

Uttlesford District Council - Housing Policy Development Action Plan

September 2011

1. Housing Development	Comment	Response	Date for completion (completed actions in bold)	Lead Officer (s)
<p>A. Providing new homes through Affordable Rents</p>	<p>Agreeing the Council’s response to Homes and Communities Agency (HCA) guidance on Affordable Rents and development of 2011 – 15 programme.</p>	<p>Report to Community and Housing Committee setting out issues.</p>	<p>17/03/11</p>	<p>ML/JB</p>
		<p>Production and circulation of West Essex Local Investment Plan (LIP) Housing Expectations paper on Affordable Rent.</p>	<p>29/03/11</p>	<p>ML/JB</p>
	<p>Update: May 2011 - 5 Partners have submitted firm bids for 145 homes. There have been ‘indicative bids for 2968 homes across Essex.</p>	<p>Meetings with lead Registered Providers on their Offers to the HCA.</p>	<p>19 & 20/04/11</p>	<p>ML/JB</p>
	<p>Update: July 2011 - Hastoe, Moat, Home Group, and Logic Homes were all approved as successful bidders. Final details</p>	<p>The Council has supported the firm bids. It has submitted comments on the indicative bids but as the information is on a county wide basis it was not possible to make anything other than general comments.</p>	<p>20/05/11</p>	<p>ML/JB</p>
		<p>Meetings with lead Registered</p>	<p>September 2011</p>	<p>ML/JB</p>

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	<p>on their programmes will not be known until contracts are signed.</p> <p>English Rural Housing Association's bid was not approved.</p>	<p>Providers on their contract agreements with the HCA.</p>		
B. Gypsies and Travellers pitch provision	<p>Requirement to identify potential site for pitches. Medium term West Essex LIP target.</p>	<p>Work with Gypsy and Traveller community and Registered providers to identify potential site for pitches and bid accordingly.</p>	<p>2014</p>	<p>AT/SW/SR</p>
C. Providing new homes through other sources of funding	<p>Agreeing a consistent approach to Stansted Area Housing Partnership (SAHP) BAA and other S106 and Growth Area Fund 3 funds.</p>	<p>Development of plan for affordable housing using SAHP, GAF 3 and Council's Borrowing powers.</p> <p>POD funding for Frambury Lane scheme approved.</p> <p>POD Funding for West Essex LIP schemes funding agreed.</p> <p>SAHP agreed funding criteria based on Community and Housing Committee decision 09/09/10</p>	<p>05/4/11</p> <p>05/4/11 & 12/07/11</p> <p>09/09/11</p>	<p>RH/ML/JB</p>
D. Produce updated Affordable Housing Statement	<p>Statement to include:</p> <p>Development of policy for calculation of commuted sums.</p>	<p>Draft statement discussed with Portfolio holders and consulted on with partners in July 2011.</p> <p>Final draft to be considered by</p>	<p>July 2011</p> <p>September/October</p>	<p>JB</p> <p>JB</p>

	Interim statement on Affordable Rent	Tenants Forum and Housing Board prior to Cabinet approval.	2011	
E. Making best use of Council owned sites	Link into LDF process (SHMA, Housing targets etc). - Link into County local project review.	Develop asset management Strategy for HRA land, garage sites and sheltered blocks. Project to be led by Finance	April 2012	SJ
F. Sustainability	Sustainability requirements on new homes to be considered	Officers looking at viability of requiring either Code for Sustainable homes level 4 or Passivhaus standards on new build developments.	April 2012	MW
2. Localism Bill – Development issues	Comment	Response	Date for completion (completed actions in bold)	Lead Officer (s)
A. Community Right to Build	Local people will be able to bring forward small developments and profits from letting etc will be able to stay in the community. No subsidy available so impact may be marginal.	Not currently anticipated to create significant interest but will review as Localism Bill is enacted.	2011/12	AT/SW/SR
3. Localism Bill – Planning issues	Comment	Response	Date for completion (completed actions in bold)	Lead Officer (s)

<p>A. Neighbourhood development Plans</p>	<p>Agreeing the Council's response to the introduction of the right for parish councils or other neighbourhood forums to draw up plans as to where they think new houses, shops and businesses should go. (Extended in budget to allow businesses to also bring forward plans).</p>	<p>Fund for 2nd Front runner status approved with £20k Funds.</p> <p>Fund to support Newport and Stansted Mountfitchet in production of Neighbourhood Plans.</p>	<p>April 2011</p> <p>March 2012</p>	<p>AT/SN</p>
<p>B. Reforming the Community Infrastructure levy</p>	<p>The Bill will give Councils freedom to set different levels in different areas and require money to be spent locally. Will need to define how this will be linked to new housing development proposals.</p>	<p>Infrastructure development plan to be produced complementing education and highways evidence base etc.</p>	<p>April 2014</p>	<p>Lead Officer (s)</p>
<p>4. Localism Bill - Strategic Policy on tenancies</p>	<p>Comment</p>	<p>Response</p>	<p>Date for completion (completed actions in bold)</p>	<p>Lead Officer (s)</p>
<p>A. Strategic Policy on Tenancies</p>	<p>The Government will require Local Authorities to:</p> <p>Create a new local authority flexible tenancy with a minimum fixed term of two years. This will be in addition to, rather than replacing, secure and introductory tenancies.</p> <p>Give local authorities the powers</p>	<p>Brief Housing Initiative Working Group on issues and agree local consultation plan.</p> <p>Consider working with West Essex Local Investment Plan (LIP) partners on potential areas of common agreement with reference to Choice Based Lettings Group. Involve Housing Management and RSL partners in LIP partner</p>	<p>Dec 2010</p> <p>April 2012</p>	<p>JS</p> <p>JS/SW</p>

	to manage their housing waiting lists Registered Providers will have to have regard to these policies when setting their own management policies. Introduce a nationwide social home swap programme for social tenants.	discussions. Satisfactory scheme already in place. Review suitability of new scheme.	April 2012	
5. Older Persons Housing strategy	Comment	Response	Date for completion (completed actions in bold)	Lead Officer (s)
A. Housing Provision for older persons	Development of policy on asset management and longer term provision of sheltered housing.	Outline draft Older Persons Housing Strategy produced and issues raised with Sheltered Housing Task group. Carry out light touch older Persons housing needs study. Report findings to Housing Board Corporate team reviewing care issues.	First Draft – March 2011 September 2011 September 2011 April 2012	JB JB JB RH
B. Care and Support for older persons	Respond to changes in medium to longer term changes in level of funding for sheltered housing support.	Review provision with County and possible sites. Meeting with County held – small	31/03/12 06/06/11	RM/JS/SW/SR

	Provision of extra care.	amount of capital will be available in 2011/12. Link into Asset Management strategy.		
6. Private Sector Housing	Comment	Response	Date for completion (completed actions in bold)	
A. Empty Homes	Government has announced budget of £100m to bring empty homes into use as affordable housing.	PLACE scheme set up with project managers appointed and separate targets established. Action plan/policy out of date and needs reviewing.	31/03/12 Ongoing	SW/RM SW/RM
B. Private Rented Sector	Landlord Forum	Facilitate discussion required on Welfare reform, Local Housing allowance changes and energy efficiency.	2012	SW
7. Energy Efficiency Policy	Comment	Response	Date for completion (completed actions in bold)	
Herts and Essex Energy Partnership	Herts and Essex Energy partnership (HEEP) scheme is being wound down but partners are in discussion over extension of 'brand' and partnership.	HEEP to continue with access to managing agent support in short term	31/03/12	MW

UDC led Energy saving initiatives	Shared officer with Braintree DC for energy efficient initiatives in both public and private sector.			
	Scheme for installation of photovoltaic panels on tenanted homes and Council buildings agreed.	Contract Agreement	September 2011	MW
	Department of Energy and Climate Change £3 million scheme to help install eco-heaters in the homes of social housing tenants. Part of Renewable Heat Incentive(RHI)	Tenant engagement launch	September 2011	MW
	Exemplar Sustainable House Project	Bid submission underway	September 2011	MW
		Development of a sustainable refurbishment project on a 1950s semi detached oil heated 3 bed The property will be refurbished in accordance with Enerphit, the Passivhaus Energy Performance Standard for improving existing buildings. Measures will be installed to achieve excellent thermal performance and air tightness, to reduce energy use and to produce green energy and water saving measures both in the house and garden.	September 2011	MW

8. HRA Reform and Council owned housing	Comment	Response	Date for completion (completed actions in bold)	
HRA Self financing	Government will legislate to replace the existing Housing Revenue Account subsidy system with a transparent, self-financing arrangement that devolves power to councils and will enable tenants and local taxpayers to hold their landlord to account for the cost and quality of their housing.	Work taking place on financial implications in order to inform DCLG by 31/03/12 at latest but aim to submit earlier. Work commenced with TPAS on tenant involvement arrangements with initial work carried out by HITG.	31/03/12 31/07/11	SJ RM
9. Strategy documents review	Comment	Response	Date for completion (completed actions in bold)	
Housing Strategy and Homelessness Strategy 2012 updates.	Current Strategy runs out in 2012 and a new strategy will need to be produced in line with new Government policies. The last strategy was based on the London Commuter Belt template and the LCB has now been abolished.	A suite of linked strategies under the umbrella of a Housing Strategy including homelessness, affordable housing, private sector and empty homes will be worked on in next 9 – 15 months.	30/09/2012	SW