

Committee: Housing Board

Agenda Item

Date: 24th April 2014

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Title: Housing Strategy Update

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Item for information

Summary

1. This report updates the Housing Board on progress with the Housing Strategy Action Plan.

Recommendations

2. That the Housing Board notes progress made on the Housing Strategy Action Plan.

Financial Implications

3. No costs associated with the recommendation

Background Papers

4. None

Published Papers

5. Housing Strategy 2012-15

Impact

- 6.

Communication/Consultation	Discussions have been had with relevant Council Officers and partner agencies to update the action plan.
Community Safety	None
Equalities	The Housing Strategy has been equality impact assessed
Health and Safety	None
Human Rights/Legal Implications	None

Sustainability	None
Ward-specific impacts	Across the whole District
Workforce/Workplace	None

Situation

7. The attached Housing Strategy action plan provides an update for Members on the work carried out in the last 6 months. This includes:
- A start on site at Mead Court and the rural exception site in Hatfield Heath. These will provide much needed affordable housing in 2014.
 - Progress made on the Councils development programme, an options appraisal has been carried out on a further 5 sites, these include garages, sheltered schemes and gardens/open space.
 - 80 affordable homes completed in 2013/14 and a much greater number will complete in 2014/15.
 - Funding gained from Essex County Council to help deliver an extra care scheme in Saffron Walden. A further extra care scheme is being provided at Smiths Farm, Great Dunmow. This is currently in for planning.
 - A scheme for young adults with Learning Disabilities is progressing at Evervitt Road, Saffron Walden.
 - Bungalows being provided as part of the Section 106 housing requirements in market and affordable housing schemes. These will meet the needs of those with a disability and our older residents who need to downsize.
 - Internet cafes continue to be provided in our sheltered schemes.
 - 10 units of temporary accommodation have now been provided, a further 4 will be provided at Cannons Mead (Mead Court) in November 2014
 - Empty Homes Officer started in post in September 2013, an action plan is in place and Parish Councils have been contacted. The new officer is focused on bringing empty homes back into use.
 - A stock condition surveyor has been employed and work is progressing on collating stock condition data. This will ensure that the Council has up to date stock condition information on all of its properties within five years.
 - Landlords Forum being held on 9th July and Housing Strategy Conference on 14th October. Planning work is progressing well.

Risk Analysis

- 8.

Risk	Likelihood	Impact	Mitigating actions
No progress with Action Plan	1 – little risk, partners and Members were involved in writing the Housing Strategy and are aware of projects progressing	3 – an updated plan is needed and could cause delays to key projects	Ensure that members/partners are updated as projects progress

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.