



Housing Strategy 2021-2026 Consultation Report

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Introduction

The Royal Borough of Windsor and Maidenhead's Housing Strategy 2021-2026: Creating a Borough of Opportunity and Innovation sets out our plans to increase the supply of affordable and private sector housing, improve accommodation standards in all housing sectors and ensure that support is available in maintaining suitable, quality accommodation for those who need extra support. To this end our Housing Strategy is based around three core objectives, each with a number of specified commitments, and a robust action plan that will be regularly monitored and updated through the 2021-2026 period.

The Housing Strategy 2021-2026 is a high-level plan that sets the course for our services to develop in partnership in the coming years, whilst drilling down into those priorities to provide a detailed roadmap that will enable us to achieve our aims. It sets out our vision for housing, with inclusive actions which the Council and partners will deliver, and which are designed to ensure we meet the housing aspirations of our residents.

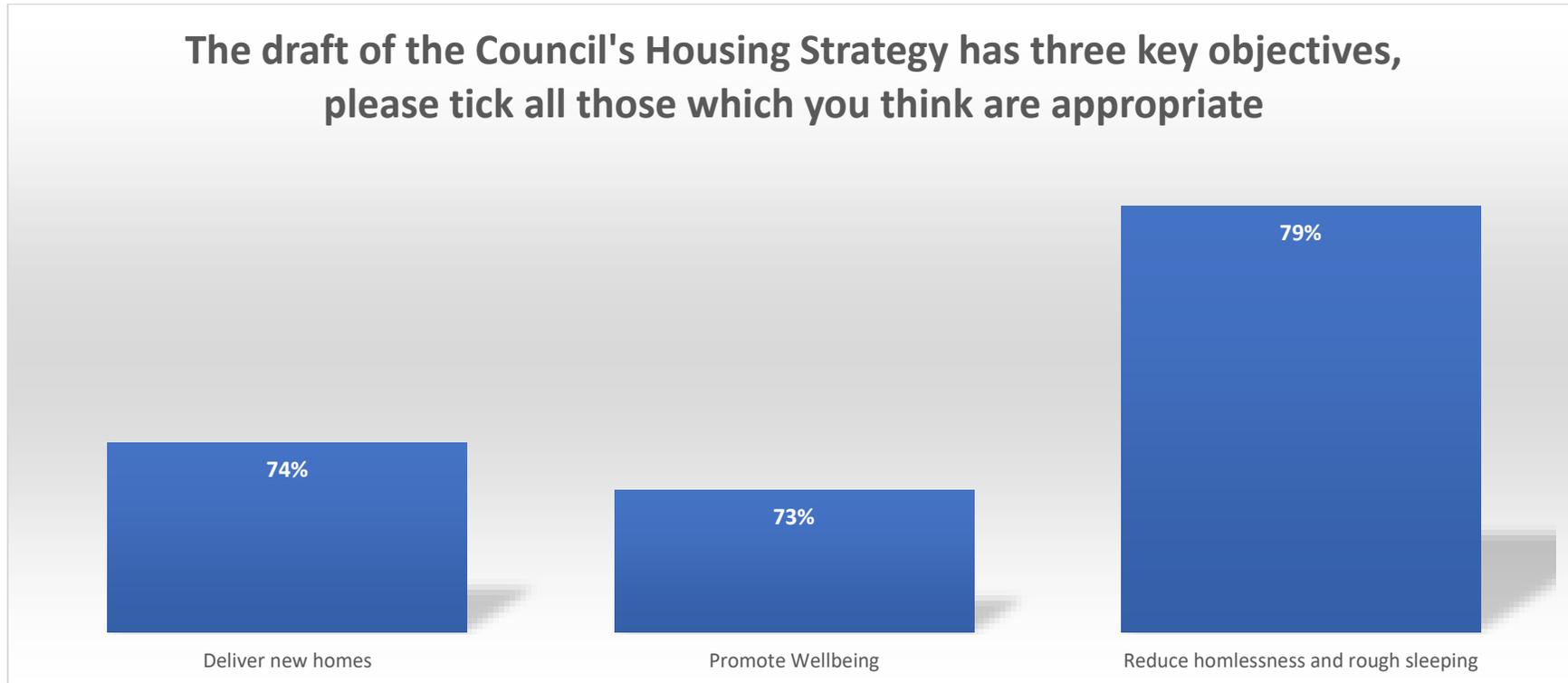
The Housing Strategy 2021- 2026 has been consulted upon twice; firstly with internal staff, Members and partner agencies and then with the public to ensure that everyone who lives or works in The Royal Borough has had the opportunity to have their say on the plans that we set out.

A total of 182 consultation responses were received, reviewed and contributed towards the final draft of the Strategy. This report contains statistical data to give an overview of all of the consultation feedback, along with some detailed contributions which demonstrate how the Strategy has developed through the consultation process.

Objectives

“The draft of the Council’s Housing Strategy has three key objectives, please tick all of those that you think are appropriate”

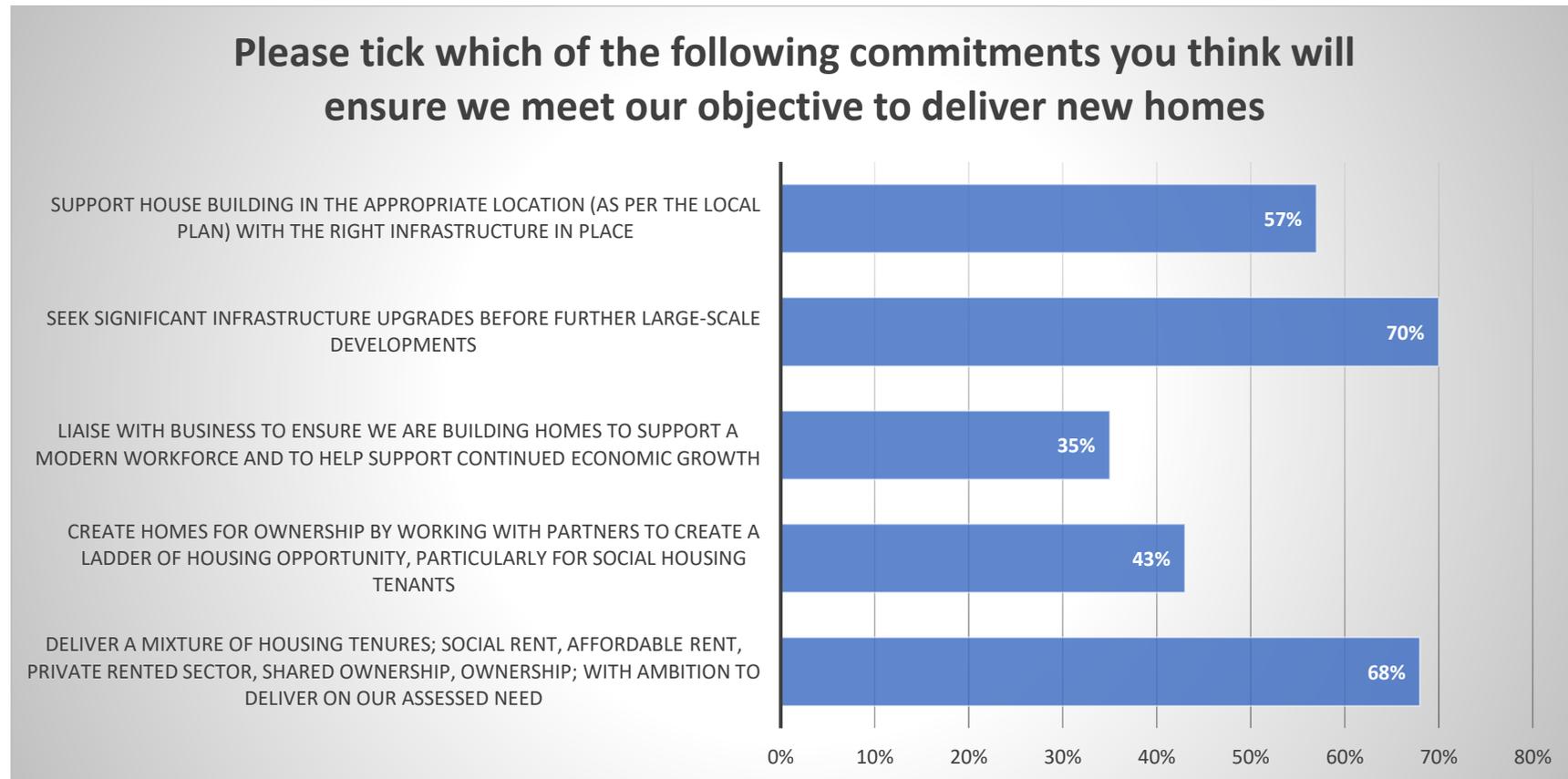
180/180 respondents answered this question.



Deliver new homes commitments

“Please tick which of the following commitments you think will help us to meet our objective to deliver new homes”

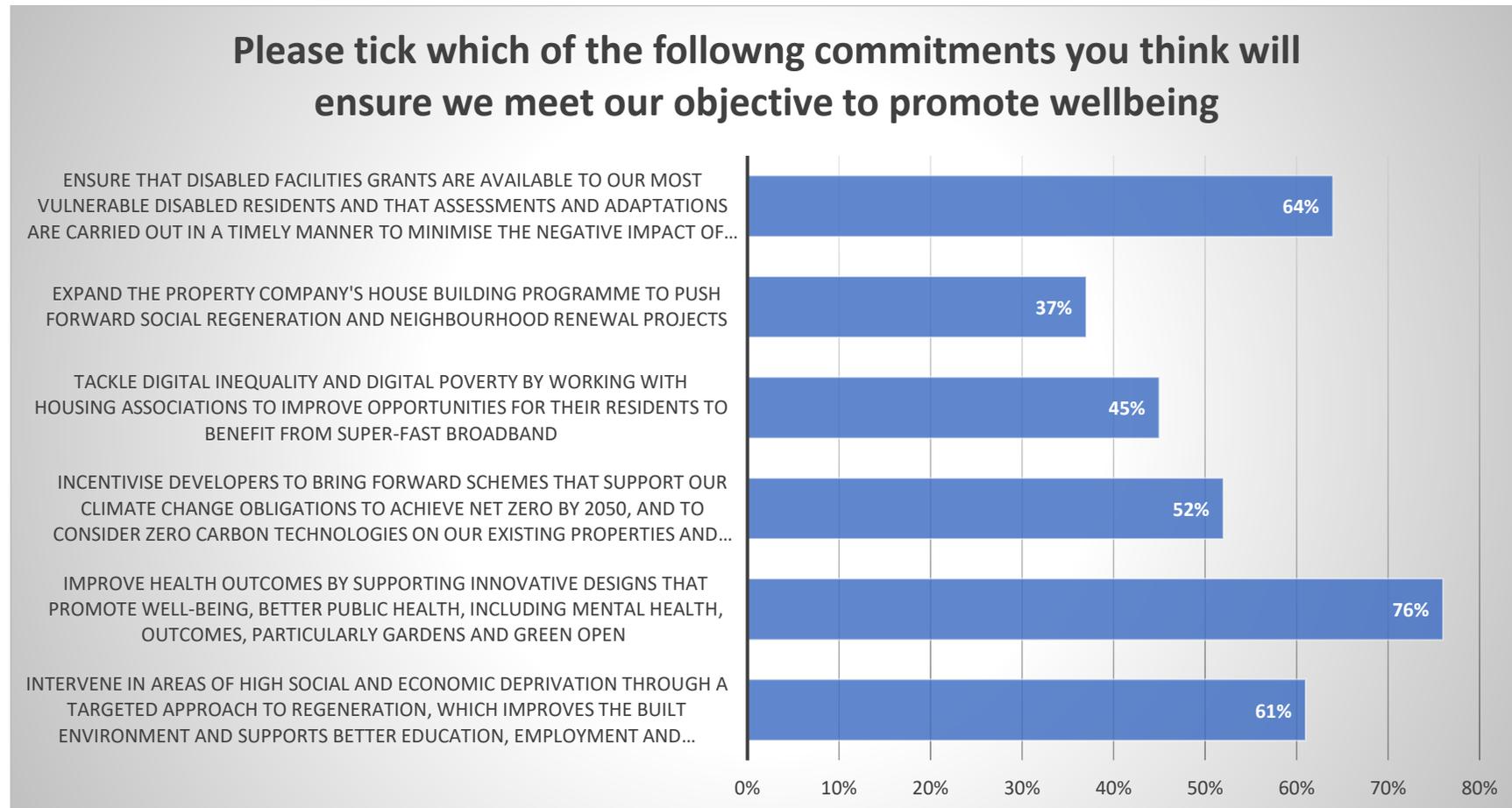
176/180 respondents answered this question.



Promote wellbeing commitments

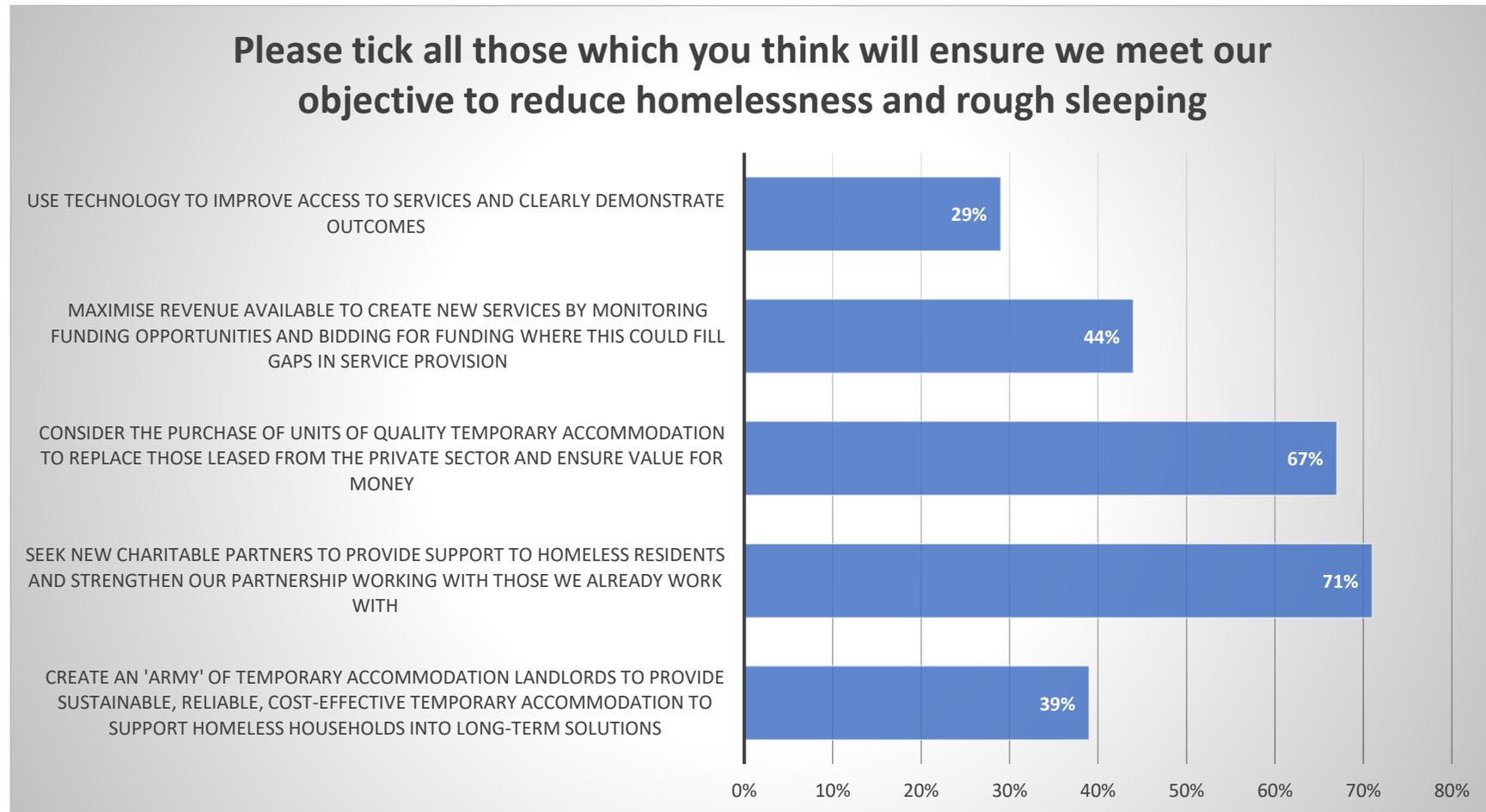
“Please tick which of the following commitments you think will ensure we meet our objective to promote wellbeing”

176/180 respondents answered this question.



Reduce homelessness and rough sleeping objectives

“Please tick which of the following commitments you think will ensure we meet our objective to reduce homelessness and rough sleeping”



Detailed contributions and amendments

Alongside the specific questions that we asked about the objectives and commitments within our Housing Strategy, we also asked consultees if there were additional comments which they would like to make following each of the questions.

The following extracts are some of these additional comments made by respondents and the updates made to the Housing Strategy as a result.

Examples

These are listed below in the table.

Examples Respondents said they would like	Action taken
<p><i>“More affordable housing, also more housing that can easily be adapted for disabled people or the elderly, providing homes for a lifetime”</i></p> <p><i>“New homes need to have greater space to allow for home working”</i></p>	<p>We changed Commitment 1 from:</p> <p>Deliver a mixture of housing tenures; social rent, affordable rent, private rented sector, shared ownership, ownership; with ambition to deliver on our assessed need</p> <p>to</p> <p>Deliver a mixture of housing tenures; social rent, affordable rent, private rented sector, shared ownership, ownership; maximising developments which deliver appropriate homes and adaptable spaces to suit the modern workforce, with ambition to deliver on our assessed need.</p>
<p><i>“A new commitment would be to pro-actively tackle empty housing in the borough, with a goal that no home sits empty for more than six months”</i></p> <p><i>“Ensure that we make the best use of empty properties”</i></p> <p><i>“Consider the approach the Council takes to second homes in the Borough”</i></p>	<p>We added in an action:</p> <p>To refresh the empty property strategy to ensure all properties of all tenures are brought back into use where possible, also considering the approach to second homes.</p>

<p><i>“Work with all landlords to ensure that rental properties meet appropriate standards. The Objective could be to promote the highest standards for rental properties”</i></p> <p><i>“Create an accredited landlord scheme to show landlords what safe, secure & sustainable accommodation looks like”</i></p>	<p>We added in a new commitment:</p> <p>Work with private sector landlords to improve accommodation standards in the private rented sector, including the provision of appropriate guidance.</p> <p>and action:</p> <p>To develop an offer to landlords to support utilisation of the private rented sector and drive-up standards.</p>
<p><i>“Give proper consideration to gypsy and traveller issues”</i></p> <p><i>“Consider the unequal distribution of gypsies across the Borough”</i></p>	<p>We added in a new commitment:</p> <p>Assess the needs of Gypsy and Traveller communities within the Borough and seek appropriate sites to increase supply and support sustainable communities.</p>
<p><i>“Commitments to air quality concerns around the Borough and particularly near proposed locations for housing. The high levels on congestion on the A308 is of particular concern in this regard”</i></p> <p><i>“Given the overcrowded and polluted roads we already have it is important that any housing deal element takes this into account”</i></p>	<p>We added in an action:</p> <p>To give due regard to levels of air pollution surrounding proposed developments close to busy roads following the recent ruling related to air pollution in Lewisham, in order to provide safe homes for our communities.</p>