. Please send them to:

Housing Team
South Northamptonshire Council
The Forum
Moat Lane
Towcester
NN12 6AD

Email: housingstrategy@southnorthants.gov.uk