

Increasing Supply

	Do you agree with the aim?		What should we be aiming for?	Do you think our proposed actions will address this aim?	
	yes	no	No response	yes	no
Responses	29	0	29	21	8
Percentage	100	0	n/a	72.4	27.6

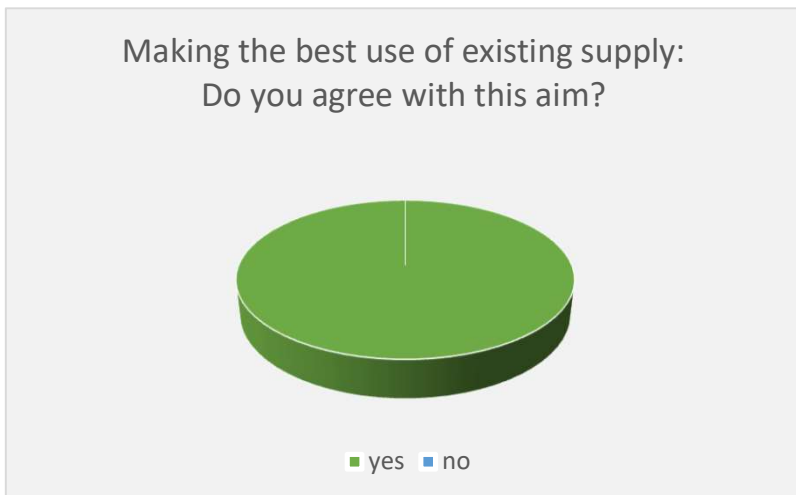


If no, is there anything else we should do?

Comments	Council reply
Public: Make the home seeker bidding fair. Homes only go to gold band.	In the final version there will be an action to review the Homeseeker policy in partnership with the other 6 local authorities to ensure that homes are allocated fairly.
Public: Not build on flood plains. Make use of empty buildings before destroying habitat	Environmental concerns are at the heart of this strategy and there is an action to work with landlords to bring empty homes into use. National and local planning policies are in place to ensure that new development only takes place in areas that are not located in the floodplain. Where there are potential risks from different forms of flooding, these must be adequately addressed by the developer and are thoroughly addressed as part of planning applications.
Public: Yes you should make it clear that you are not going to build on flood plains	

<p>Public: It is hard to actually see what you mean to do amongst the rhetoric. Lots of keywords "good design" etc. but this means nothing unless you outline what you think good design is. Is it low carbon, low energy? Is it a move toward Parker Morris standards on size? Later you talk about larger family housing but my guess is there is a shortage of single person dwellings which is not addressed.</p>	<p>This strategy is intended as a short, high-level outline of where we want to get to over the next 5 years. We have tried to make it clear that addressing environmental issues is a priority in all areas, including in the design of homes and will explain this further in the final version. We have deliberately not referenced specific design criteria as best practice is likely to change over the next 5 years. This detail will instead be incorporated into service plans. We have a shortage of large homes to move homeless or inadequately housed families into which we hope to address as well as move-on accommodation for homeless single-person households (see preventing homelessness section).</p>
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Making the best use of existing supply					
	Do you agree with the aim?		What should we be aiming for?	Do you think our proposed actions will address this aim?	
	yes	no	No response	yes	no
Responses	27	0	29	20	7
Percentage	100	0	n/a	74.1	25.9



If no, is there anything else we should do?	
Comments	Council reply

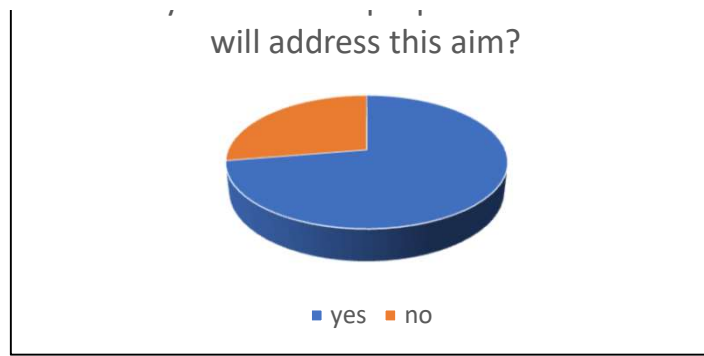
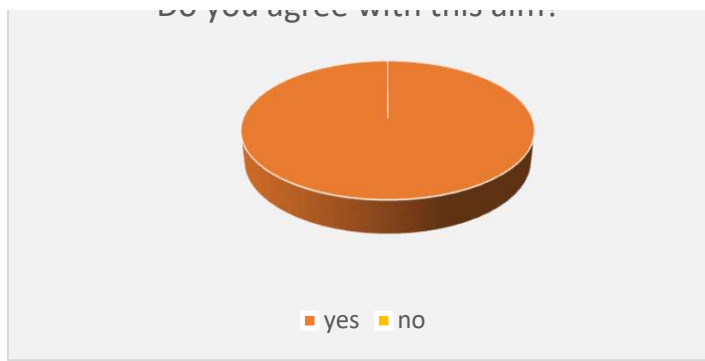
<p>Public: Not fully. There needs to be a stronger emphasis on regeneration of particularly poor areas of the city such as Podsmead, Kingsholm and Matson.</p>	<p>Regeneration is a key part of the strategy and supporting the regeneration in Matson and Podsmead is mentioned specifically as we are currently working with Gloucester City Homes on plans for this area. We intend to work with housing providers to prioritise regeneration in other areas of the city during the course of the 5-year strategy but as this needs to be done in cooporation with providers, we can't say for certain which areas these will be.</p>
<p>Public: I see mentions of Matson and Podsmead and no mention of run down areas like Tredworth or the Barton Street areas</p>	
<p>Gloucester City Planning Policy: The strategy is very light on the issue of bringing empty homes back into use. How is the Council addressing this? How many properties are there in the City that have been empty for more than 2 years? If this data is not available, steps need to be taken to make it available and keep it up to date. Is the Council properly using all its powers to bring empty homes back into use. How many homes which are empty are subject to the double Council tax rate. As a practical step, and in terms of the potential income that could potentially come in from this stream, the Council should consider the employment of an empty homes officer. The City needs to get to a place where communities find it socially unacceptable to see abandoned/unoccupied properties.</p>	<p>The final version of the strategy will contain data on empty homes in the city. The Council addresses empty homes through a targeted approach. Properties which offer oportuntites for Housing or other uses to meet the City 's needs are looked at on a case by case basis and negotiations take place to work out a plan to progress a potential scheme. The strategy includes two actions which go further than this to help bring more empty homes back into use.</p>

Preventing homelessness and rough sleeping

	Do you agree with the aim?		What should we be aiming for?	Do you think our proposed actions will address this aim?	
	yes	no	No response	yes	no
Responses	28	0	29	21	8
Percentage	100	0	n/a	72.4	27.6

Preventing homelessness and rough sleeping:
Do you agree with this aim?

Preventing homelessness and rough sleeping:
Do you think our proposed actions



If no, is there anything else we should do?	
Comments	Council reply
NHS: Have immediate, supported facility for discharging homeless from hospital. At present they go to hostels and B&Bs in a very frail state and often straight back to drugs and alcohol. We discharged over 116 people from the hospital in this way last year. All conversions and new builds need to be environmentally built. Include trees on every site. Also cycle sheds, recycling bins, community centre, allotment spaces if possible.	Through the Gloucester Homelessness Forum we hope to strengthen our links with the Hospitals Trust. We also have actions to improve support and accommodation for people with complex needs, including rough sleepers. Environmental concerns, in new developments and regeneration, will be prioritised to meet our commitment to become carbon neutral.

<p>Public: There needs to be a concerted effort to address the mental health concerns that are often linked to the homeless within the city. This strategy needs to integrate a more proactive approach to social care that educates the wider public and supports the reintegration of homeless back into the community. The city needs to examine what controls or incentives could be used to make private rents more affordable. At present private landlords are operating purely for profit and they must be encouraged to find more social profit in their investments. This should be integrated with any plan to increase housing standards. Private landlords must be required to register with the council, if this is opt in then it will ever solve anything. The council should investigate the acquisition of long term empty rental properties and incentivise private landlords to offer their properties for use as temporary housing. This would make temporary housing available across a wider footprint in the city dispersing potentially anti social tenants. A system should be set up to incentivise good behaving tenants. Anti social tenants should be offered less choice than well behaved ones. Anti social tenants should receive more support to help them integrate into the community.</p>	<p>We recognise in this strategy that we cannot address all of the issues surrounding homelessness and rough sleeping on our own. We will need to focus on partnership working with health, social care and the public and voluntary sector to provide hollistic support to homeless people and rough sleepers. The strategy includes measures to incentivise landlords to raise standards and introducing a landlord registration scheme. There is also an action to bring long-term empty propoerties into use. How these measures are implemented will require investigation and planning. Providing a hollistic and person-centred service in line with the principles of ACEs has been shown in other areas to reduce the amount of anti-social behaviour in tenants but other measures will be considered as well.</p>
<p>Public: I don't know enough about the current 'Social Impact Bond' but again this statement waffles and offers little concrete help, homelessness is complex and many rough sleepers are damaged and or traumatised, their needs are hard to define or muddied by other issues. Bricks and mortar accommodation where people can feel safe and where they can bring their pets and feel under no immediate pressure to change major aspects of their lives that have helped them survive on the streets sometimes for years. And then support to reintegrate as far as they can, again without pressure, help to find where they might find a place to belong.</p>	<p>The Social Impact Bond is a Gloucestershire initiative based on the principles of 'housing first' which aims to give people with chaotic lives housing, while hollistically wrapping around services for them to support all of their needs. In the final verison we will merge this with the action mentioning housing first to make it clearer. In a short strategy it is difficult to offer concrete solutions while recognising that homelessness is a complicated issue and that the response needs to be different for each individual. We have made a commitment to ensure that our service is hollistic and person-centred, taking pets into account for example, to ensure that we can get people off the streets long-term.</p>

<p>Public: I have seen the way you deal with rough sleepers. Moving them from sheltered doorways in a cold winter windy days. I have seen you move people to sit on benches that are even colder. No compassion. You need to liaise with 'help the homeless' in Gloucester. Open more places that allow homeless with animals in and don't allow buildings to go to waste by ripping out plumbing and electricity to stop rough sleepers living there. There are so many buildings unused that could be restructured into flats, with someone overseeing those living there because mental health issues need to be dealt with and homeless need support after they move into their accomodation. You need to look at Finland for ideas https://www.theguardian.com/housing-network/2017/mar/22/finland-solved-homelessness-eu-crisis-housing-first</p>	<p>Gloucester City Council helps to fund outreach workers who proactively look for rough sleepers in the city to offer support. Please share information about anyone you see rough sleeping on the Streetlink app so that the outreach workers can find them. We also help to fund a 24/7 homeless hub in Gloucester which provides homeless people with personalised housing plans and helps them access other support for issues like domestic abuse and substance misuse. Housing first, as developed in Finland, is a great initiative and we are currently trialling something similar for our most entrenched rough sleepers with other public sector organisations. We have committed in the strategy to look into more initiatives based on the housing first model. We are unable to comment on specific examples as we do not know the circumstances surrounding this.</p>
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