

Homes and Communities Agency

East Herts Local Investment Plan



December 2010
(Version 2c – post HCA peer review)

- a) This Agreement is not legally binding upon the parties.
- b) Nothing contained in or carried out pursuant to this Agreement and no consents given by the Agency or the Council will prejudice the Agency's or the Council's (as appropriate) rights, powers or duties and/or obligations in the exercise of its functions or under any statutes, byelaws, instruments, orders or regulations.
- c) This Agreement is without prejudice to the Council's and/or the Agency's functions as a local planning authority and both parties may continue to exercise such functions as if they were not a party to this Agreement.
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- e) This Agreement is also subject to the terms of the Framework Document between the Agency and its sponsor department, as the same may be amended or replaced from time to time.

In addition, the document should allow for signature by both parties following on from the above wording:

Signed:

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Name:

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Position:

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For and on behalf of **HCA**

For and on behalf of **Council XYZ**

Date:

Date:

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Executive Summary (*to be expanded*)

This first edition of the Plan is a first step in defining priorities for future investment in affordable housing in East Hertfordshire.

Section 1 Introduction to the Local Investment Plan

This section sets out the purpose and scope of the Plan, which covers the period 2011 to 2014, as well as planning for future development of affordable housing in East Herts.

Section 2 East Herts in Context

This section paints an outline picture of East Herts with facts and figures over a range of housing indicators.

Section 3 The Vision for East Herts

Outlines the strategic framework within which the Plan is placed. It is stressed that the Plan builds on approved strategies and plans primarily at the local level.

Section 4 Strategic Challenges for East Herts

Develops the four challenges faced by East Herts. The section discusses each challenge and how the short-term and long-term priority housing projects help meet these challenges.

Section 5 Current Affordable Housing Capital Investment Priorities

This section sets out our short-term and long-term investment priorities and projects. It also includes details of individual project costs and likely funding requirements.

Section 6 Monitoring the Plan & Governance

Sets out how we intend to monitor the Local Investment Plan.

Section 1 Introduction to the Local Investment Plan

Purpose of the Plan

The Local Investment Plan (LIP) for East Herts sets out the principles and priorities for joint investment by East Hertfordshire Council (EHC) and the Homes and Communities Agency (HCA) to deliver East Herts' overarching vision and related strategies for housing, regeneration and economic development. The plan identifies the strategic context for investment and summarises the evidence base that will be used to direct investment and determine the outputs and outcomes expected from HCA, the Council and wider stakeholders. The plan is not a standalone document and has been aligned with the Council's existing strategies particularly the Sustainable Communities Strategy (SCS), The Housing Strategy and the Local Development Framework (LDF).

The objective of the Local Investment Planning process is to maximise effectiveness and value for money from public and private investment by focusing on agreed local strategic priorities for the district as a whole.

The HCA state that a LIP should address several 'Core Elements' for an authority area, as follows:

- Economic purpose – the economic purpose of the place and its economic trajectory
- Housing demand and supply – analysis of housing demand, supply and need
- Placemaking – the wider social, economic and environmental outputs prioritised for delivery
- Meeting equalities duties and the needs of vulnerable and disadvantaged groups
- Strategic priorities – determining the key spatial and thematic priorities for the area
- Local community engagement – using local views to inform priorities

The LIP has been designed to cover the period 2011 to 2015, but it is a living document, and as such will be revisited and updated as necessary. This will be especially important as the Council continue to prepare its Local Development Framework Core Strategy, which will be the main vehicle for consulting with local people, and to form a strategic vision on development in the District in future. Areas and sites which are identified through the Core Strategy will be added to the LIP once they have been identified.

Following the adoption of a LIP a Local Investment Agreement (LIA) will be agreed which will set out the HCAs proposed investment in East Herts, as well as our own and other resources, over the next three years. These resources will include not only cash investment but also land assets, skills and services.

The LIP and LIAs will be reviewed at least annually in consultation with partners and with regard to developing local regional and national priorities, policies and strategies.

Section 2 - East Herts in Context

Introduction

The district of East Herts covers an area of 477 square kilometres (184 square miles) and comprises around one third of the area of the County of Hertfordshire. It is predominantly a rural district, with attractive towns and villages set in a rolling landscape.

East Herts has a dispersed settlement pattern that includes the five market towns of Bishop's Stortford, Buntingford, Hertford, Sawbridgeworth and Ware. Each of the towns provides a range of services to the surrounding rural area. There are also some hundred villages and hamlets of varying sizes.

Bishop's Stortford is the district's largest town with a population of 32,200. The town is currently a minor sub-regional centre but is in the process of major change through the re-development of a number of sites. The town is developing from a traditional market town to a larger settlement with a greater sub-regional significance.



Bishop's Stortford is close to Stansted Airport and in a good position to develop economic opportunities related to the airport including services to visitors. The market town feel and rural setting make the town an attractive place to visit.

The availability of employment land and business premises is a key challenge for the future. There is a need to identify sites for commercial development. New housing will bring an increased population to the town. The town's economic viability will be partly determined

by how many new residents will commute elsewhere and how many can work locally. It is critical to identify sufficient space to facilitate high value jobs for the town.

Hertford is the county town and is the second largest town in East Herts with a population of around 24,200. Though it is fairly small for a county town Hertford is the principal employment location within the district, largely because of the presence of Herts



County Council and East Herts Council.

The town centre retail offer is a mix of independent local shops, national multiples and specialist niche outlets (notably the antiques shops in St Andrews Street). Hertford has a wide range of restaurants, cafes, pubs and bars offering good quality services.

The town has a high level of out-commuting, particularly to London. The relatively high salaried commuters play a part in feeding the night time economy.

Ware is a market town with a population of around 17,800.

The town centre provides a wide variety of small specialist shops with a small number of major retailers. The town is home to East Herts largest employer, GlaxoSmithKline and Herts Regional College is also based in Ware.

The Crane Mead industrial estate provides some local employment opportunities.



Sawbridgeworth has a population of 8,400 and is located about 4 miles from Bishop's Stortford.

The town is also very close to Harlow in Essex. The nearby towns provide competition to the Sawbridgeworth offer. The retail and services heart of the town is situated away from the main road offering a range of shopping, a small supermarket and some traditional and specialist shops. There are a number of businesses located in the Maltings building near the railway station just over the border into Essex.



Buntingford has a population of about 5,200 but is surrounded by an extensive rural hinterland. The combined population of the town and its hinterland is around 14,000. Buntingford is unusual within the East Herts context in that it is not located close to other towns. It therefore is important as a service centre to the rural hinterland. The town centre retail offer includes two supermarkets as well as a range of independent and specialist shops.



East Herts has the most significant rural economic profile in the county. There are 433 holdings in East Herts in total occupying 34,647 hectares. This is significant in terms of farming, land and diversification alone. Many of these businesses have diversified and have a second income stream.

The district is heavily influenced by the presence of major settlements beyond its borders. The three New Towns of Stevenage, Harlow and Welwyn Garden City are located immediately on the East Herts district boundary, and there is pressure for expansion of these settlements. There are also substantial cross-boundary influences from Cambridgeshire to the north and Essex to the east.

Historical development of the transport network has resulted in the district being largely bypassed by strategic road and rail corridors; with the M11 and the West Anglia Main Line between London and Cambridge to the east; and the A1(M) and East Coast Main Line to the west. The M25 London Orbital Motorway lies further to the south. Within the district, the main road routes are the A10, which bisects the district roughly in half on a north-south axis; and the A414 in the south of the district, running in an east-west direction. The A120 also runs east-west from the A10 at Puckeridge to Bishop's Stortford and beyond, and the A602 links the A10 from Ware with the A1(M) in Stevenage. Stansted Airport, whilst outside the district, is immediately to the north-east of Bishop's Stortford and has strategic implications for the area.

Approximately the southern third of the district lies within the London Metropolitan Green Belt (17,530 hectares). The rural nature and scattered settlement pattern of the district in addition to high levels of affluence has resulted in high levels of car ownership with 66% of the working population traveling to work by car.



East Herts Housing

There were a total of 58,148 dwellings registered for council tax purposes in East Herts at 1st April 2010¹. The Office for National Statistics in 2007 records 86% of East Herts' dwellings as being owner occupied or privately rented compared to 82% for England. The social rented sector accounted for 14% of the housing compared to 18% for England.

East Herts generally provides an attractive residential environment and this creates a high level of demand for housing in the district. This demand is reflected in higher than average house prices for the region compared to the rest of the Eastern Region and a Council housing register that is increasing year on year and no significant 'difficult to let' problems. Average house prices are high and the result is that many people who grow up in the district and those needing to move into the area are unable to buy.

East Herts' private rented sector has traditionally been limited (7.2% recorded by 2001 Census) but is growing. This is consistent with the recognised national trend of more Buy To Let properties. Rent levels are high and market demand is strong. There is significant demand from company relocations and high earners on short-term contracts. Access to the sector for local people on lower incomes can therefore be difficult.

At 1st April 2010 2,699 households were registered on our Housing Register. Numerically the greatest need is for smaller properties but when account is taken of social rented housing availability it is clear that there is a significant shortage of larger properties. There is a particular pressure on meeting the transfer needs of current social tenants as their household size grows. Lettings of social housing to homelessness households have taken a significant share of available social lettings each year, thereby further diminishing the housing opportunities of other applicants on the Housing Register. Homelessness acceptance levels have fallen over the years 2004/5 to 2009/10. This reflects service improvements and a new emphasis placed on prevention however ?? require larger properties thereby reducing our ability to meet the demand of transfer applicants requiring larger accommodation.

The district has witnessed significant population growth in recent years. Between 1981 and 2006 the population increased by 21% and is expected to increase from approximately 135,700 (55,000 households) in 2006 to 148,200 in 2021². Significantly 62% of this growth is anticipated to be aged over 65 years with population decreases in the 15-24 and 35-44 age groups³.

Figure 1: Population and household projections

Population projections	2001	2008	% inc	2012	% inc	2021	% inc
East Herts	128,900	135,700	5%	139,000	2%	148,200	7%
Hertfordshire	1,034.0	1,083.9	5%	1,118.7	2%	1,203.4	7%

Source: Census 2001, Office for National Statistics Sub-national 2008 population projections

¹ HSSA return April 2010

² Office for National Statistics Sub-national 2008 population projections

³ Office for National Statistics Sub-national 2008 population projections

Household projections	2001	2006	2011	2021	2031
East Herts	52,200	55,000	58,000	64,000	69,000
Hertfordshire?	421,000	438,000	461,000	512,000	559,000

Source: Communities and Local Government household estimates and projections Table 406

By 2016 it is projected that in East Herts the number of married couple households will decrease whilst that of cohabiting couples and one person will increase⁴.

According to the 2001 Census the Black & Minority Ethnic (BME) population accounts for less than three percent of the population of East Herts and is made up of a mix of primarily Chinese and Indian. There has been a steady increase in the percentage of BME population in East Hertfordshire. In 2007, just under 12% of the population were of an ethnic minority which is lower than that of the Eastern Region (13%) and the country (16%⁵). The Office for National Statistics (ONS) shows an increase in the White Other ethnic population from 2.7% of total population to 4%. The Council is aware of this increase being primarily amongst the Polish and Portuguese communities in East Herts and has tailored a number of its services to meet the needs of this population primarily through its Community Team meeting with local community and faith leaders.

East Herts – The Economy

East Herts is a prosperous district with higher than average earnings and a low unemployment rate at 1.7% compared to 2.2% for Hertfordshire and 3.4% for the Country⁶. Of the 354 districts in England, East Herts is ranked as the 18th most affluent/successful, although this disguises pockets of relative deprivation within the district⁷. Educational attainment is generally very high with nearly three quarters of pupils achieving five or more GCSE grades at A* to C⁸. There is a recognised need to ensure that the skills of the workforce are appropriate for the businesses in the district. It is therefore important to maximise opportunities for life-long learning through links with further education providers. This is of particular importance in the rural area where access to these facilities is limited.

The district has a sound economic base built on small and medium-sized firms including engineering, high-tech computer companies, brewing, printing, food processing and distribution, and Stansted Airport related service industries. There is also a small but significant presence of employment in the district's rural area. Given the district's proximity to London and transport links approximately 17% of the working population commute to and from the Capital⁹.

Like elsewhere, East Herts has felt the impact of the recession, but there is evidence of economic resilience in the district with the vast majority of businesses successfully continuing their trade. However, whilst the five town centres offer a range of high street and

⁴ Communities and Local Government household estimates and projections

⁵ ONS (2007) Population Estimates by Ethnic Group

⁶ National Statistics (NOMIS) January 2009

⁷ CLG (2008) Indices of Multiple Deprivation 2007

⁸ East Herts Local Development Framework Core Strategy Consultation Document 2010

⁹ East Herts Local Development Framework Core Strategy Consultation Document 2010

independent shops and services, there is competition from neighbouring centres offering a greater retail choice.

East Herts - Natural Environment

The rural landscape is of great significance to the character of East Herts. The district has a rich undulating landscape of open fields and parklands shaped by river valleys and arable plateaus. Woodland accounts for 9% of total land cover, half of which is classified as being ancient. The rural landscape is of great significance to the character of East Herts. The district has a rich undulating landscape of open fields and parklands shaped by river valleys and arable plateaus. Approximately 440 hectares of the Lee Valley Regional Park fall within the district. The Park contributes a wide range of active and passive recreation pursuits. For example the nature reserves at Amwell and Rye Meads, waterside open space along the River Lee Navigation and at Ware riverside, the historic Rye House Gatehouse and the informal open space and wildlife site at Stansted Innings.

East Herts - Safer Communities

East Herts has a relatively low crime rate and has no areas with severe or longstanding crime and disorder problems. Nevertheless, anti-social behaviour, crime and the fear of crime causes distress to individuals and is destructive to communities.

The Council as a member of the East Herts Community Safety Partnership identifies and implements effective initiatives. The partnership brings together key statutory and non-statutory agencies, including the police and social landlords, to identify and implement initiatives to improve the safety of the community. The East Herts Community Safety Plan sets out the priorities of the partnership and targets for reducing the impact of crime and anti-social behaviour in the district.

Current initiatives carried out between the Council and its partners include Visual Audits and Street Briefings, which are carried out with the significant housing associations as well as the Police and Council officers and concentrate resident consultation to improve neighbourhood areas by addressing the specific concerns of residents.

Section 3 The Vision for East Herts

The Councils corporate vision is:

To improve the quality of people's lives and preserve all that is best in East Herts.

The Council's Corporate Strategic Plan 2008-2011 is a steering document for the ambitions and aspirations of the Council. The Council has developed 6 corporate priorities that guide everything that it does.

1. Promoting prosperity and wellbeing: providing access and opportunities.

This priority focuses on enhancing the quality of life, health and wellbeing of individuals, families and communities, particularly those who are vulnerable.

2. Fit for purpose, services fit for you

This priority focuses on delivering high quality customer focused services by maintaining and developing a well managed and publicly accountable organisation.

3. Pride in East Herts

This priority focuses on improving standards of the neighbourhood and environmental management in our towns and villages.

4. Caring about what's built (and) where

This priority focuses on caring for and improving our natural and built environment.

5. Shaping now, shaping the future

This priority focuses on safeguarding and enhancing our unique mix of rural and urban communities, ensuring sustainable, economic and social opportunities including effective development control and other measures.

6. Leading the way, working together

This priority focuses on delivering responsible community leadership that engages with our partners and the public.

Service Plans are produced every year by heads of Service and set out what key actions need to be undertaken to deliver the Council's corporate priorities and key objectives contained in the Corporate Strategic Plan. These actions are linked to key performance indicators, so achievement can be measured and tracked. The Corporate plan and Service plans also feed into a four year budget planning model, which the Council uses to plan its expenditure and make sure that financial resources are available to fund actions in priority areas.

a) The Sustainable Community Strategy and Local Development Framework

The vision for the District is set out in the Council's Sustainable Community Strategy 2009-2024: Everyone Matters (SCS) and repeated in the Local Development Framework's Core Strategy (LDF). The SCS's vision for East Herts' future is to:

Create a thriving, fair and inclusive East Herts that safeguards and enhances our unique mix of rural and urban communities, where people choose to live, work and visit because:

- *It is safe, clean, green and well connected;*
- *Everyone matters and can take part in decisions that affect their lives;*
- *There are sustainable economic and social opportunities that improve quality of life and are available to all.*

The SCS has eight themes that have been agreed with our partners on the Local Strategic Partnership and under these themes are a number of shared ambitions that have led to the development of the SCS action plan.

Theme 1: East Herts Energy and Climate Change

Greenhouse-gas emissions from new development will be greatly reduced, the supply of clean energy increased, and effective climate change adaptation measures will be part of the fabric of new development;

Theme 2: East Herts People and Community Safety

All communities in East Herts will be socially inclusive, safe and consist of well balanced population, with a strong sense of identity and a rich and diverse community life;

Theme 3: Housing East Herts

East Herts will meet the accommodation needs of the whole community through the provision of a mix of housing tenures, types and sizes;

Theme 4: East Herts Character

New development will have made a positive influence on its surroundings acknowledging the local vernacular and the character of every local landscape will have been conserved and enhanced;

Theme 5: East Herts on the Move

Access options will have been improved for all, which will have encouraged a modal shift away from the private car to more sustainable modes of transport including passenger transport, walking and cycling;

Theme 6: East Herts Economy, Skills and Prosperity

East Herts will have a diverse and thriving economy, where educational excellence fosters a highly skilled population and innovation in industry;

Theme 7: East Herts Health, Wellbeing and Play

Residents will continue to enjoy a high quality of life through improved access to community, cultural, leisure and health facilities;

Theme 8: Green East Herts

All new development will make a positive environmental contribution, and natural hazards such as flooding and drought will be controlled;

Theme 9: East Herts Monitoring and Delivery

New development will be supported by the necessary infrastructure and services, and coordinated delivery of sustainable development will be at the heart of the Council's approach to planning.

The Local Development Framework has also been developed around these themes. Under each of these themes strategic objectives have been identified to deal with these issues. These are detailed in Appendix 4 and link to our identified priority projects.

The Core Strategy of the Local Development Framework will establish the key elements of the planning framework for East Herts, setting the vision for the future development of the District to 2031, including strategic housing allocations, and will facilitate the delivery of the Sustainable Communities Strategy.

During 2008 the Planning Policy Team undertook two rounds of consultation on the East Herts Local Development Framework (LDF). Although not a formal stage, this initial consultation forms part of continual and ongoing engagement of the community and stakeholders in the preparation of the Core Strategy. The first round of consultation during Winter/Spring 2008 was not specific to planning or the LDF. It involved asking residents what they liked and disliked about where they live and what they thought were the issues and opportunities facing East Herts. These issues have formed the basis of the issues set out in the Issues and Options consultation.

Like about East Herts	Dislike about East Herts	Issues & Opportunities
Rural nature of the District	Conditions of roads and pavements	Maintaining quality of life
Historic character	Parking	Provision of infra-structure alongside new development
Safe	Noise & traffic from Stansted Airport	Location of new development
Good schools	Too many flats	Affordable housing
Location near to London	Lack of passenger transport, especially in rural areas	Local economy
Friendly people		

The Core Strategy has identified the Key issues and options facing the 5 towns (Bishop's Stortford, Hertford, Sawbridgeworth, and Ware) and the villages (as a whole) by each of the SCS themes. From this the Core Strategy has developed an emerging LDF vision for each of the 5 towns and the villages which are being consulted on.

b) The Housing Strategy 2008-2011

East Herts' Housing Strategy provides the overall framework for housing activity and investment by the Council and its partner organisations. It sets out the long-term vision for housing in East Herts up to 2011 and beyond. It is concerned with housing in all tenures and is the overarching strategy for a number of plans, strategies and policies developed by the Council. These activities are grouped under three strategic objectives:

1. Maximise the delivery of a range of new affordable homes to meet diverse needs
2. Improve the condition of the housing stock both public and private
3. Building sustainable and thriving neighbourhoods and communities and ensure that vulnerable people are supported in the community.

Section 4 - Strategic Challenges for East Herts

The East Herts LDF, SCS and the Housing Strategy 2008-2011 together provide a comprehensive picture of the vision for East Herts and the current and future challenges and how these can be met. The Council has identified four key thematic challenges that crosscut the LDF, SCS and the Housing Strategy and are crucial for identifying projects in the Local Investment Plan. These thematic challenges are:

1. Maximise the delivery of a range of new affordable homes, including affordable, whilst ensuring the best use of existing housing
2. Meeting the needs of a growing elderly population
3. Meeting the needs of vulnerable people and stronger communities
4. Economic Development, Employment and Skills

Challenge 1: Maximise the delivery of new affordable homes, whilst ensuring the best use of existing housing

a) Demand

i) **Affordability:** One of the key issues facing the district is the affordability of housing, with the Herts Observatory recording East Herts had the 4th highest ratio in Hertfordshire of lower quartile house prices to lower quartile earnings in 2009. The lower quartile home cost 9.3 times more than the lower quartile earnings for a household in East Herts in 2009 compared to 7.3 for the Eastern Region and 6.8 for the Country¹⁰. This is contrast to 2008 when it was 11 times lower quartile earnings. However despite this significant drop housing in East Herts remains unaffordable to many households especially newly forming ones. The high cost of housing in East Herts is a significant issue in rural areas given the structural changes to the agricultural and rural economy in more recent years where house prices are higher and rural wages are lower.

Figure 2: House prices comparisons

Property Type	Average Price Third Quarter 2009 Hertfordshire	Average Price Third Quarter 2009 East Herts	Average Price Third Quarter 2009 East of England
Flats & Maisonettes	164,200	162,200	132,200
Detached	539,900	487,900	286,500
Semi-detached	293,300	287,800	180,400
Terraced	223,100	226,400	156,600
All Properties	305,125	291,075	188,975

Source Herts Observatory 2009

In 2008 the Council undertook, with consultants, a Strategic Housing Market Assessment (SHMA) for East Herts, the results of which were published in early 2010. The purpose of the

¹⁰ CLG (2009) Housing Statistics , Table 576

SHMA was to assess current and future housing demand and housing need, and how the distribution of need and demand varies across the district. It also considers future demographic trends and identifies the accommodation requirements of specific groups. The SHMA draws the following conclusions about the level of affordable housing provision, tenure split and housing size mix across East Herts:

- 55% - Market Housing Requirement
 - 45% - Total Affordable Housing Requirement
- Of which:
- 34% - Intermediate Affordable Housing Requirement
 - 12% - Social Rented Affordable Housing Requirement

Please note: figures may not sum due to rounding

The SHMA study found that 75% of the affordable housing requirement for East Herts is for intermediate affordable housing, i.e. housing at prices above those for social rent but below market prices or rents, such as key worker housing. This finding effectively reverses the Council's current approach to tenure split that seeks 75% social rented and 25% intermediate affordable housing. This recommended tenure split is based on the theoretical modelling that underpins the SHMA which seeks to 'balance' the housing market; i.e. ensure that the availability of all housing (supply) meets both housing need and demand.

ii) Housing Register

Figure 4 on page 18 shows the increasing level of demand for social housing from the Council's housing register. Since 2008 the Council has also managed the transfer applications from existing social tenants that require a move to more suitable accommodation. Strategically this allows the Council to understand the complete housing need picture. The Council operates a Choice Based Lettings Scheme 'HomeOption' which is administered by Locata, an outside agency. Homeseekers on the Housing Register can search for available vacant social homes across the district where the Council has nomination rights. Vacant properties are advertised every fortnight and applicants can 'express an interest' in them.

iii) Homelessness

The Council's aim is to prevent homelessness and to respond to homelessness applications in accordance with statutory requirements, efficiently, effectively and fairly, helping homeless people to secure appropriate accommodation. The Council has a range of temporary accommodation options available to it, to try to best suit a household's needs including accommodation for clients with mental health issues, experiencing domestic violence and a council owned hostel. The Council has recently remodeled its one remaining hostel into 11 units of high quality self contained accommodation. The Council has successfully met the 2010 target for placing households in temporary accommodation a year early and has consistently kept the figure below the target of 33 households.

The Council has published its second Homeless and Homeless Prevention Strategy 2008-2013 in July 2008. The overall purpose of the Homeless and Prevention Strategy (Strategy) is to ensure that as a Council we address homelessness strategically by ensuring suitable accommodation, support and advice is available and accessible to all client groups and to encourage a multi-agency approach to preventing homelessness. The Council has a range of options that it works with clients to ensure a best fit. The document can be found at: www.eastherts.gov.uk

b) Developing new affordable housing

In terms of developing new affordable housing the Council's role is that of an 'enabler' which consists of identifying housing need and bringing together key partners to generate new opportunities for affordable housing development. The Council's aim is to maximise and increase the amount of good quality affordable housing in the District, in the form of social rented housing and low cost home ownership.

The Council's 2007 Adopted Local Plan policy HSG3 – Affordable Housing stipulates that on residential developments of 15 dwellings or more or on sites over 0.5 hectares in any of our six main settlements up to 40% affordable homes should be included. In our designated Category 1 and 2 Villages, Policy HSG3 requires up to 40% affordable homes to be built on sites proposing three or more dwellings or sites over 0.09 hectares. The Council's 'New Affordable Homes Development Brief' sets out East Herts Council's requirements for the affordable housing element on new developments in East Herts District. In order to go some way to meeting the identified need for affordable housing in East Herts, the Council requires up to 40% of the new properties built being affordable. Of the 40% affordable housing the Council requires:

- 75% of the properties to be rented;
- 25% of the properties to be intermediate housing that being:
 - o properties at flexible levels allowing for subsequent 100% ownership;
 - o properties to be fixed equity, marketed at 60% open market value;
 - o properties for intermediate rent up to 20% below market rent level.

The Council's Affordable Housing and Lifetime Homes Supplementary Planning Document (SPD) sets out what type and tenure of affordable housing private developers must provide on their sites and what cost they can sell the houses to an RSL for. Lifetime homes provision is included and Local Plan Policy HSG 6 expects that 15% of all new homes constructed be to Lifetime Homes standards. All new affordable housing must meet level 3 of a new code for sustainable homes that national Government released in April 2007.

Whilst there is no 'East Herts' architectural style, good design is fundamentally important. Indeed, a feature of good design is that it respects its local context. That is not to say that new buildings should simply mimic their neighbours, but rather, that new buildings acknowledge and enhance the key characteristics and design principles of the locality. Good design tells a story; the built environment should be a narrative for the evolution of a place. Design should be at the heart of the forthcoming Local Development Framework (LDF).

Good design is also about sustainability including issues such as build quality and reducing the carbon footprint of the new housing stock. Policy ENV1 requires proposals to incorporate sustainable initiatives in design, layout and construction by demonstrating that they meet the BREEAM or EcoHome Excellent standard (or equivalent). Code for Sustainable Homes (CSH) requirements will also be met through changes to the Building Regulations by 2016.

The 'green agenda' is no longer just about protecting existing wildlife sites from the impacts of development. It is now more holistic and is about incorporating biodiversity within new developments themselves, through the provision of green infrastructure (a network of multi-functional green space) such as wildlife habitats, flood water storage and outdoor space for

recreation. At the strategic level, East Herts is working jointly on the Hertfordshire Green Infrastructure Plan which will include a district wide Green Infrastructure Plan.

In its enabling capacity the Council subsidises new affordable housing and has allocated **£867,000 for this purpose for 2010/11 and a further £700,000 in 2011/12.** In addition following a full appraisal of options the Council has sold Thele House, which was once a Council run homeless hostel, and has agreed to invest the capital receipt of £530,000 in affordable housing in the district.

Figure 3: Gross affordable home completions

	2006/07	2007/08	2008/09
Gross Housing Completions all dwellings	813	599	597
Total gross affordable home completions	191	177	145
% of total gross completions	23%	30%	24%
% of total net completions from eligible sites	25%	44%	35%

Source: Annual Monitoring Report 2008/09

In recent years, there have been an increasing number of flatted-developments built in East Herts. There are a number of reasons for this including high land values; the costs associated with developing town centre sites; the policy aim of prioritising brownfield sites as opposed to greenfield land; and the desire within the housing industry to match supply with the demand for smaller properties. Flatted developments reached a peak in the years 2006 to 2008 representing 64% of gross completions¹¹.

This has meant that the Council has received via Section 106 agreements a large number of social housing small flats. At the same time the number housing register applications has increased but significantly the largest proportional increase in need has been for 3 bed and 4 or more bed properties.

Figure 4: Comparison of Housing Need – number of housing register applicants by property size needed

	01 April 2008		01 April 2010		Difference 2008-2009	
	Number	%	Number	Number	Percentage	
One bedroom	1,414	59%	1,582	+168	+12%	
Two bedroom	711	30%	757	+46	+6%	
Three bedroom	241	10%	303	+62	+20%	
4 or more	33	1%	57	+24	+73%	
Total	2,399		2,699	+300	+50%	

Source: East Herts HSSA 2010

¹¹ Annual Monitoring Report 2008/09

In addition the SHMA, based on demographic forecasts estimates the housing size mix to meet the needs of future households as follows:

One bedroom:	15%
Two bedrooms:	27%
Three bedrooms:	41%
4 or more bedrooms:	17%

However whilst the Council seeks to influence the size and type of market housing that gets built it is unable to dictate what should be built.

The SHMA modelling shows that in East Herts, there is a lack of housing that can be afforded by households earning between £20,000 and £35,000 per annum. Below £20,000, households may be eligible for housing benefits to subsidise their housing costs. This finding needs to be robustly discussed before the Council decides to amend any current planning policies. Currently the Council's New Affordable Homes Commissioning Brief does allow for intermediate rent at 80% of market value but the resultant rent level is high and the letting of these homes, through Lea Valley Homes, often is difficult as the rent levels are considered not affordable to the majority of the working applicants in housing need that are in contact with the council's Housing Options Service.

However the Council along with its RSL partners is exploring opportunities to develop some units of intermediate rented housing on land owned by either the RSL or ourselves. This will enable us to develop policies and procedures for future marketing, identifying suitable tenants, length of tenancy and to see if has a place in helping us free up some existing social rented tenancies. The Government's consultation paper 'Local decisions: a fairer future for social housing' will also push this policy work further forward. We are already discussing the implications of key elements of the paper with our two stock transfer RSLs as well as internally, however once the consultation period is over we will have a clearer view of the policy changes that need to be reviewed both for ourselves and working with our partners.

Almost 24% of the population of East Herts live in rural settlements.¹² Affordability in our rural communities is a significant issue given the structural changes to the agricultural and rural economy in more recent years where house prices are higher and rural wages are lower. As a result there is a lack of accommodation for newly forming households and many young people are leaving rural areas, with communities having an increasing proportion of retired people and wealthy commuters.

c) Making better use of existing housing both public and private

In addition to the provision of new affordable homes the Council wishes to make better use of existing housing to ensure we are effectively using what is already available.

i) Empty Homes

Long term empty homes in the private sector present a potential resource to the District. The District is fortunate that it has a relatively low number of long term empty homes. The table below compares 2009 levels for East Herts with the total for England, and for the Eastern region.

¹² East Herts Local Development Framework Core Strategy Consultation Document 2010

Figure 5: Empty homes comparisons 2009

	Total empties	Percent of stock	Private empty for more than 6 months
England	651,993	2.87%	307,001
East of England	54,169	2.17%	292,262
<i>East Herts</i>	1,352	2.35%	625

Source: CLG collation off Local Authority HSSA returns

In 2010 the Council adopted its revised Empty Homes Strategy. A staged approach to tackling empty homes, from identification through to prioritisation, encouragement with support and a range of incentives, through to enforcement where appropriate supports a target of bringing 10 empty homes back into use each year as a result of our action.

Private Lease Agreements Converting Empties (PLACE) is a scheme targeted at helping the owners of long term empty homes return their properties to use, to support homeless prevention. East Herts is working in partnership with Chelmsford, Epping Forest, Harlow and Uttlesford Councils and Pathmeads and Swan Housing Associations. The scheme offers high level grant funding to repair properties and in return the relevant Council will lease the property for three years to a household in housing need, generally below Local Housing allowance levels. The scheme has recently been modified to support the authorities funding some enforcement work where this is the most appropriate action.

A partnership for Empty Dwelling Management Orders and private sector leasing has also been negotiated by our Empty Homes Officer for East Herts and other neighbouring authorities.

ii) Underoccupation:

While tackling under-occupation may not increase the overall supply of housing it can have the effect of improving the match of the supply of homes available to those most in need. The Council is aware, based on surveys carried out and rolling audits by our two main stock transfer housing associations, that there is significant under-occupation in social housing.

The Council is currently working with its two main housing associations to develop local policies, recognising that there is not a one size fits all approach, to try to offer a range of options to households that are underoccupying that will enable them to move to smaller accommodation.

The Council also recognises its allocations policy as a method to give priority to those existing tenants wishing to move to smaller accommodation. The Councils Allocation Policy gives twenty points for every bedroom an existing transferring tenant is willing to give up to move to smaller accommodation. This is the same number of points as those that are given to applicants on the register that are lacking a bedroom for their household.

iii) Improving the quality of the existing housing stock

In the Private Sector:

There are nearly 50,000 homes in the private sector¹³. The condition of properties in the private sector is primarily the responsibility of its owners but the Council recognises limitations on some owners' ability to maintain, heat and improve their homes. The demographic trends in the district are particularly important for housing in the private sector as an ageing population maybe less able to afford to maintain their homes and require greater assistance to do so.

A House Condition Survey was carried out in 2009. The Housing Strategy and Assistance Policy will be reviewed in the light of the findings. Some of the key findings are as follows:

Decent Homes: The survey estimated that 49.2% of all dwellings are non-decent, and 3 in 5 in the rural south are non-decent. Nationally around 37% of all dwellings fail the standard. However, due to modelling for excess cold, the national figure is an underestimate. Ninety percent of non decent dwellings were due to category 1 hazards. As a proportion of all dwellings, 45% failed due to a category 1 hazard, and nearly 1 in 6 were not in reasonable repair. The most common category 1 hazard, as expected, was excess cold. The prevalence of the hazard for falling on level surfaces was highest in rural areas, particularly the rural north, where 9.1% of hazards recorded were for falls on the level.

Rates of non-decency in the private rented sector were slightly higher than for owner-occupied dwellings, whilst rates in the RSL stock are lower still at 40.9% - a result of RSL's investment programme specifically to remedy non-decency. An estimated 4,800 vulnerable private sector households (43.1% of vulnerable private sector households) live in non-decent homes.

Energy Efficiency: Overall energy efficiency of stock is better than average, with RSL stock performing better than other sectors. Despite this, numbers in fuel poverty had increased since the last survey. The survey indicated the need for continued investment to improve energy efficiency and affordable warmth. The Council's Home Energy Efficiency Officer works closely with Papworth, to provide advice and develop joint measures for tackling fuel poverty and improving energy efficiency. Fifteen local authorities are working together to bring their residents Government funding in order to provide discounted energy efficiency measures to help reduce their fuel bills. The HEEP Scheme aims to cut out complications when seeking grants to help fund energy efficiency measures

Disability: The survey revealed high numbers of disabled and elderly households, and considerable potential demand for Disabled Facilities Grants.

In the Public Sector:

The housing stock transfer in March 2002, of some 6,500 homes to Riversmead and Stort Valley (now South Anglia) housing associations, enabled the necessary investment in former Council housing to take place, with a resultant overall improvement in property conditions. The two housing associations agreed undertakings to carry out repairs and improvements within certain timescales and have completed a detailed program of work since the stock was

¹³ HSSA 2010

sold five years ago. Included in this program were works to modernise the homes and also to improve their energy efficiency. In addition the housing associations spent approximately £1 million during the five years on environmental and community improvements that were identified in consultation with tenants and the Local Strategic Partnership. Works included traffic calming, crime prevention, landscaping, lighting and other community facilities such as playgrounds. The two housing associations own approximately 80% of the social housing in the district and aside from ad-hoc properties where they have been unable to gain access all their stock is at decent homes standard.

South Anglia Housing Association has recently gained (October 2010) £1,079,000 of funding from the Homes and Communities Agency to re-develop an unpopular and poorly deigned 1950's estate of 20 small flats In Bishop's Stortford. Through the addition of £1,300,000 of their own resources, the redevelopment will provide 18 new properties, consisting of 4, 2 bed flats and 14, 2 and 3 bedroom family houses.

Challenge 2: Meeting the needs of a growing elderly population

In order to plan for the provision of new homes in the future we also need to understand what the population will be like in 2031, not just in terms of absolute numbers but how its age structure may differ from today. East Herts has an ageing population and it is projected that two thirds of the population growth anticipated in East Herts between 2006 and 2021 will be people aged over 65 years. This will have a significant impact on the provision of both housing and services, with accessibility and the suitability of houses being key factors.

The population of East Herts is forecasted to increase to 148,200 by 2021¹⁴. There is a forecasted growth of population in the over 65 age group such that this population is estimated to increase to 27,800 by 2021¹⁵. This is a 58% increase on the 2001 census count of 17,601. The number of residents over the age of 75 on the 2001 census was 7,985 and is forecasted to increase to 14,000 by 2021¹⁶. This is an increase of 75%. Given the resource demands often associated with very elderly people these are significant figures. In addition the latter group are likely to have care and support needs, which will need to be met by new and existing housing provision.

Although many older people own their own homes, meeting the costs of heating and repairs may become increasingly difficult over time for people on fixed incomes. East Herts Housing Stock Condition Survey 2010 found that older person households were more likely to live in unfit housing and housing in a poor state of repair than any other household type and twice as likely to experience fuel poverty. Related to this is the tendency for older people under-occupy their homes often remaining in a family home for many years after their children have left. This is a problem both for older homeowners and tenants struggling to cope financially, and for those on the housing register for affordable housing, which is in short supply. We believe, however, that the best way of tackling under occupation by older people is by developing appropriate and attractive housing alternatives for them with our RSL partners, and by offering help to minimise the logistical difficulties of moving to a new home.

¹⁴ Revised 2008 based Subnational population projections ONS

¹⁵ Revised 2008 based Subnational population projections ONS

¹⁶ Revised 2008 based Subnational population projections ONS

The Council recognises that housing has a key role to play in maintaining independent living for older people for as long as is feasible and in helping to prevent unnecessary admission to residential care or hospital. For individuals, living at home is usually the preferred choice.

The Council can assist with a range of measures from low level interventions such as the provision of a community alarm, fall detectors or Disabled Facilities Grant, or assistance with minor repairs to high level interventions such as a transfer to more suitable independent housing or assistance in a sheltered or frail elderly scheme. There are a number of projects that the Council is either leading on or is a major partner to improve the available services and housing options for elderly people in East Herts.

Registered Social Landlord partners have carried out appraisals of all their older people's accommodation and have robust Asset Management Strategies in place. They are working closely with us and with Herts County Council with the overall objective to update the elderly housing provision to modern standards including extra care or flexi-care. Where this is not feasible alternative clients for the accommodation or site is being considered. Not all existing sheltered schemes are suitable for flexicare and where schemes are popular the RSLs are, in consultation with existing residents, continuing to update facilities and the standard of accommodation.

Projects that have been completed or are currently underway in the District include:

- Regeneration of a sheltered scheme at Bircherley Court in Hertford to provide modern accommodation with additional services and community provision which will enhance the quality of life of the residents. The scheme will provide extra care in partnership with Supporting People. Phase I is complete and work has begun on Phase II. HCA funding was £2,785,000 for 70 units 1 & 2 bedroom supported accommodation.
- Purchase of a modern sheltered development, in Ware, from a private developer as part of the process of decommissioning a poor quality sheltered development. HCA funding £?????
- Decommissioning of an unpopular and unsuitable sheltered housing scheme in Bishop's Stortford and its redevelopment to provide family housing using the RSLs own resources, without recourse of Social Housing grant.

Herts County Council is the main strategic body that is directing the provision of older persons supported housing across the County. They have recently published a strategy on their required future provision of older person supported accommodation entitled 'Flexicare Housing Hertfordshire'. This strategy details district by district their predicted requirements for older persons housing to 2020/21.

'Adult Care Services has estimated that 80 additional are home places will be required in the period up to 2010/11. This provision will be met through re-configuration of existing services and by commissioning additional places. A further 330 additional flexicare housing places are required. Revenue funding for these places has been agreed. In addition to the 2010/11 projection Adult Care Services estimates that by 2020/21 East

Herts will require a further 117 social-funded flexicare housing places and a further 294 care home places.'

Hertfordshire County Council (HCC) has set up four Older People Accommodation Project Boards with local partners to lead and manage the process. The project board has recently agreed 3 priority areas in East Herts for flexicare accommodation.

Figure 6: HCC Priorities areas for East Herts

Area	Desired outcomes
1. Bishops Stortford	Re-do
2. Hertford	Bircherley Court phase 2 and Carlton Court development allocations achieve cost effective flexicare service.
3. Buntingford	Wider transformation for older people's accommodation linked to Quantum Care development programme.

In addition to supported accommodation we are also considering with our partners RSLs the provision of designated accommodation for an older person that is not supported but could be viewed as an attractive offer for example by including carpets or other items. This would also be part of the joint approach to underoccupation and the release of family social housing.

Challenge 3: Meeting the needs of vulnerable people and stronger communities

East Herts Council is committed to helping to create and maintain sustainable neighbourhoods and communities. Strong communities require effective approaches both in terms of policies to promote inclusiveness, assist the vulnerable, increase safety and the perception of safety and in ensuring the built environment and public space meet people's needs and aspirations.

The County Council's Adult Care Services has specific duties with regards to vulnerable adults and children, and key priorities were identified by them in their Supporting People Strategy published in 2008. However as one of their key strategic partners we seek to work with them to develop future priorities for all the people in our local communities whether that be by directly providing accommodation or services, enabling or 'donating' an asset.

i) Young Persons

The lack of any supported housing for Hertford and Ware's vulnerable young people was identified as a major concern by the council as part of its long term Housing Strategy. Currently, homeless and vulnerable youngsters have to move into supported accommodation in either Stevenage or Broxbourne, or to the YMCA Project in Bishop's Stortford if there are places.

East Herts Council Executive has given its backing to a new scheme to build 24 supported flats for vulnerable young people aged 16 to 24 in Hertford. The flats are to be built on the Baker Street car park site. The new homes will provide temporary accommodation for local young people who have been forced to leave their family home or who are homeless after leaving care including two units of young parent accommodation.

The council will sell the land, currently valued at £300,000-£350,000, for a nominal amount to Aldwyck Housing Association which will build the flats. It is anticipated works will start on site in April 2011 and complete mid to late 2012. Running and maintenance costs of £160,000 per year will be funded by the Crouchfield Trust, a Herts County Council administered trust fund designed to support vulnerable young people. This will eventually taper down to £100,000 per year with the balance made up by Hertfordshire County Council's Supporting People team. A bid for capital funding is currently with the HCA for the 2011/2012 programme.

ii) Mental Health

In the context housing it is important to ensure that people with mental health issues are placed in more restrictive environments than their needs or risk assessment indicate. The development of additional housing related support services, such as floating support, can enable more individuals to move into independent living thereby freeing up resources.

Current provision in East Herts includes supported short-term and long term accommodation, primarily in the Hertford area, and access to the County Council's floating support service in general needs accommodation. Herts County Council is currently developing a Mental Health Strategy. A presentation was recently made to the Council's LSP by Herts County Council and the Council is committed to working with specialists to meet the needs of this client group. It is likely that the Strategy will identify and short fall in accommodation, particularly in the East and North of the District, and a need to develop a move on protocol from current accommodation based services to general needs accommodation with off site floating support. There are currently no specific accommodation requirements for East Herts developed by the County Council but East Herts is willing to work with the County Council and partner RSLs to develop a nominations protocol for a number units of general needs accommodation with floating support, whether this be pepper potted across the district or a small group of flats.

iii) Learning disability

The identification of accommodation needs and support for this client group is part of Herts County Council's Adult Care Services remit. The main contribution that the housing enabling role can make is in facilitating appropriate supported living opportunities. In Bishops Stortford a general needs project of 31 units for rent was developed by Paradigm Housing Group Ltd. Eleven of the units have housed 13 residents with learning disabilities who receive support from their social workers as and when required. This scheme has generated increased independence for the residents as well as freeing up the higher support accommodation they occupied previously.

Similar projects will be considered on other sites which come through the planning system.

iv) Gypsies & Travellers and Travelling Showpeople

In line with the provisions of Circular 01/2006, an Accommodation Needs Assessment was carried out jointly in 2006 with four neighbouring authorities and the County Council. This

study identified a need for 5 permanent pitches to be provided across the five authority study area by 2011.

This study and those covering the other authorities in the Eastern Region were used by EERA to inform the preparation of the RSS Single Issue Review. RSS Policies H3 and H4 were subsequently published by the previous Government in 2009. Given the recent revocation of the RSS and impending revision of Circular 01/2006, current Government advice on the quantification of future provision for the district is presently uncertain. However, it should be noted that four private pitches have been granted planning permission in 2008, equating to an increase of over 50% in the previous district-wide number of pitches. Furthermore, the matter of provision features within the current Core Strategy Issues and Options consultation. The Council will fully consider the accommodation needs of both Gypsies and Travellers and Travelling Showpeople throughout the LDF process, as appropriate.

In terms of location, the process will take into account the existing evidence base including, *inter alia*, the report carried out by Scott Wilson on behalf of the Northern and Eastern Hertfordshire Partnership as Stage 2 of the Accommodation Assessment in 2007 (which sought to find suitable areas in which pitches could be provided to meet Gypsy and Traveller accommodation). Other key issues include land availability; sustainability criteria; the potential for large-scale development opportunities to aid delivery; and planning permissions granted in the interim.

v) Rural Communities

East Herts is a predominately rural district with over a hundred villages and hamlets. Approximately 30% (2001 Census) of the population live outside of the five main towns. Such a large and dispersed rural population has significant impacts on the provision of housing services. While house prices vary across East Herts, there is strong evidence of high prices in many rural parishes, and affordability is a key concern. The supply of affordable housing in rural areas is limited because not many properties are coming onto the market. As a result, there is a lack of accommodation for newly forming households wishing to live in rural settlements, and many young people are leaving rural areas. Many small villages are becoming exclusive communities of retired people and wealthy commuters. In order to address these issues the Local Plan Second Review 2007 includes a Village Development strategy that apports limited growth to the larger and more sustainable settlements, in tandem with lower thresholds for affordable housing provision. Rural Exceptions Affordable Housing for 100% affordable schemes may also be permitted.

v) Ethnicity

East Herts has an ethnic minority population of 6.7%. The largest ethnic minority groups are White Other (3.9%), White Irish (1.1%), Asian or Asian British: Indian (1.1%).¹⁷ The largest ethnic minority populations are in Bishop's Stortford All Saints (9.9%), Hertford Castle (9.3%) and Hertford Heath (9.3%). Braughing has the lowest ethnic minority population at 3.0%. Since the Census in 2001 there is evidence of a growth in the East Herts population of migrants from Eastern European Countries. Hertford and Bishop's Stortford have a significant Polish Community since the expansion of the European Union to include A8* countries May 2004. There is also an established Portuguese population in Bishop's

¹⁷ ONS mid year population estimates 2007

Stortford. The Councils Community Development Team has done work with different organisations, for example Church groups and community groups, which represent or support these communities to provide information about rights and the services that are available. The Councils' Community Development team along with, Braintree and Epping Council have developed a project called 'Building Capacity East', funded by the East of England Regional Assembly (EERA), to assist migrant workers across the three districts. The funding provides an Out-Reach Workers for each of the districts to give advice, and information on employment and housing etc and also assistance with the setting up of local support Networks.

The Council has developed an Equality Impact Assessment Toolkit which is a framework for conducting a systematic review of service activities, policies and practices with regard to all aspects of equalities (i.e. gender, race, disability, sexual orientation, age and religion). This document will be required to undertake an Equality Impact Assessment which will be available separately once the document has been agreed.

Challenge 4: Economic Development, Employment and skills

The 2001 Census revealed that East Herts is one of the more prosperous districts in Hertfordshire with a high level of skills and qualifications, high income and low levels of unemployment. One of the districts key characteristics is the out commuting of residents with high skills to London and through the M11 corridor.

The majority of businesses in the district employ between 1-10 employees with a trend in recent years for the registration of a high percentage of new business compared to the county average. East Herts has the most significant rural economic profile in Hertfordshire¹⁸.

However, there are a number of challenges facing the district if it is to continue its current economic well-being. It is important that businesses requiring support are aware of the services available and that the services are accessible and effective. Despite the high skill level across the district there are pockets of low attainment particularly in relation to the attainment of (NVQ) level 2 skills – the equivalent of five GCSEs.¹⁹

In order to achieve local employment it will be necessary to respond to the demand for space by ensuring that sufficient employment land is available to business. This will also help to secure high value jobs locally. The care and retention of existing business as well as countywide inward investment services will remain important themes in securing local employment. This will be achieved through strengthening and continuing partnership work with Business link east and others business support agencies to ensure delivery at a local level. The role of Hertford Regional College will be critical in ensuring access for local residents to the skills necessary to take advantage of opportunities in innovation and knowledge economies.

Our town centres face significant competition from retail parks located near neighbouring new towns with the advantage of space to grow. It will be critical to enhance the town centre offer in the future by taking measures to increase footfall.

¹⁸ Local Economy Assessment 2004

¹⁹ East Herts Sustainable Community Strategy 2009-2024

Our rural farming and other land based businesses require support and opportunities to diversify in order to ensure sustainability.

The Local Strategic Partnership's Sustainable Community strategy – Everyone Matters has identified seven shared ambitions under the theme of East Herts economy, skills and prosperity. They are:

- *prepare for the future by identifying a way forward for a low carbon economy*
- *maintain and develop economic resilience through business support services*
- *address attainment of level 2 skills in identified areas of low attainment or where skills gaps are identified*
- *continue strengthening partnership with Hertford Regional College and other learning agencies and partnerships to deliver educational learning outcomes*
- *ensure the economic sustainability of land-based rural businesses*
- *increase prosperity and security of vulnerable people by tackling the financial, educational and aspirational causes of poverty by enabling access to financial benefits and a range of support services*
- *maximise cultural and economic opportunities arising from the Olympics 2012 with emphasis on the legacy*

a) Economic Development Strategy

With the help of local business and other key partners the Council has developed a five year Economic Development Strategy up to 2012. Consultation during the development of the strategy helped the Council to identify six strategic themes for East Herts.

1) Development of high value jobs locally

We will seek to attract new high-tech niche industries into appropriate existing or new locations. The targeted high skilled sectors will include research and development, manufacturing, service industries, the public sector and specific technical fields like micro-engineering.

The out-commuting of residents with high skills is a key characteristic of the East Herts economy, in particular to London but also through the M11 corridor. In this context targeted affordable housing for middle-income earners is critical to the economic development of the district. Opportunities created by Stansted airport will also be maximised for local benefit. The development of high value jobs will be dependent on the critical relationship between use of land for employment and use of land for housing development.

2) Inward investment, care and retention

It is important to consider the availability of employment land for development and business premises for re-location in the light of competition from outside the district. Some of our existing industrial estates need attention and modernisation. Our industrial estates must be improved to attract high-tech investment. An early review of our employment land will

therefore be introduced that will focus upon the key issues such as rents, suitability of premises, vacancy rates, levels of technical capacity and communications issues.

3) Developing skills to meet business needs

We will help create a stronger link between businesses and key providers of lifelong learning. It is critical that SMEs are aware of relevant training opportunities and that providers are clear about business needs and barriers to learning. We will maximise the support available to our businesses from key agencies including Business Link and the Hub Enterprise Agencies. The learning needs of emerging communities will be important, including those relocating through increased housing and economic migrants to the district. Relevant provision will be delivered through a partnership approach.

4) Our Rural Economy

Support to local producers will continue through the coordination of farmers markets. The economic relationship between our market towns and the rural economy will be strengthened by the further development of these markets in our towns.

5) Our Town Centres

We will help to promote the individual offer of each of our market towns as well as the picture of retail and other businesses district wide. The economic aspect of tourism development will play a key role during the life of this strategy. Individual town plans will be developed in partnership to help focus actions.

6) Social Capital and Economic Impact

There is an opportunity to maximise the contribution that the residents and the work force can make to East Herts. Strengthening the corporate social responsibility agenda will also help deliver our environmental objectives including reduction in carbon emissions, recycling and sustainability.

The skills present in the voluntary and community sector represent a hidden economy but are nonetheless vital as indirect producers of wealth. The district has an excellent infrastructure of sports clubs and the 2012 London Olympics will provide the opportunity to harness social capital to common aims and objectives.

b) Hertfordshire Local Enterprise Partnership (LEP)

Hertfordshire has recently received approval from Communities and Local Government for the LEP that was submitted in August 2010. It is one of only 24 LEPs proposals to have been so far agreed across the Country.

The proposal is based on an analysis which shows there is no overriding economic geography encompassing Hertfordshire. In the absence of such, the most practical and pragmatic approach is to build on the successes of the established county wide economic partnership, *Hertfordshire Works*, and form a LEP which is coterminous with the county boundaries. The proposal, which has been accepted, acknowledges that local economic geographies are dynamic and ever changing. The existing partnership, *Hertfordshire Works*, provides a sound basis to form a LEP and it is intended to establish a shadow LEP Board from the existing partnership.

c) Current initiatives

There are a number of projects we are involved in that aim to improve the economic prosperity of East Herts. Some of the more recent funding initiatives are:

- The Eastern plateau is part of the Rural Development Programme for England (RDPE) which is funded by the European Union and the Department for Environment, Food and Rural Affairs. Locally the programme has been developed and is administered by East Hertfordshire Council in collaboration with North Herts, Uttlesford District Councils and Essex and Hertfordshire County Councils. The Eastern Plateau has £2.5million to invest in local farm businesses, micro enterprises, tourism and Community service provides until December 2013. To qualify for investment from the Eastern Plateau priority will be given to projects that align with one of more investment priorities that have been identified.
- The Council has invested £272,000 of funds including £135,000 of County Council performance Reward Grant to regenerate the Bishop's Stortford markets. Works includes the purchase of new market stalls and environmental enhancements.
- The Council has given a grant of £5,000 to Herts Regional college to provide job preparation support at the Next Steps Centre in Bishop's Stortford.

Section 5: Current Affordable Housing Capital Investment Priorities

Key investments in affordable housing in East Herts over the past two years are shown in the tables below.

Figure 7: Projects that have handed over and projects either on site or on site in this financial year.

<i>Affordable Homes provided 2009/2010</i>		<i>Rent</i>	<i>SSO</i>	<i>IR + (FE)</i>	<i>O/O</i>	<i>Total AH (%)</i>	<i>Overall total</i>		<i>Total project cost</i>	<i>Amount Grant HCA or EHC</i>	
Broadmeads, Ware		12	14	0		26 (29%)	89				
BAA garage sites		26	9	0		35 (100%)	35				
TXU Mead Lane, Hertford		28	5	6		39 (30%)	130				
Bowls Club (23 Hockerill St) BS		9	4	0		13 (34%)	38				
High St. (Yew Tree Pub) Walkern		4	1	0		5 (28%)	18				
London Rd, Ware		20	0	0		20 (100%)	20				
My Choice Homebuy		0	0	0	10	10 (100%)	10				
HBD Riverside BS		0	0	0	18	18 (100%)	18				
HBD Cannons Meadow St Abb		0	0	0	19	19 (100%)	19				
Total		99	33	6	47	185	377				

<i>On site 2010/2011 with agreed funds</i>	<i>Registered Provider</i>	<i>Rent</i>	<i>SSO</i>	<i>IR + (FE)</i>	<i>O/O</i>	<i>Total AH (%)</i>	<i>Overall total</i>	<i>Hand over</i>	<i>Total project cost</i>	<i>Amount Grant HCA or EHC</i>	<i>Challenge addressed</i>
Cundalls Rd, Hertford	Riversmead	5				5 (100%)	5	Nov 2010			General Needs C1
Woodland Rd, Hertford Hth	Riversmead	5				5 (100%)	5	Mar 2011			General Needs C1
Cromwell Rd, Ware	Riversmead	8				8 (100%)	8	Jan 2011			General Needs

											C1
Ashcroft Farm, Little Hadham Section 106	Hastoe	2			3	2 (40%)	5	Sep 2010			General Needs C1
Millflds/Lawrence Ave, Sawbo Section 106	Riversmead	12	4		24	16 (40%)	40	Mar 2011		£640,000 HCA	General Needs C1
Calton House, Hertford (Regen)	Riversmead	21 (+33)				21 (100%)+ 33 (existing)	54	Feb 2011		£2.592m HCA & £0.6m EHC	Elderly support C2
Beacon Ct, Hertford Heath (Regen)	Riversmead	17				17 (100%)	17	Feb 2011			General Needs C1
London Rd, Buntingford, Phase 1 Section 106	Riversmead	44	15		90	59 (40%)	149	Jan 2011		?	General Needs C1
Bircherley Ct Hertford Ph 1 (Regen)	Riversmead	70				70 (100%)	70	Jul 2010		£2.785m HCA	Elderly support C2
Plawhatch Close Bishop's Stortford (Regen)	Circle Anglia	18				18 (100%)	18	?? 2011	£2.379m	£1.079m HCA	General Needs C1
Birch Green	Riversmead	4				4 (100%)	4	June 2011		£??K HCA	General Needs C1
Total		151	19		117	160	287				

Short-Term Priority Projects

The schemes in figure 8, short term priority projects, require funding (aside from the Section 106 projects) and align with the Council's priorities and assist us to meet the challenges identified in this document. Clearly, at this early stage in the Council's Local Development Framework, the LIP will have to be revisited regularly as new development sites are identified through the Core Strategy. Furthermore, the Council is conducting an ongoing review of its own land assets, and it is expected that some sites will come forward through this process, in the next few years. The Council will also seek to engage further with other public organisations, regarding their landholdings, through the

LDF. The LDF is of course, likely to bring forward smaller sites for development also, including affordable housing provision, especially on smaller sites in rural areas.

The majority of the projects are small ones that deliver 100% affordable homes and are projects identified by the two stock transfer housing associations using their own land or building assets. Where the Council owns small pockets of land adjacent to these sites we are including our land in the development at nil cost. All these small development sites will provide family accommodation. The young person project is a high profile one for us and our partners at HCC to balance the provision of young person accommodation based services across the County and specifically that for 16 and 17 year olds. The Council has very limited amounts of land and after an extensive review of assets took the decision to de-commission a car park that was under utilised and transfer ownership to Aldwyck HA for £1.00.

Two of the short term priority sites identified, Hertford Police station and Bishop's Stortford/Hendersons are significant mixed use sites with housing not being the primary development.

- Henderson Global Investors has submitted a planning application for its planned £105m redevelopment scheme in Bishop's Stortford. The site, owned by Henderson on behalf of its UK Property Fund, covers just less than 9 acres and currently houses council offices and two car parks. The proposed scheme includes a new department store, shops, restaurants, a cinema, a hotel, residential units, three public squares and parking spaces. The scheme is expected to be completed by 2014.
- Hertfordshire Police Authority and Local company ZOG were proposing to demolish the old police station building and construct 94 residential flats, 39 houses, an 80 bed hotel, an 80 bed nursing home, a small retail unit and a Primary Care Trust medical centre, together with underground surface and garage parking for 274 cars. But planning permission was refused. Reasons for refusal included traffic issues, parking and the impact on the local infrastructure. The Council are expecting a revised application to be submitted shortly.

Figure 8: Short-term Priority Projects 2011 - 2016

Investment Projects for Inclusion in the Local Investment Plan

Identified projects anticipated to be on site in 2011/2012 - 2012/13																
Funding priority	Project/Site	Project status	Registered provider	Previous/current landowner	Total units	Of which affordable		GN Hsg	Supported Hsg	Grant Allocated	Project build cost			Completion Year	Challenge addressed	HCA Deliverability Calculator score
						Rent	LCHO				Total cost	Grant Required	Other funding			
High	Young Person Project Hertford	Initial Enqs	Aldwyck HA	East Herts	24	24			Y- Young Vulnerable	N				2012/13	C3	
High	Firlands House, Bishops Stortford	Initial Enqs	Circle Anglia	Circle Anglia	12	7	5	Y		N	1.735M	0	609,000 RCGF/DP F	2012/13	C1	
High	Riversmead HA Asset Management Sites	Initial Enqs	Network	Network/ East Herts	29	29		Y		N				2012/13	C1	
High	South Anglia HA Asset Management Sites	Feasibility	Circle Anglia	Circle Anglia	48	48		Y		N	£6.650m	£2.165m	£0*	2013/14	C1	
High	Windsor Drive	PP Granted	Network	Network	3	3		Y		N					C1	
High	Thieves lane	PP Granted	Network	Network	8	8		Y		N				2012/13	C1	
High	Birch Green	Feasibility	Network	Network	6	6		Y		N					C1	

* Remainder of costs to be met through Circle Anglia funds

Section 106 sites - Private development providing affordable housing

Project/Site	Project status	Registered provider	Total units	Of which affordable		% Affordable	Project cost			Completion Year
				Rent	LCHO		Total cost	Grant Required	Other funding	
<u>Various S106 sites</u>										
Sacombe Road	Granted		97							
Hertford Police station	Feasibility									
Gravelly lane										
Braughing	Granted	Paradigm HA	11	4	2	54.5%	615,000	0		2011/12
Pentlows Farm										
Acorn St Hunsdon										
	Initial									
Widbury Hill, Ware	Enqs	Paradigm HA	76	15	15	39.5%		0		2011/12
Hendersons Bishops	Initial									
Stortford	Enqs									
Wallace Lane,										
Puckeridge	Granted		58	?	?	40%				

For the projects that are a high priority short-term for the Council we have provided detailed individual project sheets. These projects are ones that are very likely to be delivered primarily because they already have planning permission, meet our and our partners priorities and some elements of funding has already been secured. They are at Appendix 1.

Long Term Strategic Development Sites

This LIP does not include the entire delivery pipeline for East Herts. Some sites do not appear because the site has not yet been sold and/or partners have withdrawn or because market recovery would resolve viability issues allowing affordable housing to be delivered through S106 agreements for nil grant. The LIP must remain flexible so that the Council can respond to changes in funding streams and windfall sites and opportunities. There are a number of

significant sites in the district, primarily around Bishop's Stortford, in need of public subsidy and which will need to be added to the LIP as circumstances change and reliable information emerges.

Figure 9: Long Term Strategic Sites

	Site Description	Policy Context	Objective	Timescale	Investment Constraints and Opportunities
Bishop's Stortford North	Large greenfield site to the northwest of Bishop's Stortford, within the A120 bypass.	Safeguarded land designated as Areas of Special Restraint (ASR) - Policies BIS3 and BIS8 - incorporating a Special Countryside Area (SCA) - Policy BIS1 - in the East Herts Local Plan 2007. Agreed to come forward for development to meet an identified strategic need in 2008.	Sustainable mixed-use urban extension of approximately 2,800 homes with open space, education, employment and neighbourhood facilities.	Ten year period from 2015/16.	Significant proportion of East Herts and Bishop's Stortford housing supply. Integrating infrastructure to compliment broader vision for town? Affordable housing?
	Site Description	Policy Context	Objective	Timescale	Investment Constraints and Opportunities
Goods Yard, Bishop's Stortford	Derelict brownfield town centre site adjacent to railway station (5.6ha); former station goods yard and sidings	Identified for a mixture of town centre uses including significant residential development (incorporating a link road and commuter and town centre car	Planning context / mix of development uses may change to favour more commercial / employment uses.	Number of false starts - could potentially come forward within next five years.	Significant opportunity to provide much needed town centre employment land delivering vision for town. Brownfield site -

		parking) in Policy BIS11 in the East Herts Local Plan 2007. Development Brief dating from 2004.			remediation work required? Viability of uses?
Mill Site (Part of), Dane Street, Bishop's Stortford	Part of larger town centre brownfield Mill Site adjacent to River Stort.	Larger Mill Site designated for residential and employment uses under Policy BIS12 of East Herts Local Plan 2007. Development Brief for this part of site commissioned.	Redevelopment of part of larger Mill Site to provide a mix of uses, taking into account amenity of town centre and riverside location.	Development Brief commissioned.	Opportunity to improve important town centre site including amenity of river frontage. Accommodating existing land uses? Brownfield site - remediation work required? Viability of uses?
Mead Lane, Hertford	Existing employment area including an element of residential uses with significant access issues	Employment uses designated as employment land under Policy HE8 and residential development under Policy HE5 of the East Herts Local Plan 2007. As part of Hertford and Ware Urban Transport Plan, a Mead Land Masterplanning study is due to be undertaken.	To encourage sustainable development of this site by improving access and character. Maintain significant proportion of employment land encouraging B1 uses as buffer between residential and industrial uses.	Development ongoing. Development Brief to be commissioned and published Autumn 2011.	Transport improvements (e.g. link road, bus services and layover, junction re-modelling, improved pedestrian and cycle access)? Open space provision? Multiple land owners?

Section 6 - Monitoring the Plan & Governance

The HCA and the Council will jointly agree when the plan is to be reviewed. This will be at least annually and sooner if significant new evidence and policy drivers become available. In 2011/12 it is expected that the LDF will be approved and a review is likely on the basis of this. The approval of the LDF will also allow the identification of potential development sites.

From the council perspective monitoring and reporting progress will primarily be through the Council's Executive Scrutiny Committees as well as the Council's LSP.

APPENDICES

Appendix 1

Detailed project sheets for priority schemes requiring funding 2011/2012

Firlands House Redevelopment	
Location	Bishop's Stortford
Priority	
Description of the Project	Provision of up to 12 family houses on a mixed tenure basis 7 social rent and 3 low cost home ownership)
Need for the project	Current sheltered scheme is poor quality. Identified in South Anglia's Asset Management Strategy as requiring re-modelling. Current sheltered housing scheme requires demolition. Little decant necessary, the scheme is so unpopular.
Lead organisation(s)	South Anglia Housing (Circle Anglia)
Partner Organisations	East Herts Council
Current status of the project	Site appraisals underway – site surveys undertaken, provisional drawings drawn up.
Total Project costs	
HCA requested funding	£0
Affordability %	100% affordable
Mix	60% social rent 40% shared ownership
Landowner	South Anglia Housing (Circle Anglia)
Outputs and Outcomes	Provision of high quality affordable housing meeting the needs identified in the SHMA
Deliverability and timescales	Pre-planning stage. Planning application late 2010, projected start on site March 2011, completion summer 2012.
Key risks	The project is subject to internal approvals within the RP and subject to the HCA approving the re-use of RCGF and DPF funds for the scheme. Without investment the difficult to let site would remain empty.
Alignment with the SCS & LDF Themes and Strategic Objectives	ECC1; PSC1,2,4; HOU1,2,5; CHA3; OTM2
Challenge 1: Maximise the delivery of new affordable homes, whilst ensuring the best use of existing housing	

HOSTEL FOR YOUNG HOMELESS PEOPLE

Location	Hertford
Priority	High
Description of the Project	Hostel with 24 self contained flats plus staff accommodation and communal training/meeting & cooking areas designed for young homeless people aged 16-24; will also include 2 units for young parents.
Need for the project	Identified gap in provision in East Herts by Herts County Council Children Schools and Families service and East Herts Homeless Strategy.
Lead organisation(s)	East Herts Council
Partner Organisations	Herts County Council Adult Care Services, Crouchfield Project, Aldwyck Housing Association
Current status of the project	Site appraisals underway – site identified, provisional drawings drawn up
Total Project costs	
HCA requested funding	
Affordability %	100%
Mix	100% for social rent
Landowner	East Herts Council
Outputs and Outcomes	24 units of supported housing for a high-need group, and for which there is only temporary provision currently available in the Hertford Ware area and non for 16-17 aside form Council hostel. Outcome should be reduction in homelessness among vulnerable young people; positive move on, reduction in repeat homelessness and increase in long-term stability for this client group with positive outcomes in reduction in offending behaviour, demand and need for higher cost care services, improved management of and reduction in harmful and risky behaviour, reduction in young people NEET.
Deliverability and timescales	Revenue funding has been secured from ACS and Crouchfield Trust. Council has agreed to sell site for nominal sum to Aldwyck HA Outline Planning permission has been obtained for 24 flats quarter 2 2011, delivery 3rd or 4th quarter 2011/12.
Key risks	delays in obtaining planning approval for hostel. Capital Funding
Alignment with the SCS & LDF Themes and Strategic Objectives	PCS1,2,5; HOU1,4: OTM2; HWP3; ECC1; CHA3; ESP4
Challenge 3: Meeting the needs of vulnerable people and stronger communities	

Intermediate Rent project	
Location	
Priority	High
Description of the Project	Pilot Project; Intermediate rent Scheme
Need for the project	Provide affordable housing for middle income earners, reducing pressure on the Housing Register. Increase the provision of mix tenure affordable housing. Testing the findings of the SHMA 2009. The rent to be set at 20% above Target Rents
Lead organisation(s)	East Herts Council
Partner Organisations	RSL partners HCA
Current status of the project	
Total Project costs	
HCA requested funding	
Affordability %	100%
Mix	100% for intermediate rent
Landowner	
Outputs and Outcomes	
Deliverability and timescales	
Key risks	
Alignment with the SCS & LDF Themes and Strategic Objectives	
Challenge 1: Maximise the delivery of new affordable homes, whilst ensuring the best use of existing housing	

Riversmead Housing Association Asset Management Sites	
Location	Various
Priority	High
Description of the Project	Number of small developments of larger 3 and 4 bed homes. Network Housing Association have identified a number of underused garage sites that are suitable for re-development and can provide 2 or 3 homes on each site.
Need for the project	To meet the demands identified in the SHMA and to balance the number of larger affordable homes against the large number of flatted homes produced through s 106 agreements over recent years.

Lead organisation(s)	Network Housing Association and Riversmead Housing Association
Partner Organisations	East Herts Council
Current status of the project	Outline planning permission sought
Total Project costs	?
HCA requested funding	?
Affordability %	100%
Mix	
Landowner	Network HA and East Herts
Outputs and Outcomes	Provision of 29 larger affordable homes.
Deliverability and timescales	2012/2013
Key risks	Do not obtain planning permission. Funding not available
Alignment with the SCS & LDF Themes and Strategic Objectives	ECC1; PSC1,2,4; HOU1,2,5; CHA3; OTM2;
Challenge 1: Maximise the delivery of new affordable homes, whilst ensuring the best use of existing housing	

South Anglia Housing Asset Management Sites	
Location	Various
Priority	High
Description of the Project	South Anglia Housing's asset management reviews have identified a number of small South Anglia owned sites where development is feasible and has the potential to produce up to 48 family sized houses.
Need for the project	To meet the demands identified in the SHMA and to balance the number of larger affordable homes against the large number of flatted homes produced through s 106 agreements over recent years.
Lead organisation(s)	South Anglia Housing (Circle Anglia)
Partner Organisations	East Herts Council
Current status of the project	Feasibility stage
Total Project costs	£6,650,000
HCA requested funding	£2,165,000
Affordability %	100%
Mix	100% social rent

Landowner	South Anglia Housing
Outputs and Outcomes	Provision of 48 family sized homes for social rent
Deliverability and timescales	2011/2012 – 2013/14
Key risks	Do not obtain planning permission. Funding not available
Alignment with the SCS & LDF Themes and Strategic Objectives	ECC1; PSC1,2,4; HOU1,2,5; CHA3; OTM2;
Challenge 1: Maximise the delivery of new affordable homes, whilst ensuring the best use of existing housing	

Riversmead Housing Association Windsor Drive	
Location	Hertford
Priority	High
Description of the Project	Small developments of 3 larger 3 and 4 bed homes.
Need for the project	To meet the demands identified in the SHMA and to balance the number of larger affordable homes against the large number of flatted homes produced through s 106 agreements over recent years.
Lead organisation(s)	Network Housing Association and Riversmead Housing Association
Partner Organisations	East Herts Council
Current status of the project	Outline planning permission sought
Total Project costs	?
HCA requested funding	?
Affordability %	100%
Mix	
Landowner	Network HA and East Herts
Outputs and Outcomes	Provision of 3 larger affordable homes.
Deliverability and timescales	2012/2013
Key risks	Do not obtain planning permission. Funding not available
Alignment with the SCS & LDF Themes and Strategic Objectives	ECC1; PSC1,2,4; HOU1,2,5; CHA3; OTM2;
Challenge 1: Maximise the delivery of new affordable homes, whilst ensuring the best use of existing housing	

Riversmead Housing Association Thieves Lane

Location	Hertford
Priority	High
Description of the Project	Small developments of 8 larger 3 and 4 bed homes.
Need for the project	To meet the demands identified in the SHMA and to balance the number of larger affordable homes against the large number of flatted homes produced through s 106 agreements over recent years.
Lead organisation(s)	Network Housing Association and Riversmead Housing Association
Partner Organisations	East Herts Council
Current status of the project	Planning permission granted
Total Project costs	?
HCA requested funding	?
Affordability %	100%
Mix	
Landowner	Network HA and East Herts
Outputs and Outcomes	Provision of 8 larger affordable homes.
Deliverability and timescales	2012/2013
Key risks	Do not obtain planning permission. Funding not available
Alignment with the SCS & LDF Themes and Strategic Objectives	ECC1; PSC1,2,4; HOU1,2,5; CHA3; OTM2;
Challenge 1: Maximise the delivery of new affordable homes, whilst ensuring the best use of existing housing	

Riversmead Housing Association Birch Green

Location	Birch Green, Hertford
Priority	High
Description of the Project	Demolition of 2 existing residential houses & construction of 6. 3 bed and 2 bed houses with associated parking area.
Need for the project	To meet the demands identified in the SHMA and to balance the number of larger affordable homes against the large number of flatted homes produced through s 106 agreements over recent years.
Lead organisation(s)	Network Housing Association and Riversmead Housing Association
Partner Organisations	East Herts Council
Current status of	Planning permission granted

the project	
Total Project costs	?
HCA requested funding	?
Affordability %	100%
Mix	
Landowner	Network HA and East Herts
Outputs and Outcomes	Provision of 8 larger affordable homes.
Deliverability and timescales	2012/2013
Key risks	Do not obtain planning permission. Funding not available
Alignment with the SCS & LDF Themes and Strategic Objectives	ECC1; PSC1,2,4; HOU1,2,5; CHA3; OTM2;
Challenge 1: Maximise the delivery of new affordable homes, whilst ensuring the best use of existing housing	

Appendix 2

Glossary

ACS: Adult Care Services.

Affordability: A measure of whether households can access and sustain the costs of private sector housing. There are two main types of affordability measure: mortgage and rental. Mortgage affordability assesses whether households would be eligible for a mortgage; rental affordability measures whether a household can afford private rental. Mortgage affordability is based on conditions set by mortgage lenders, usually 2.9 times a joint income or 3.5 times a single income. Rental affordability is defined as the rent being less than 25% of a household's gross income.

Affordable housing: This includes social rented and intermediate housing provided to specified eligible households whose needs cannot be met by the market. Affordable housing should cost less than similar sized housing on the open market and be available at a sub market price in perpetuity.

BME: Black, Asian and Minority Ethnic/Black and Minority Ethnic: people who would not describe themselves as being of White British origin.

Brownfield land: Previously developed land including both vacant and derelict land.

CBL: Choice Based Lettings: the aim is to allow households on the housing register to make informed choices regarding their future homes. Homes are advertised to eligible households people on the housing register who bid for homes they would like to live in. East Herts participates in a sub-regional scheme called HomeOptions.

CLG: Department for Communities and Local Government.

Dwelling: A self-contained unit of accommodation where all the rooms and facilities available for the use of the occupants are behind a front door.

Flexicare: Very Sheltered Housing: self-contained housing with care for older people requiring at least 4 hours care per day. Also known as Extra Care Housing

Household: One person living alone or a group of people who have the address as their only or main residence and who either share one meal a day or share a living room.

Housing Associations: Independent not for profit organisations registered with and regulated by the Housing Corporation. Also known as Registered Social Landlords or RSLs, and Registered Providers (RPs)

HCA: Homes and Communities Agency (HCA): the single national housing and regeneration agency for England.

Housing need: The situation in which households lack their own housing or are living in housing which is inadequate or unsuitable and are unlikely to be able to meet their needs in the housing market without some assistance.

Housing Register: A database of all individuals or households who have applied to a local authority or RSL for a social tenancy or access to some other form of affordable housing.

HSSA: Housing Statistical Appendix: An annual return on housing each Local Authority is required to complete and return to Communities and Local Government.

Intermediate housing: A generic term for a number of different types of housing which lie between social rented housing and market housing in terms of costs to the householder. Shared equity, sub market rent and low cost homes for sale are examples of intermediate housing.

LDF: Local Development Framework: a portfolio of development documents which collectively deliver the spatial planning strategy for the local planning authority's area. East Herts' LDF will replace the local plan in 2017.

RSL: Registered Social Landlord: a landlord who has met HCA registration requirements – usually a housing association.

Shared equity: A means of helping people into home ownership. The buyer purchases a share of their home, with the remaining share being held by another party, usually a housing association. The other party will redeem their share when the home is sold.

SHLAA: Strategic Housing Land Availability Assessment.

SHMA: Strategic Housing Market Assessment

SME: Small-Medium-Enterprises

Social rented housing: Decent homes provided to rent at below market cost for households in need by Local Authorities or Registered Social Landlords (RSLs).

Supporting People: Supporting People is a partnership programme that was set up in April 2003 to fund, commission and monitor the quality of existing housing-related support services for vulnerable adults now absorbed into Adult Care Services.

Sustainable communities: Places where people want to live and work, now and in the future. They meet the diverse need of existing and future residents, are sensitive to the environment, and contribute to a high quality of life. They are safe, inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Under-occupation: An under-occupied dwelling is one which exceeds the bedroom standard by two or more bedrooms.

APPENDIX 3

Consultation

Full public consultation was felt unnecessary as the LIP contains nothing new in terms of policy and because we are under going full public consultation on the LDF and have done on the SCS and Housing Strategy.....

APPENDIX 4

The Sustainable Community Strategy and LDF themes and the LDF strategic objectives.

Theme	Strategic Objectives
<p>1: East Herts Energy and Climate Change</p>	<p><u>ECC1</u>: To mitigate climate change by reducing carbon dioxide emissions from new and existing development through an integrated approach to sustainable construction, energy efficiency and energy supply, and by encouraging use of low-emission travel alternatives including passenger transport, walking and cycling.</p> <p><u>ECC2</u>: To enable communities to adapt to climate change through appropriate design measures, including landscaping, drainage, street layout and building design.</p>
<p>2: East Herts People and Community Safety</p>	<p><u>PSC1</u>:To develop safe and secure communities by taking into account the need to reduce opportunities for crime and anti-social behaviour and to reduce the fear of crime across the district</p> <p><u>PSC2</u>:To encourage a rich and diverse community life to enhance cohesion and maintain the thriving and vibrant communities in East Herts</p> <p><u>PCS3</u>:To encourage increased communication and partnership working between town, parish, district and county councils, and community and voluntary groups, to enable community involvement in the design, development and management of place</p> <p><u>PCS4</u>: To ensure that services can withstand pressure from increased population numbers and take measures to maintain a mixed age population, enabling young people to stay in the district and catering for the growing elderly population, to ensure a balanced community</p> <p><u>PCS5</u>: Protect existing facilities and provide high quality community based services to serve all levels of dependency, in an effort to reduce social inequalities and disadvantage and to</p>

	address the needs of all groups in East Herts
3: Housing East Herts	<p><u>HOU1</u>: To ensure flexibility of housing through minimum quality, accessibility, space, and private outdoor amenity standards</p> <p><u>HOU2</u>: To ensure that the East of England Plan target of at least 600 additional homes per annum are delivered on suitable sites in sustainable locations that provide for a choice of housing types, sizes and tenures</p> <p><u>HOU3</u>: To provide sufficient accommodation in sustainable locations for Gypsies & Travellers and Travelling Showpeople on sites which enable successful co-existence with settled communities and offer opportunities for social integration</p> <p><u>HOU4</u>: To ensure that the specialist accommodation needs of vulnerable individuals and groups including older people are met</p> <p><u>HOU5</u>: To achieve sustainable mixed communities by ensuring the delivery of sufficient affordable housing, either social rented or intermediate housing</p>
4: East Herts Character	<p><u>CHA1</u>: The whole rural area of East Herts functions as an important 'green bubble' and its openness should be maintained through the prevention of urban sprawl and inappropriate development and land use through the appropriate management of the Green Belt</p> <p><u>CHA2</u>: To accept that all landscapes are influenced by human action and that they have changed and will continue to change over time. Manage this change in a sustainable manner by understanding and applying the key landscape features of each landscape character area to new development in a proactive way that does not destroy the intrinsic value of that unique landscape</p> <p><u>CHA3</u>: Ensure that all new development is well designed, reflects its local vernacular context and uses local materials and/or building styles as appropriate to maintain a unique sense of place. By utilising sustainable and innovative approaches to design, new development should also seek to make the most efficient use of land, including land that has been previously developed</p> <p><u>CHA4</u>: To preserve and enhance the special historic character of all East Herts' heritage assets</p>
5: East Herts Economy, Skills and Prosperity	<p><u>ESP1</u>: To attract investment and balance new housing with the creation of high-value jobs by delivering appropriate business infrastructure and employment sites for a range of business types and needs</p> <p><u>ESP2</u>: To support a viable rural economy in the villages and on</p>

	<p>the land by enabling diversification whilst preserving the special character of the rural area</p> <p><u>ESP3</u>: To promote the vitality and viability of the district's town centres by defining a clear and distinctive role for each one, encouraging an appropriate mix of shops, and a high quality urban environment which will appeal to residents and visitors alike</p> <p><u>ESP4</u>: To support educational needs by encouraging the provision of new facilities and infrastructure in appropriate locations</p>
6: East Herts on the Move	<p><u>OTM1</u>: To assist in enabling people's travel needs to be met in order that safe access to the services and amenities offered in local towns, villages, the countryside and wider destinations can be achieved by all</p> <p><u>OTM2</u>: To locate development where it will minimise the need to travel to key services and facilities such as employment, education, healthcare, retail and recreation</p> <p><u>OTM3</u>: To assist in engendering modal shift from private motorised transport to sustainable integrated travel options to help relieve congestion, address car parking issues, reduce the district's carbon footprint and improve the quality of life for all</p> <p><u>OTM4</u>: To help facilitate the delivery of passenger transport services that meet the travel needs of residents and employees in the district in a manner which addresses current shortfalls in provision and allows capacity to accommodate future growth</p> <p><u>OTM5</u>: To support the retention and enhancement of existing walking and cycling routes and facilities and seek additional safe and attractive provision to make these means of travel more appealing to users and thereby increase modal share</p> <p><u>OTM6</u>: To seek to mitigate the negative effects of aviation development and operation</p>
7: East Herts Health, Wellbeing and Play	<p><u>HWP1</u>: To maintain and improve existing arts, culture and entertainment facilities and to encourage the provision of new facilities in appropriate locations</p> <p><u>HWP2</u>: To support the diversity of faith communities and places of worship by protecting existing facilities and encouraging the provision of new facilities in appropriate locations</p> <p><u>HWP3</u>: To protect and support existing community facilities and encourage the provision of accessible new facilities which address the specific needs of the community</p> <p><u>HWP4</u>: To support the provision of good quality, accessible, health facilities to meet the needs of the community</p> <p><u>HWP5</u>: To support healthy communities by protecting and enhancing existing sport, recreation and open space facilities</p>

	and providing accessible opportunities for new facilities including encouraging new water-based recreational opportunities in appropriate locations
8: Green East Herts	<p><u>GRE1</u>: To protect and enhance the quality of the environment by mitigating the impacts of air, water, land, light, and noise pollution through measures including the sustainable reduction and management of waste and the promotion of recycling</p> <p><u>GRE2</u>: To identify and promote networks of green infrastructure as a haven for wildlife as well as a recreational amenity including the protection and management of habitats and areas of biodiversity</p> <p><u>GRE3</u>: To protect water supplies and water quality from the impacts of new Development</p> <p><u>GRE4</u>: To mitigate flood risk by avoiding development in areas at risk of flooding and encouraging sustainable drainage</p>

Appendix 5

East Herts Housing Numbers 2001/02 – 2030/31 (as of 31 March 2009)

Settlement (Existing number of dwellings 2001 Census)	Completions and Commitments				
	Built 2001-2009	Unallocated sites with permission	Allocated sites with permission	Allocated sites without permission	Total
Bishop's Stortford (14,249)	1,259	202	235	3,586	5,282
Buntingford (2,069)	85	72	0	97	254
Hertford (9,468)	985	414	146	79	1,624
Sawbridgeworth (3,421)	115	68	90	80	353
Ware (7,321)	851	114	16	76	1,057
Villages/rural (16,794)	737	178	162	77	1,151
<i>Total (53,313)</i>	4,032	1,048	649	3,995	9,724

Source: Hertfordshire County Council and East Herts Council