

**Committee:** COMMUNITY COMMITTEE

**Agenda Item**

**Date:** June 21,2007

**7**

**Title:** HOUSING POLICY UPDATE

**Author:** Suzanna Clarke, Housing Strategy Manager (01799 510543) and Sophie Walker, Housing Enabling & Development Officer (01799 510633) Item for decision

### 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 short stay managed accommodation at Manor Road, Stansted is agreed and planning permission 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 2006/2007
- 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
Sustainability	Development must meet the Housing Corporation's Code for Sustainable Homes Level 3
Ward-specific impacts	Specifically Stansted
Workforce/Workplace	Significant project for the Housing Enabling team

### Situation

6. It was agreed at Community Committee in September 2006 that the council owned site at Manor Road, Stansted could be looked at for Short Stay Managed Accommodation.
7. Officers were asked by Members of the Committee to further consult with Stansted Parish Council regarding this site. Officers attended a Parish Council meeting in November to outline proposals and comments were received (letter attached).
8. Officers in partnership with Flagship Housing Group have now agreed a proposed development plan for the site at Manor Road. The site will provide 4 self-contained units, which could be adapted for families (see attached plan).
9. As recommended by the Parish Council, officers and a representative from Flagship Housing Group will liaise with tenants in the area to ensure there is no local opposition to the development.

### Risk Analysis

10.

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
Need for this type of accommodation is minimal	low	low	Units will be used for general needs accommodation

UTTLESFORD DISTRICT COUNCIL GARAGE SITES

Proposed Redevelopment of Garage Site  
 Manor Road Stansted, for  
 Flagship Housing Group.

Sketch Scheme 3

scale 1:250, 1:50, 1:2500

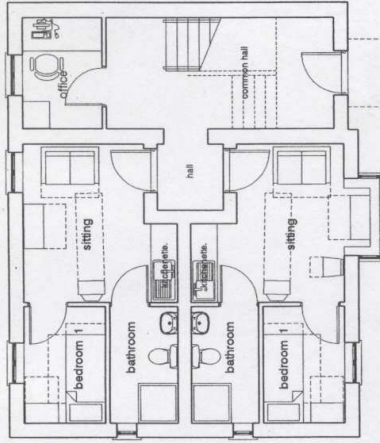
Development Summary

Plot no.	Type	Size (m <sup>2</sup> )
1	bedsits with bay window 2no.	20.95
	bedsit without bay window 1 no.	19.6
	first floor bedsit to rear	26.5
	ground floor office	4.5

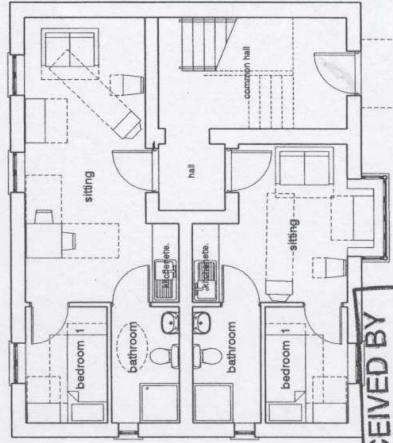
Site Area 0.036 Hectare  
 Parking 4 spaces



Location Plan 1:2500



Ground Floor Plan 1:50



First Floor Plan 1:50



Site Layout Plan 1:250

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## STANSTED MOUNTFITCHET PARISH COUNCIL

Council Offices, Crafton Green House, 72 Chapel Hill  
Stansted Mountfitchet, Essex CM24 8AQ

Clerk: Mrs Ruth Clifford

Office Hours: 10am to 1pm



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21 October 2005

Mrs S Clarke  
Housing Strategy Manager  
Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex CB11 4ER



Dear Mrs Clarke

### Uttlesford District Council – Garage Site Review

Your letter dated 19 September has been considered by the Parish Council.

Members agree that there is a need to provide small scale affordable housing. We would have no objection to the Manor Road site being used as most of the garages are in poor condition. However, if some are currently being used for their correct purpose, we would wish to see alternatives found within a reasonable distance.

Yours sincerely,

Clerk



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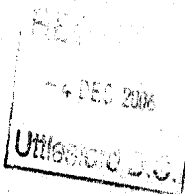
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R Chamberlain Esq  
Uttlesford District Council  
Council Offices  
London Road  
SAFFRON WALDEN  
Essex CB11 4ER



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

Ruth A Clifford  
Clerk

