

Hart District Council Housing Strategy 2026-31 Consultation

Good afternoon,

Hart District Council is working on an updated 5-year Housing Strategy. This will cover the Council's priority areas and actions for affordable and private rented housing, for the next 5 years.

As a valued stakeholder and partner, we would like to invite you to complete a short questionnaire to help us confirm whether the objectives and actions we've identified align with what you and your organisation consider important.

The survey should only take 5-10 minutes, and your input is extremely valuable to us.

We would appreciate you taking the time to complete this short survey and returning your reply no later than Tuesday 14th October.

Many Thanks.

 required

Hart District Council Housing Strategy 2026-31

Key Objectives for 2026 -31:

Objective 1: Maximising the supply of high-quality new affordable housing to meet local needs

Objective 2: Making the best use of the private rented sector, and new and existing affordable housing

Objective 3: Working in partnership to create sustainable, energy efficient and healthier communities

1. Do you think we have effectively identified the key objectives and themes for the Housing Strategy? *

Yes

No

2. Do you think there are other objectives or themes that we could include?

*

No

Yes

3. If so, please state what they are and why they should be included.

Key Objectives and Actions 2026-31

Objective 1:

Maximising the supply of high-quality new affordable housing to meet local needs

Hart aims to provide a range of affordable housing options to meet the varying needs and requirements of our residents. This can include low-cost home ownership options, such as shared ownership, as well as rented affordable housing, with the priority being on the provision of social rented homes.

A proportion of the homes should also be suitable to meet the needs of residents requiring adaptations and be designed in such a way as to enable people to live in their homes through different stages of their lives.

With Hart having many rural areas and small villages it is important to support Parish Councils and residents to bring forward affordable rural housing and ensure that villages can continue to thrive.

4. Do you think we should include any other areas under this objective ? *

No

Yes

5. If yes, what do you suggest we should include?

Proposed Actions for Objective 1:

1. Utilise housing capital reserves and funding opportunities to support the provision of affordable housing to meet residents' needs, e.g. larger homes, accessible homes and rural homes.
2. Promote and support the delivery of social rent in accordance with the Affordable Housing Supplementary Housing Document (SPD).
3. Work with partners to deliver new affordable housing of the design, size, type, and tenure to meet identified local needs.
4. Enable and support the delivery of Rural Exception Sites (RES) across the district.
5. Explore opportunities to develop new affordable homes on Council and Housing Association owned land.
6. Promote and support the design and provision of Building Regulations Part M4(2) and M4 (3) homes to meet needs on the housing register.
7. Actively seek the delivery of larger social rented affordable homes e.g. 4 bed+ to meet needs on the housing register.
8. Support the delivery of Hart's Local Plan and the affordable housing policies.

6. Do you think we have identified the key areas to take forward as actions? *

- Yes
- No

7. Please select the three actions you believe are most important. *

Please select 3 options.

- Utilise housing capital reserves and funding opportunities to support the provision of affordable housing to meet residents' needs, e.g. larger homes, accessible homes and rural homes.
- Promote and support the delivery of social rent in accordance with the Affordable Housing Supplementary Housing Document (SPD).
- Work with partners to deliver new affordable housing of the design, size, type, and tenure to meet identified local needs.
- Enable and support the delivery of Rural Exception Sites (RES) across the district.
- Explore opportunities to develop new affordable homes on Council and Housing Association owned land.
- Promote and support the design and provision of Building Regulations Part M4(2) and M4 (3) homes to meet needs on the housing register.
- Actively seek the delivery of larger social rented affordable homes e.g. 4 bed+ to meet needs on the housing register.
- Support the delivery of Hart's Local Plan and the affordable housing policies.

8. Do you think there are other actions that we could include? *

- No
- Yes

9. If so, please advise what additional actions should be included and why.

Objective 2

Making the best use of the private rented sector, and new and existing affordable housing

It's of real importance to the Council that that homes are safe and well-maintained by landlords, whether that be private sector or affordable housing providers, and that residents can remain in their homes throughout the different stages in their lives. Homes should be a good standard, size and adaptable to change as household demands change.

We will work with our partners to ensure that areas requiring regeneration or upgrade improve the areas for residents. The Council supports well-designed and improved areas to keep Hart a place to be proud of.

10. Do you think we should include any other areas under this objective ? *

No

Yes

11. If yes, what do you suggest we should include?

Proposed Actions for Objective 2

1. Support the provision of good quality Houses in Multiple Occupation (HMO's) in the district.
2. Ensure that all HMO's are inspected and licensed where required.
3. Support people to remain in their homes at all stages of their lives by delivering Disabled Facilities Grants to eligible people across all tenures.
4. Work to bring empty properties back into use for local people.
5. Promote housing options to armed forces families, personnel and people who have served in the armed forces.
6. Support the provision of accommodation for residents with physical and/or learning needs.
7. Support the provision of accommodation and services to assist people experiencing domestic abuse.
8. Support the provision of Keyworker Housing to meet identified local needs.
9. Work with Hampshire Fire and Rescue to monitor and improve housing standards.
10. Work with Occupational Therapists to provide accessible affordable housing to meet identified needs on the housing register.
11. Support and promote regeneration of areas in the district that aim to provide affordable housing to meet identified local needs.

12. Do you think we have identified the key areas to take forward as actions? *

- Yes
- No

13. Please select the three actions you believe are most important. *

Please select 3 options.

- Support the provision of good quality Houses in Multiple Occupation (HMO's) in the district.
- Ensure that all HMO's are inspected and licensed where required.
- Support people to remain in their homes at all stages of their lives by delivering Disabled Facilities Grants to eligible people across all tenures.
- Work to bring empty properties back into use for local people.
- Promote housing options to armed forces families, personnel and people who have served in the armed forces.
- Support the provision of accommodation for residents with physical and/or learning needs.
- Support the provision of accommodation and services to assist people experiencing domestic abuse.
- Support the provision of Keyworker Housing to meet identified local needs.
- Work with Hampshire Fire and Rescue to monitor and improve housing standards.
- Work with Occupational Therapists to provide accessible affordable housing to meet identified needs on the housing register.
- Support and promote regeneration of areas in the district that aim to provide affordable housing to meet identified local needs.

14. Do you think there are other actions that we could include? *

- No
- Yes

15. If so, please advise what additional actions should be included and why.

Objective 3

Working in partnerships to create sustainable, energy efficient and healthier communities.

The links between health and housing conditions are well recognised and Hart District Council supports the provision of well-designed open spaces and affordable housing schemes that support the health and wellbeing of residents.

It is also essential that new homes are fit for purpose, can adapt to our changing climate and can provide cost-effective and energy efficient solutions for households, including those on lower incomes.

16. Do you think we should include any other areas under this objective ? *

No

Yes

17. If yes, what do you suggest we should include?

Proposed Actions for Objective 3

1. Work with Hart's Climate Change team and affordable housing providers to raise awareness of resident eligibility for energy efficiency schemes.
2. Work with Hart's Planning team and developers to support the design and delivery of new affordable housing schemes which include energy efficiency features to create cost-effective homes for residents.
3. Work with Hart's Planning team and developers to support the design and delivery of new affordable housing schemes which provide quality green spaces, provide a sense of place and support biodiversity.
4. Work with Hart's Planning team and developers to support the design and delivery of new affordable housing schemes which provide homes that are future-proofed to deal with climate change and health and wellbeing.
5. Support affordable housing providers to improve the energy efficiency and cost-effectiveness of new and existing affordable housing stock in the district.
6. Work with affordable housing providers to provide good standards in affordable housing e.g. damp and mould management and fire safety.
7. Monitor resident satisfaction with new affordable housing to help inform future developments.

18. Do you think we have identified the key areas to take forward as actions? *

Yes

No

19. Please select the three actions you believe are most important. *

Please select 3 options.

- Work with Hart's Climate Change team and affordable housing providers to raise awareness of resident eligibility for energy efficiency schemes.
- Work with Hart's Planning team and developers to support the design and delivery of new affordable housing schemes which include energy efficiency features to create cost-effective homes for residents.
- Work with Hart's Planning team and developers to support the design and delivery of new affordable housing schemes which provide quality green spaces, provide a sense of place and support biodiversity.
- Work with Hart's Planning team and developers to support the design and delivery of new affordable housing schemes which provide homes that are future-proofed to deal with climate change and health and wellbeing.
- Support affordable housing providers to improve the energy efficiency and cost-effectiveness of new and existing affordable housing stock in the district.
- Work with affordable housing providers to provide good standards in affordable housing e.g. damp and mould management and fire safety.
- Monitor resident satisfaction with new affordable housing to help inform future developments.

20. Do you think there are other actions that we could include? *

No

Yes

21. If so, please advise what additional actions should be included and why.

22. Can you please confirm the sector you work in?

- Registered Provider
- Local government
- Voluntary Sector
- Community and Social Enterprise Sector

And finally ...

Thank you for taking the time to complete this survey and sharing your thoughts with us.

Your comments will be considered alongside other responses, and the final Housing Strategy will be produced in Spring 2026.

If you have any questions or further comments, please do not hesitate to contact the Strategy and Development Team on 01252 774420 or Nicola.Harpham@hart.gov.uk and Gemma.Watts@Hart.gov.uk

Thank you.

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