

version 1/7/08

**Housing Strategy
Action Plan 2008-2011**

Theme	Outputs and targets	Key Partners	Lead	Target date
Strategic Objective 1 – Maximising the delivery of a range of new affordable homes to meet diverse needs				
1. Increase supply of affordable housing including affordable rented housing and shared ownership	<ul style="list-style-type: none"> - Review the Affordable Homes Commissioning Brief - Work with Stansted Area Partnership to maximise provision of affordable homes in East Herts - Explore feasibility of East Herts Asset Managed land for developing affordable housing. - Ensure East Herts' contribution to local LAA2 affordability target - Carry out A Strategic Housing market Assessment with Partners local Authorities. review planning polices if required. - Deliver 200 affordable home on average over a five year rolling programme subject to amendment of target following completion of SHMA 	East Herts Housing Services, Development Control and Planning Policy, RSLs, Housing Corporation, Developers, other Local Authorities	<p>East Herts Housing Services</p> <p>Stansted Area Partnership</p> <p>East Herts Housing Services</p> <p>County Council</p> <p>East Herts Housing Services and Planning Policy</p> <p>East Herts Housing Services</p>	<p>Sep-08</p> <p>Annual and Ongoing</p> <p>Annual and Ongoing</p> <p>Dec 08 for SHMA report</p> <p>Annual and Ongoing</p>
2. Maximise relet nominations from Registered Social landlord partners	<ul style="list-style-type: none"> - Write to all preferred partner RSLs regarding the need to return data to Housing Service regarding all lets. - Encourage all RSLs to be part of the Common Housing Register 	East Herts Housing Services, RSLs	<p>East Herts Housing Services</p> <p>East Herts Housing Services</p>	<p>Oct-08</p> <p>Annual and Ongoing</p>

3. Encourage the RSLs to contribute to the database of local affordable rented housing in the District to include details of any adaptations made	To be updated			
4. Monitor the impact of the Council's Local Plan Policies on the delivery of new affordable housing and take action as appropriate	- Relevant Core Indicators and key information monitored in the East Herts Annual Monitoring Report, with appropriate action guided by Strategic Housing market Assessment and Strategic Housing land Availability Assessment	Herts County Council, East Herts Housing Services	East Herts Planning Policy	Annual and Ongoing
5. Continue to negotiate on site provision of affordable housing by private developers as directed by planning policy	- Aim to deliver up to 40% affordable housing on eligible housing sites	East Herts Housing and Planning Policy, RSLs and Developers	East Herts Housing Services	Annual and Ongoing
6. Continue to secure funding that provides the optimum mix of affordable housing in terms of type and tenure, in the right location	- Monitor Value for money of average unit cost, using internal and external public funds, of each affordable home developed by type, tenure and site.	East Herts Housing services and Planning policy	East Herts Housing Services	Annual and Ongoing

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Strategic Objective 2. Improve the condition of the housing stock both public and private				
7. Increase the number of properties made decent as a result of Council action which are occupied by vulnerable households.	<ul style="list-style-type: none"> - Target Decent Home Grants to vulnerable households - Monitor the number of dwellings occupied by vulnerable households made decent by grant, or by informal or formal action. 	East Herts Housing Services	East Herts Housing Services East Herts Housing Services	Annual and Ongoing Annual and Ongoing
8. Maintain take up of grants through publicity, leaflets, landlord forums	- Do a mail out with the Benefits Service to promote grants to vulnerable households at least one a year.	East Herts Housing Services and Benefits Service	East Herts Housing Services	Annual and Ongoing
9. Continue to monitor Riversmead and South Anglia housing associations residual delivery of promises actions	<ul style="list-style-type: none"> - Send request annually to Riversmead and South Anglia Housing Associations - Report Annually outcome to Council 	East Herts Housing Services, Riversmead and South Anglia Housing Associations	East Herts Housing Services	Annual and Ongoing Annual and Ongoing
10. Monitor local Registered Social Landlords delivery of decent homes	- Send request annually to all significant stock holding Housing Associations requesting information regarding Decent Homes	East Herts Housing Services, RSLs	East Herts Housing Services	Annual and Ongoing

<p>11. Take action in accordance with the council's enforcement policy to remedy category 1 hazards where appropriate</p>	<ul style="list-style-type: none"> - Respond to request for service from housing complaints within one to three working days depending on risk - Monitor number of category one hazards removed 	<p>East Herts Housing Services</p>	<p>East Herts Housing services</p> <p>East Herts Housing services</p>	<p>Annual and Ongoing</p> <p>Annual and Ongoing</p>
<p>12. Provide guidance and advice to tenants and landlords on their rights and responsibilities through a variety of media</p>	<ul style="list-style-type: none"> - Review and expand information on Council's website - Give out at 1,000 pieces of housing advice Hold at least one Private Sector Landlords Forum annually - Review existing leaflets and ensure up to date and comprehensive 	<p>East Herts Housing Services</p>	<p>East Herts Housing Services</p> <p>East Herts Housing Services</p> <p>East Herts Housing Services</p> <p>East Herts Housing Services</p>	<p>Annual and Ongoing</p> <p>Annual and Ongoing</p> <p>Annual and Ongoing</p> <p>Annual and Ongoing</p>
<p>13. Implement the Actions in the 2007 Affordable Warmth Strategy</p>	<p>Refer to Strategy for detailed Actions and monitoring schedule</p>	<p>East Herts Housing services</p>	<p>East Herts Housing services</p>	<p>Annual and Ongoing</p>
<p>14. Implement the actions in the Empty Homes Strategy</p>	<ul style="list-style-type: none"> - Refer to Strategy for detailed actions and monitoring schedule - Aim to bring back into use 12 empty homes in the private sector - Monitor the annual percentage of returned empty homes providing accommodation for private sale, private rent, or social rent. 	<p>East Herts Housing Services</p> <p>East Herts Housing Services</p>	<p>East Herts Housing Services</p> <p>East Herts Housing Services</p>	<p>Annual and Ongoing</p> <p>Annual and Ongoing</p> <p>Annual and Ongoing</p>

<p>15. Inspect and initiate action to bring HMOs up to standard and issue licence where appropriate</p>	<p>- Aim to inspect and initiate action on 10 HMOs per annum</p> <p>- Aim to issue 10 licences per annum</p>	<p>East Herts Housing Services</p>	<p>East Herts Housing Services</p> <p>East Herts Housing Services</p>	<p>Annual and Ongoing</p> <p>Annual and Ongoing</p>
<p>16. Undertake a house condition survey in 2009/10.</p>	<p>- Schedule contract to ensure that all 2008/09 funding is spent during that year.</p> <p>- Aim for production of final report by early 2009/10</p>	<p>East Herts Housing services</p>	<p>East Herts Housing Services</p> <p>East Herts Housing Services</p>	<p>Mar-09</p>

Theme	Outputs and targets	Key Partners	Lead	Target date
Strategic Priority 3: Build sustainable and thriving neighbourhoods and communities and ensure that vulnerable people are supported in the community.				
17. Promote community cohesion and support the local economy by providing housing that is affordable for local people. i	- Monitor the mix of market and affordable housing in terms of type and tenure in right sustainable locations	East Herts Housing Services, Development Control and Planning Policy, RSLs, Housing Corporation, Developers	East Herts Housing Services	Annual and Ongoing
18. Ensure that housing policies and practices promote equalities and diversity	- Carry out Equality Impact Assessments on: Housing register and Allocations policy and Affordable Warmth Strategy	East Herts Housing Services	East Herts Housing Services	Mar-09
	- Homeless and Homeless prevention Strategy and Private Sector Housing Enforcement Policy		East Herts Housing Services	Mar-10
	- Private Sector Housing assistance Policy and Housing Strategy		East Herts Housing Services	Mar-11
19. Encourage high quality of design and layout in new developments, including public health, crime prevention, community safety and energy efficiency maintaining the attractiveness of East Herts as a residential environment	- Deliver high quality developments via effective implementation of the Local Plan Policies. Relevant Core Indicators and key information monitored in the East Herts Annual Monitoring Report	East Herts Housing Services, Planning Policy and Development Control	Planning policy	Mar-08

20. Contribute to partnership action on crime and anti-social behaviour as they relate to housing through the Community Safety Plan 2008-2011	- Refer to Plan for detailed actions and monitoring schedule	East Herts Community Safety, Housing Services, RSLs, statutory and voluntary services	East Herts Community Safety	Annual and ongoing
21. Contribute to the improvement of public health and the reduction in health inequalities as they relate to housing through the East Herts Council Public Health Strategy 2008-2013.	- Refer to Strategy for detailed actions and monitoring schedule	East Herts Housing Services, RSLs, statutory and voluntary services	East Herts Housing Services	Annual and Ongoing
22. Review Implementation of Choice Based Lettings and continue to review and develop service as best practice allows	<p>- Review implementation of CBL to date</p> <p>- Continue to enhance the service by attendance at the HomeOptions project Review Group</p>	East Herts Housing Services, RSLs, Other Local Authorities in HomeOptions work group	<p>East Herts Housing Services</p> <p>HomeOptions work Group</p>	<p>Nov-08</p> <p>Annual and Ongoing</p>
23. Maximise the opportunities to enhance and development services to vulnerable residents of East Herts	<p>- Review the Community Alarm service with a view to re-provision</p> <p>- Ensure all partner agencies are aware of the referral route for the County Council's Supporting people Floating Support Service by requesting a presentation by SP at the Homeless Strategy Group and other forums</p> <p>- Ensure appropriate officer attendance at the Supporting People Commissioning Body and Programme Development meetings.</p> <p>- Ensure adequate representation by east Herts at the County Council's Supporting people groups and working parties, including the older person Review of Accommodation and the Move-On project</p>	East Herts Housing services, County Council, Voluntary and Statutory support agencies	<p>East Herts Housing Services</p> <p>East Herts Housing Services</p> <p>East Herts Housing Services</p> <p>East Herts Housing Services</p>	<p>Apr-09</p> <p>Sep-08</p> <p>Annual and Ongoing</p> <p>Annual and Ongoing</p>

24. Implement the actions in the Homeless and Homeless Prevention Strategy 2008-2013	- Refer to Strategy for detailed actions and monitoring schedule	East Herts Housing services, County Council, Voluntary and Statutory support agencies	East Herts Housing Services	Annual and Ongoing
25. Work with health and care agencies to target vulnerable households in need of home improvements	- target leaflets to health care facilities such as GP surgeries and clinics.	East Herts Housing services, Voluntary and Statutory support agencies	East Herts Housing Services	Annual and Ongoing