

## Housing Strategy Action Plan 2012-15 (progress update April 2014)

Priority	Action	Timescale	Current Position
<b>Delivering Affordable Housing</b>	Work with the Rural Community Council for Essex to develop new rural housing schemes <ul style="list-style-type: none"> <li>• Deliver 3 new housing needs surveys in identified parishes with the Rural Housing Enabler</li> <li>• Complete a site search in one of the identified parishes</li> </ul>	September 2014  January 2015	Housing Needs Surveys being carried out in The Sampfords and Hempstead.  Site searches being carried out in Hatfield Broad Oak and Little Hallingbury.  Schemes progressing in Wimbish (phase 3) and Great Hallingbury.  Scheme on site in Hatfield Heath and scheme completed in Manuden.
	Develop LA new build scheme and deliver 15 homes per year.	April 2015	Suitable sites identified and prioritised. The Housing Development Officer is continuing to identify additional land, including gardens, which may have development potential.  On site at Mead Court, Stansted.  An options appraisal has been carried out for a further 5 sites. This includes garages, sheltered schemes and gardens/open space.
	Deliver in partnership with Registered Providers 100 affordable homes per year	April 2013	Provided 80 affordable homes during 2013/14 with a much greater number due to complete in 2014/15
	Deliver new affordable housing		<ul style="list-style-type: none"> <li>• Phase 2 Holloway Crescent complete</li> </ul>

	<p>with Stansted Area Housing Partnership funding</p> <ul style="list-style-type: none"> <li>• Phase 2 Holloway Crescent</li> <li>• Extra Care scheme in Saffron Walden</li> </ul>	<p>June 2013 April 2015</p>	<ul style="list-style-type: none"> <li>• Extra Care scheme being worked up by East Thames HA, in partnership with Countryside Properties. Funding has been obtained from Essex County Council and some commuted sums will be used. Start on site by March 2015</li> </ul>
	<p>Work with Hastoe to deliver the Growth Area Funding projects in Hatfield Heath and Newport</p>	<p>January 2015</p>	<ul style="list-style-type: none"> <li>• Hatfield Heath –on site.</li> <li>• Newport - Scheme is progressing and should move towards to a planning application towards the end of the year.</li> </ul>
	<p>Work with planning policy to ensure that the new Local Plan compliments the requirements of the housing strategy</p>	<p>October 2012</p>	<p>Completed</p>
	<p>Work with Kift Consulting to look at viability on large scale affordable housing schemes</p>	<p>On-going</p>	<p>Continuing to work with Kift Consulting to provide viability advice on new developments, as and when required.</p>
	<p>Attend Local Access Group and investigate partnership working to include</p> <ul style="list-style-type: none"> <li>• Design guide for bungalows</li> <li>• Visits to new development schemes to look at accessibility</li> </ul>	<p>March 2014</p>	<p>To be progressed.</p>
<p><b>Delivering Supported Housing</b></p>	<p>Investigate the re-provision of a new Mental Health facility with Metropolitan housing</p>	<p>January 2013</p>	<p>Re-provision of Mental Health facility identified for Saffron Walden Policy Area 1. Metropolitan Housing is working in partnership with the developer.</p>
	<p>Work with Uttlesford Local Action Group (LAG) to identify future need for supported</p>	<p>March 2013</p>	<p>Site at Everitt Road, Saffron Walden has been identified for a Learning Disability Scheme in partnership with East Thames Housing Association.</p>

	accommodation for Learning Disabilities		Scheme progressing with a planning application.
	Work with partners on the delivery of a supported unit for people with learning disabilities with Hastoe and East Thames	January 2014	East Thames has purchased the proposed site at Everitt Road from Hastoe Housing. Scheme has been submitted for planning.
	Work with planning policy to identify future provision for Gypsy and travellers <ul style="list-style-type: none"> <li>• Call for sites</li> </ul>	November 2012	Housing Needs Survey carried out and results will be published in May 2014
	Implement the findings of the SHMA update	December 2012	Complete
<b>Older People</b>	Work with partners to deliver an extra care scheme in Saffron Walden	September 2013	Extra Care scheme being worked up by East Thames HA, in partnership with Countryside Properties. Funding has been obtained from Essex CC and some commuted sums will be used. Start on site by March 2015
	Investigate the potential for a second extra care scheme in Great Dunmow	March 2013	Extra Care scheme being worked up by East Thames HA, in partnership with Crest Nicholson. Outline planning granted.
	On all new developments, request 5% as one and two bedroom bungalows to meet the needs of the ageing population	April 2013	Policy now routinely implemented.
	Review all sheltered housing schemes owned by the Council, and upgrade, or demolish to meet future needs.	April 2014	The Housing Development Officer has visited all the Sheltered Schemes (Alexia House, Reynolds Court, Hatherley Court, Parkside and Walden Place) that are due a feasibility study. Residents have been kept

			informed. Consultants have been appointed to carry out appraisals of the schemes during June, with their findings and recommendations being reported to Housing Board thereafter. The appraisal has shown that 5 sheltered schemes require further action, 3 require a detailed feasibility. An update will be provided to Housing Board in July 2014.
	Provide Internet cafes in our sheltered schemes for silver surfers.	February 2013	Scheme at Broomfields in Hatfield Heath completed. Two further schemes are currently being updated.
	Carry out an under occupation survey and establish what incentives would encourage tenants to move to more appropriate accommodation.	April 2013	Completed in October 2012.
<b>Homelessness</b>	Investigate the provision of additional supported accommodation for vulnerable adults	April 2013	Requirement for a new homeless facility identified for Great Dunmow. Suitable land identified to be part of Great Dunmow Policy Area 1. Continuing to work with partners to progress.
	Investigate the provision of a supported unit in the District for those fleeing Domestic Violence	April 2014	Local Authority owned site at Newton Green, Great Dunmow being made available to our partner (at nil cost), Safer Places Housing Association, for redevelopment. Waiting for funding to be agreed by their Trustees.
	Investigate the Government initiative of discharging Homelessness duty into the private sector	Jan 2013	Completed.

	Investigate the re-provision of temporary accommodation that is currently at Mead Court	January 2013	10 units of temporary accommodation have now been provided, a further 4 will be provided at Cannons Mead (Mead Court) in November 2014.  Entered into a SLA with Supportworks to provide nightly let accommodation in Harlow as an alternative to Bed and Breakfast. However due to the increasing numbers of homeless presenting to the Council, we are still using bed and breakfast accommodation.
<b>Allocations</b>	Establish a Strategic Tenancy Policy that ensures that local need is met.	January 2013	Complete
	Review Anti-Social Behaviour policy and procedures	April 2013	New policy about to be reviewed, Anti-social Behaviour Officer is now based in the Housing Department.
	Update Allocations Policy in accordance with new Government guidance	October 2012	Complete. Government has just published new Allocations guidance which Officers will be reviewing and will provide an update to Housing Board in due course.
<b>Private sector</b>	Employ empty homes officer	October 2012	Officer started in post in September 2013, action plan in place and all Parish Councils have been contacted. The new officer is focused on bringing empty homes back into use.
	Organise Landlords forum once a year	April 2013	Event planned for July 9 <sup>th</sup> at the Saffron Walden Town Hall
	Work with Papworth Home Improvement Agency (HIA) to engage Occupational Therapist services	April 2013	Essex County Council are currently reviewing OT services. We are waiting to hear of their new proposals for the service.

	Work with Home Improvement Agency to meet local needs	On-going	Good working relationship with Papworth HIA
<b>The Councils Housing Stock</b>	Implement the agreed action plan of new housing improvements and service enhancements, funded from the additional resources made available by HRA self-financing	April 2013	The authority has delivered a significant programme of investment since the introduction of self-financing. This is detailed in the Business Plan Action Plan.
	Set up a new framework with development partner to implement the new council house building programme	April 2013	Framework set up with SCAPE which focuses on large development projects. Smaller frameworks have been set up to deliver the small development projects.
	Implement a more efficient and cost effective supply chain for repair materials	September 2013	Completed
	Undertake new stock condition survey	September 2013	A stock condition surveyor has been employed and work is progressing on collating stock condition data.
	Introduce a Tenant Regulatory Panel to undertake detailed reviews of specific housing services	April 2013	Tenants Regulatory Panel established in January 2013. The Panel have just reported on their first review, the void process.
	Monitor implications of new Right to Buy legislation	April 2013	Reporting schedule implemented to monitor RTB applications from both a development and financial aspect. The status of applications will be monitored and reported to Housing Board meetings.
<b>Sustainable Communities</b>	Investigate levels of Black and Minority Ethnic housing need	March 2013	92.3% population white British, with balance being BME mix. Application forms for housing captures an option for ethnicity. Also reviewing the demographics on 'older people' to

			ensure the right environment, housing and care provision is relevant for future need.
	Undertake equality impact assessments on new and existing housing policies.	October 2012	Completed, assessments are carried out when new policies are published.
	Continue to work towards Equality standards	April 2013	A Peer Review has recently been carried out, this has provided a focused workplan for officers and will guide us in working towards Achieving standard.
	Involve service users in shaping the services that they use and that affect their lives	March 2013	<p>The yearly Housing Conference allows us to involve key partners, service users and Councillors in shaping future services. This will also set the focus for the new Housing Strategy which will be published in 2015.</p> <p>Officers also attend the Disability forum, Local Action Group for Learning Disabilities, Access Group and Tenant Forum to help shape the Council's services.</p>
	Work with the LSP to ensure Uttlesford has neighbourhoods in which people can afford and wish to live	On-going	Officers work with all parts of the LSP to shape future services in Uttlesford. This includes the Health and Wellbeing Board and the Community Safety Partnership. The LSP through its members are asked to help shape future services and priorities through the Housing Strategy Conference each year.
	Implement the Economic Development Strategy	April 2013	The Economic Development Strategy is currently being updated and will be published in May 2014

<b>Housing Strategy Review</b>	Organise Housing Strategy conference to review progress, set new targets and celebrate success	September 2013	The Housing Strategy Conference is organised for 14 <sup>th</sup> October. This will help shape the new Housing Strategy which will be published in 2015.
	Review action plan quarterly and update once a year	Quarterly report to Housing Board and Tenant Forum.	Current review at April 2014.