

Item 6

Uttlesford District Council - Housing Policy Development Action Plan

July 2012

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>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>17/03/11</p> <p>29/03/11</p> <p>19 & 20/04/11</p> <p>20/05/11</p>

	<p>Update: July 2011 - Hastoe, Moat, Home Group, and Logic 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>Update: Jan 2012 – All contracts have been signed with the HCA</p>	<p>Meetings with lead Registered Providers on their contract agreements with the HCA.</p>	<p>September 2011</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>Update: July 2012 – call for sites in October 2012, study work to be carried out and then consultation September/October 2013.</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</p>	<p>Agreeing a consistent approach to Stansted Area Housing</p>	<p>Development of plan for affordable housing using SAHP, GAF 3 and</p>	

<p>sources of funding</p>	<p>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 associations.</p> <p>Update: Jan 2012- Funding will be used alongside HRA monies to deliver a Council house building programme</p> <p>Update: July 2012 – No further spending</p>	<p>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>D. Produce updated Affordable Housing Statement</p>	<p>Statement to include:</p> <p>Development of policy for calculation of commuted sums.</p> <p>Interim statement on Affordable Rent</p> <p>Update: July 2012- Updated statement is being produced as part of new Housing Strategy</p>	<p>Draft statement discussed with Portfolio holders and consulted on with partners in July 2011.</p> <p>Draft approved by Housing Board and recommended to Cabinet.</p>	<p>July 2011</p> <p>September/October 2011</p>
<p>E. Making best use of Council owned sites</p>	<p>Link into LDF process (SHMA, Housing targets etc).</p>	<p>Develop asset management Strategy for HRA land, garage sites and sheltered blocks.</p>	

	<p>- Link into County local project review.</p> <p>Update: July 2012 – Sites have been identified and are with Planning Officers for comment.</p>	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	<p>Link into LDF process (SHMA, Housing targets etc).</p> <p>Update: October 2011 – As requested at the Housing Board in September, a report will be prepared detailing our future housing requirements in the District. This will include an extra care scheme and provision of a new mental health scheme.</p> <p>Update: Jan 2012 – This information will be provided alongside the housing land asset report. Members will then be able to look at sites available and the housing needs in the</p>	The report will be considered as part of the LDF process	January 2012

	<p>District and make an informed decision.</p> <p>Update: July 2012 – Report was presented at Housing Board in May 2012.</p>		
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).	<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>

B. Reforming the Community Infrastructure levy	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.	Infrastructure development plan to be produced complementing education and highways evidence base etc.	April 2014
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</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</p>	<p>Dec 2010</p> <p>April 2012</p> <p>April 2012</p>

	<p>tenants.</p> <p>Update: Jan 2012 – Officers are working with Epping Forest and Harlow Councils to employ a consultant to write this policy.</p> <p>Update: July 2012 – Consultant attended Housing Board in May 2012, partners have been consulted and policy is currently being drafted</p>	scheme.	
5. Older Persons Housing strategy	Comment	Response	Date for 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>Update: July 2012 – Supply and demand research complete.</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>First Draft – March 2011</p> <p>September 2011</p> <p>September 2011</p> <p>January 2012</p>

	Older persons Housing Strategy will be published as part of new Housing Strategy	Corporate team reviewing care issues.	April 2012
B. Care and Support for older persons	Respond to changes in medium to longer term changes in level of funding for sheltered housing support. Provision of extra care. Update: July 2012 – In discussions with developers about provision of extra care on S106 sites	Review provision with County and possible sites. Meeting with County held – small amount of capital will be available in 2011/12. Link into Asset Management strategy.	31/03/12 06/06/11
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 Update: July 2012 – 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	Facilitate discussion required on Welfare reform, Local Housing	2012

	<p>Update: October 2011 - Landlords forum to held in March 2012</p> <p>Update: July 2012 – Successful event held in April 2012.</p>	allowance changes and energy efficiency.	
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	<p>Shared officer with Braintree DC for energy efficient initiatives in both public and private sector.</p> <p>Scheme for installation of 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>Update: Jan 2012- Government</p>	<p>Contract Agreement</p> <p>Tenant engagement launch</p> <p>Bid submission underway</p>	<p>September 2011</p> <p>September 2011</p> <p>September 2011</p>

	<p>funding has been withdrawn for installation of photovoltaic panels on tenanted homes and Council buildings.</p> <p>Update: July 2012 – Eco house completed in Wendens Ambo</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>Update: July 2012 - Complete</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</p>	<p>A suite of linked strategies under the umbrella of a Housing Strategy including homelessness, affordable</p>	<p>30/09/2012</p>

	<p>Government policies.</p> <p>The last strategy was based on the London Commuter Belt template and the LCB has now been abolished.</p> <p>Update: July 2012 – New Strategy will be published in September 2012.</p>	<p>housing, private sector and empty homes will be worked on in next 9 – 15 months.</p>	
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