

Housing and Homelessness Strategy 2023-2027 – Consultation Responses

Representor	Summary of Representation	Council Response
Staffordshire County Council – Public Health and Prevention	<p>Strategy looks to be very positive and particularly linking in with partners in Public Health to support those people that may be more vulnerable.</p> <p>Happy to be involved in looking at how we can further support those individuals who are homeless/sofa surfing or at risk of homelessness where issues are linked to alcohol/drug use. This is a cohort that often goes around and around through services without a joined up collaborative approach.</p>	<p>Comments noted. The Council would welcome the opportunity for a joined up approach to working and will look to set up a meeting to discuss further.</p> <p>No changes to strategy proposed.</p>
Councillor Diane Holmes	<p>Would like to see a firm commitment to the housing of local people primarily.</p> <p>Too many residents have managed to transfer from other locations whilst also know of local applicants who have been ignored.</p>	<p>The Council’s Local Plan affordable housing policies are strategic in nature, set to meet the districtwide need for affordable housing. As such, the Council is only able to secure properties for South Staffordshire residents, rather than specific parishes or villages within the district. In addition to this, the Council must include fallback provisions within relevant Section 106 agreements to allow lettings to those in affordable housing need outside the district (after a period of marketing) in order to support the financial viability of Registered Providers of affordable housing i.e. it is a financial risk for them to have void properties for long periods of time.</p> <p>The Council is developing a new Allocations Policy which is stricter in terms of entry onto the waiting list, requiring a longer residency in or local connection to South Staffordshire and also able to demonstrate a housing need.</p> <p>Notwithstanding the above, Parish Councils are able to address local affordable housing need through the Council’s rural exception site policy. The Council is happy to work</p>

		<p>closely with any Parish Council to arrange a Parish Need Survey to assess local affordable need and explore site options for delivery of affordable homes on a rural exception site, which are then reserved solely for those with a local connection to the parish.</p> <p>The strategy has been amended to confirm the Council will support those Parish Councils that wish to explore local affordable housing need and the potential for a rural exception site.</p>
Cannock Chase Council	<p>Support for strategy structure - concise on the local and national context and plenty of detail on the priorities and objectives.</p> <p>Cannock Chase Council still including rough sleeping in strategy title with a little focus on dealing with it in Cannock Chase. Mainly because Government set the requirement to re-badge homelessness strategies as homelessness and rough sleeping strategies as part of their 2018 Rough Sleeping Strategy. They have subsequently released a new strategy last month, can't find this requirement again, however last time it followed in a separate delivery plan, so something could follow. May be something to consider, even to just include a bit more reference to rough sleeping.</p>	<p>Comments noted. Additional information relating to rough sleeping has been added to the strategy.</p>
Lapley, Stretton and Wheaton Aston Parish Council	<p>LSWA PC identifies a need for more housing association houses rather than private rentals as it is in increasing the prices and making homes unaffordable. The prices of new homes within the parish are still high for the district and is excluding younger families to buy in the parish and stay near family.</p>	<p>The Council recognises the issues around affordability across the district, including in this parish. The draft strategy confirms the need for more affordable housing (Priority 1), in response to rising house prices.</p> <p>Rural exception sites are an excellent tool for providing affordable housing for local people, particularly to allow young families to remain in the parish they grew up in and</p>

		<p>stay near to family. The Council will be happy to support the Parish Council in exploring this further, initially through a Parish Need Survey to assess local affordable housing need. Subsequently, if the Parish Council wish to, they can then consider site options to deliver affordable homes on a rural exception site, which are then reserved solely for those with a local connection to the parish.</p> <p>The strategy has been amended to confirm the Council will support those Parish Councils that wish to explore local affordable housing need and the potential for a rural exception site.</p>
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