

Uttlesford District Council - Housing Policy Development Action Plan

October 2011

1. Housing Development	Comment	Response	Date for completion (completed actions in bold)
<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>Update: May 2011 - 5 Partners have submitted firm bids for 145 homes. There have been 'indicative bids for 2968 homes across Essex.</p> <p>Update: July 2011 - Hastoe, Moat, Home Group, and Logic</p>	<p>Report to Community and Housing Committee setting out issues.</p> <p>Production and circulation of West Essex Local Investment Plan (LIP) Housing Expectations paper on Affordable Rent.</p> <p>Meetings with lead Registered Providers on their Offers to the HCA.</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>Meetings with lead Registered</p>	<p>17/03/11</p> <p>29/03/11</p> <p>19 & 20/04/11</p> <p>20/05/11</p> <p>September 2011</p>

	<p>Homes were all approved as successful bidders. Final details 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>	
<p>B. Gypsies and Travellers pitch provision</p>	<p>Requirement to identify potential site for pitches.</p> <p>Update: October 2011 – Identification of sites will be carried out as part of the five year land supply work by the Planning Policy Team. Aim to be completed by June 2012.</p>	<p>Work with Gypsy and Traveller community and Registered providers to identify potential site for pitches and bid accordingly.</p>	<p>June 2012</p>
<p>C. Providing new homes through other sources of funding</p>	<p>Agreeing a consistent approach to Stansted Area Housing Partnership (SAHP) BAA and other S106 and Growth Area Fund 3 funds.</p> <p>Update: October 2011 – Development scheme in Braintree being funded by SAHP monies. Will provide 18 units of accommodation for partner</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</p>	<p>05/4/11</p> <p>05/4/11 & 12/07/11</p> <p>09/09/11</p>

	associations.	on Community and Housing Committee decision 09/09/10	
D. Produce updated Affordable Housing Statement	Statement to include: Development of policy for calculation of commuted sums. Interim statement on Affordable Rent	Draft statement discussed with Portfolio holders and consulted on with partners in July 2011. Draft approved by Housing Board and recommended to Cabinet.	July 2011 September/October 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
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
G. Providing Future Housing Requirements	Link into LDF process (SHMA, Housing targets etc). Update: October 2011 – As requested at the Housing Board in September, a report will be prepared detailing our future housing requirements in the	The report will be considered as part of the LDF process	January 2012

	District. This will include an extra care scheme and provision of a new mental health scheme.		
2. Localism Bill – Development issues	Comment	Response	Date for completion (completed actions in bold)
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
3. Localism Bill – Planning issues	Comment	Response	Date for completion (completed actions in bold)
A. Neighbourhood development Plans	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).	Fund for 2 nd Front runner status approved with £20k Funds. Fund to support Newport and Stansted Mountfitchet in production of Neighbourhood Plans.	April 2011 March 2012
B. Reforming the Community	The Bill will give Councils freedom to set different levels in different	Infrastructure development plan to be produced complementing	April 2014

Infrastructure levy	areas and require money to be spent locally. Will need to define how this will be linked to new housing development proposals.	education and highways evidence base etc.	
4. Localism Bill - Strategic Policy on tenancies	Comment	Response	Date for completion (completed actions in bold)
A. Strategic Policy on Tenancies	<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 to manage their housing waiting lists Registered Providers will have to have regard to these policies when setting their own management policies.</p> <p>Introduce a nationwide social home swap programme for social tenants.</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 discussions.</p> <p>Satisfactory scheme already in place. Review suitability of new scheme.</p>	<p>Dec 2010</p> <p>April 2012</p> <p>April 2012</p>
5. Older Persons	Comment	Response	Date for

Housing strategy			completion (completed actions in bold)
A. Housing Provision for older persons	<p>Development of policy on asset management and longer term provision of sheltered housing.</p> <p>Update: October 2011- Supply and demand research will be carried out in the next couple of months. This will then be used alongside the housing needs study to inform the Older Persons Housing Strategy.</p>	<p>Outline draft Older Persons Housing Strategy produced and issues raised with Sheltered Housing Task group.</p> <p>Carry out light touch older Persons housing needs study.</p> <p>Report findings to Housing Board</p> <p>Carry out supply and demand research which will feed into Older Persons Housing Strategy</p> <p>Corporate team reviewing care issues.</p>	<p>First Draft – March 2011</p> <p>September 2011</p> <p>September 2011</p> <p>January 2012</p> <p>April 2012</p>
B. Care and Support for older persons	<p>Respond to changes in medium to longer term changes in level of funding for sheltered housing support.</p> <p>Provision of extra care.</p>	<p>Review provision with County and possible sites.</p> <p>Meeting with County held – small amount of capital will be available in 2011/12.</p> <p>Link into Asset Management strategy.</p>	<p>31/03/12</p> <p>06/06/11</p>
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. Update: October 2011 - Policy to be reviewed as part of Housing Strategy update	PLACE scheme set up with project managers appointed and separate targets established. Action plan/policy out of date	31/03/12 30/09/2012
B. Private Rented Sector	Landlord Forum Update: October 2011 - Landlords forum to held in March 2012	Facilitate discussion required on Welfare reform, Local Housing allowance changes and energy efficiency.	2012
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
UDC led Energy saving initiatives	Shared officer with Braintree DC for energy efficient initiatives in both public and private sector. Scheme for installation of	Contract Agreement	September 2011

	<p>photovoltaic panels on tenanted homes and Council buildings agreed.</p> <p>Department of Energy and Climate Change £3 million scheme to help install eco-heaters in the homes of social housing tenants</p>	<p>Tenant engagement launch</p> <p>Bid submission underway</p>	<p>September 2011</p> <p>September 2011</p>
8. HRA Reform and Council owned housing	Comment	Response	Date for completion (completed actions in bold)
HRA Self financing	<p>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.</p>	<p>Work taking place on financial implications in order to inform DCLG by 31/03/12 at latest but aim to submit earlier.</p> <p>Work commenced with TPAS on tenant involvement arrangements with initial work carried out by HITG.</p>	<p>31/03/12</p> <p>31/07/11</p>
9. Strategy documents review	Comment	Response	Date for completion (completed actions in bold)
Housing Strategy and Homelessness Strategy 2012 updates.	<p>Current Strategy runs out in 2012 and a new strategy will need to be produced in line with new Government policies.</p>	<p>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 –</p>	<p>30/09/2012</p>

	The last strategy was based on the London Commuter Belt template and the LCB has now been abolished.	15 months.	
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