

Committee: Community Committee

Agenda Item

Date: 18th January 2007

11

Title: HOUSING POLICY UPDATE

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01799 510543

Summary

1. This report advises Members of the progress made on Housing Policy issues.

Recommendations

2. That progress is noted by the Committee.
3. That the site plan for Broomfields, Hatfield Heath is agreed and planning permission can be sought.

Background Papers

4. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

Reports and minutes of reports to:

- ~ Health and Housing Committee 2005
- ~ Community Committee 2006
- ~ Housing Strategy Working Group 2005/06

Impact

5.

Communication/Consultation	Consultation has taken place with the appropriate Parish Councils and Ward Members
Community Safety	None
Equalities	Equality and diversity is a key issue for the Council with regards to housing provision.
Finance	Council owned land will be gifted to the Housing Association in exchange for the provision of Affordable Housing

Human Rights	None
Legal Implications	Required relating to property issues
Ward-specific impacts	Specifically Great Dunmow, Hatfield Heath, High Roding, Stansted, Leaden Roding and Newport.
Workforce/Workplace	Significant project for the Housing Enabling team.

Situation

Opportunities for Development

6. As the Committee will be aware, through previous reports to Health and Housing and Community Committees, work has been ongoing regarding Council owned sites that have been identified for development or possible sale.
7. It was agreed at Community Committee (September 14th) that four sites could progress for affordable housing.
 - Broadfield, High Roding
 - Waldgrooms, Great Dunmow
 - Broomfields, Hatfield Heath
 - Manor Road, Stansted (for proposed short stay managed accommodation)
8. Officers were asked by Members of the Committee to further consult with Great Dunmow Town Council and High Roding Parish Council. This will be completed during January and February and a further report will be brought before Members of the Committee in March 2007.
9. Officers in partnership with Swan Housing Association have now agreed a proposed development plan for Broomfields, Hatfield Heath. The site will provide 6 affordable homes for rent on the old scout hut site (see attached plan).
10. The Committee are asked to note the progress made by Officers on the sites at Waldgrooms, Great Dunmow and Broadfield, High Roding. The Committee are also asked to agree the development plan for Broomfields so that it can be submitted for planning permission.

Holloway Crescent

11. Officers, along with Cllr Flack and the Chair of the Parish Council visited Holloway Crescent to update tenants on the Supporting People bid for extra

care. They were reassured that a bid would be put in later this year to safeguard the future of this scheme.

Sheltered Housing

12. Officers are still considering a range of options relating to Mead Court and Reynolds Court. A verbal update will be given at the meeting.

Managed Short Stay Accommodation

13. The Council has now received comments from Stansted Parish Council following a meeting held a few weeks ago when the Executive Manager (Housing Services) and myself outlined provisional proposals (letter appended) These points will be taken into account in the discussions with appropriate Housing Associations and in the consultation process.

Targets

14. What I am trying to achieve is the greater provision of affordable housing for those in housing need in the District.

Risk Analysis

15. The following have been assessed as the potential risks associated with this issue.

Risk	Likelihood	Impact	Mitigating Actions
Planning permission is turned down	Low	Low	Close working with Planning to ensure that the scheme will gain planning permission.

STANSTED MOUNTFITCHET PARISH COUNCIL

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30 November 2006

Dear Rod

HOUSING MATTERS IN STANSTED MOUNTFITCHET

Firstly, thank you for coming along to speak to members at our recent meeting.

At last night's meeting, Cllr Geoffrey Sell asked the Council for its views on the issues which had been discussed, and I am pleased to forward these to you for your information.

Temporary Housing Unit, Manor Road – members had concerns about this project, and some members have been contacted by residents in the area who are also worried about what this will mean for them. The Council recognises that there is a need for accommodation which is an alternative to bed and breakfast. It is appreciated that the study is still in its early stages, but the Council would recommend that consultation is taken with the local residents, perhaps by way of a meeting, to explain what is planned.

Mead Court – members feel strongly that the only way to encourage new, longterm residents into Mead Court is to undertake a complete internal refurbishment, perhaps by knocking three units into two to enlarge the flats. It is considered essential to retain a "day" room to encourage the community spirit that will hopefully continue there.

I hope that these comments will help you, and look forward to receiving progress reports on both projects as and when available.

Regards.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ruth A Clifford'.

Ruth A Clifford
Clerk



