

# **East Herts Housing and Health Strategy 2016 – 21**

## **Progress against Housing Strategy Objectives, Actions and Targets 2019/20 and proposed additions for 2020/21**

**There are four Strategic Objectives which are:**

- 1. Enable affordable housing delivery through partnership working and maximising suitably located and constructed development opportunities whilst ensuring the best use of existing stock**
- 2. Focus on meeting the housing needs of active and frail older persons**
- 3. Work to meet the needs of vulnerable people in the housing market**
- 4. Seek to support rural communities in meeting their local housing needs**

**Additions and amendments for 2020/21 in bold in the table below**

	Objective	Key action to meet objective	Achievement to date / ongoing work
	<b>Strategic Objective 1 – Enable affordable housing delivery through partnership working and maximising suitably located and constructed development opportunities whilst ensuring the best use of existing stock.</b>		
1.1	Achieve the right mix, tenure and proportion of affordable housing on new developments based on need within the district	<p>a) To deliver the affordable housing policy HOU3 as set out in the District Plan.</p> <p>b) To ensure that a minimum of 75/25 affordable rent/shared ownership target is met through the planning application where 10 or more units are being proposed.</p> <p>c) To monitor and review the supply and quality of affordable housing being delivered.</p> <p>d) To comment on planning applications with robust evidence and reference to the AHSPD.</p> <p>e) Cross-cutting meetings with Planning to monitor the delivery of affordable housing and SME for Housing.</p>	<p>The Affordable Housing Policy has been confirmed and is now adopted in the District Plan. Subsequent changes to the NPPF however mean that the District Plan will not be able to seek an affordable housing contribution on proposals under 10 units.</p> <p>Affordable Housing SPD consultation finished responses to be considered and finalised document to be taken to Council May 2020.</p> <p>2017/18 – 162 units of affordable housing delivered.</p> <p>2018/19 – 221 units of affordable housing delivered.</p> <p>2019/20 – 292 units of affordable housing delivered</p> <p><b>2020/21 – anticipated delivery is 225 units of new affordable housing given the known pipeline of housing association development</b></p>
1.2	Maximise funding opportunities for the delivery of new affordable housing.	<p>a) To continue to work with Registered Provider partners to find opportunities to support affordable housing developments</p> <p>b) To bid for Government grants</p>	<p>The Council has worked in partnership with Network Homes and has provided grant funding for the Ridgeway, Hertford redevelopment scheme, Hertford, remodelling of Colebrook Court, Hertford and re-development of Gladstone Road, Ware to accommodation for</p>

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		which become available	downsizing tenants  The Council will continue to work with partners to fund affordable housing schemes in each financial year and make commitments to support developments to meet the need for affordable housing in the district
1.3	Raise standards in the private sector including Houses in Multiple Occupation (HMOs)	<ul style="list-style-type: none"> <li>a) Improvements to the thermal insulation and heating of properties in East Herts <ul style="list-style-type: none"> <li>i) For the Council to work with HCC on the Herts Warmer Homes Scheme and to focus on poor thermal housing improvements for vulnerable residents.</li> <li>ii) Develop the East Herts First Time Central Heating Scheme</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>i. Herts Warmer Home Scheme ceases at end of July 2020 in its current form, as HCC have withdrawn from the project. Scheme was for vulnerable private rented and private homeowners. East Herts is looking at options at how best to continue to assisting vulnerable residents under a wider Eco Scheme.</li> <li>ii. The aim of the First Time Central Heating Scheme is to assist the fuel poor, reduce home heating costs and improve carbon/energy efficiency ratings of the home. The Scheme is open to off gas privately owned properties only (with vulnerable residents). Up to 20 installs are available from May 2020 until January 2022, funded following a successful bid to National Grid by East Herts Council. East Herts is topping the funding up to ensure that the heating install is free of charge and additional energy efficiency works to the home will also be carried out to bring the homes up to a satisfactory standard . Additional funds are available to allow the scheme to also assist limited number private landlords, although they will be required</li> </ul>

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			to pay a small contribution to the cost of each central heating install.
		b) To inspect and initiate action in at least 10 HMOs per year and is monitored in the Housing and Health Service Plan as SPI 2.16	<p>Target for 2018/19 has been exceeded – 30 HMOs inspected and action initiated.</p> <p>33 HMOs inspected and action initiated in 2019/20. Issued licences to 40 HMO's in 2019/20, plus 3 variations, 32 were new licences and 8 were renewals.</p> <p><b>2020/21 – anticipate at least 10 more inspections although PI is changing to reflect time taken to progress licence applications</b></p>
		c) to review and update the Private Sector Housing Enforcement Policy in the light of ongoing legislation changes to include the inclusion of measures from the Housing and Planning Act 2016 relating to civil penalties. Introduce measures form Housing and Planning Act 2016 to tackle rogue Landlords	<p>New environmental health enforcement policy currently under development. It will incorporate the Housing Enforcement Policy</p> <p>Policy on Rogue Landlords has been drafted and will be consulted on in 2020/21 prior to seeking member approval</p>
1.4	Conduct research into options for affordable housing delivery in the district	<p><b>Appoint suitably qualified consultant</b></p> <p><b>Consider output of the research</b></p>	<b>Findings to be considered by Executive Member for Neighbourhoods in Quarter 3, 2020/21</b>
1.5	Gain a better understanding of location and spread of affordable	<b>Establish and maintain a database on all affordable</b>	<b>Commenced April 2020 and to be completed by July 2020. To be</b>

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	<b>housing across the district</b>	<b>housing properties in East Herts</b>	<b>continuously updated as new developments completed</b>
<b>1.6</b>	<b>Maximise the potential affordable housing tenure outcomes across Gilston Garden Town</b>	<b>Ensure affordable housing priorities reflected in the villages 1-6 and village 7 applications in line with East Herts housing need and district plan</b>	<b>Respond and comment as required within the deadlines as driven by the Project Board and Planning Permissions</b>
<b>1.7</b>	<b>Maximise opportunities for accelerated housing development across East Herts</b>	<b>Participate fully in the Hertfordshire Housing Growth Board information to</b>	<b>Housing and Planning Policy are working together to maximise opportunities as they arise</b>
<b>1.8</b>	<b>Streamline the s106 negotiation processing regarding affordable housing to maximise outcomes</b>	<b>Research best practice with other local authorities Housing Service, Legal and Planning to produce standard s106 clauses on affordable housing</b>	<b>Template being drafted with Legal Services. To be completed by December 2020 and used as part of the Planning processes and negotiation processes where affordable housing is required on development sites</b>
<b>1.9</b>	<b>Increase affordable housing delivery through the planned use of commuted sums for affordable housing held by the council</b>	<b>Review existing procedure on approval to spend affordable housing commuted sums Review current proposed spend and update as required Consider areas where these sums can be best utilised, for example, for adaptations, eco-measures Identify proposals for funding following completion of the Affordable Housing Research</b>	<b>Recommendations and checklist for spending and approval processes to be drawn up and approved by March 2021</b>
<b>Strategic Objective 2 - Focus on meeting the housing needs of active and frail older persons</b>			
2.1	To work with the County Council and Registered Providers to identify opportunities within the district for	a) The Draft District Plan contains policies on Older and Vulnerable People going forward. HCC has	HCC Local Accommodation Board meets regularly with representatives from East Herts Housing Services and is reviewing opportunities

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	flexi-care schemes.	set-up set up Local Accommodation Boards to look at provision in the District.	for joint working and development.
2.2	To work with the Dementia Friendly Programme to mainstream the principles into East Herts accommodation.	a) To work with Registered Provider partners to implement the Dementia Friendly Programme in their organisations.	Provision of staff training by East Herts to raise awareness of dementia completed and refresher training regularly provided.
2.3	To undertake a strategic review with partners of all Older Persons accommodation in the District.	a) To support Planning Policy in looking at the implications of an older population in the District and the impact on type, tenure and location of housing requirements through the Local Plan process by Spring 2016.	District Plan EiP concluded in January 2018, Inspector's Final Report received in July 2018. Following withdrawal of Holding Direction from Secretary of State – the Council formally adopted the District Plan on 23 <sup>rd</sup> October 2018. The Plan includes a policy on specialist housing for older and vulnerable people  In 2019/20 Herts County Council drafted an Extra Care Prospectus with a detailed summary of current and future housing requirements for older person for each of the 10 Local Authorities which they will consult on through the Local Accommodation Boards.
2.4	To participate in the countywide review of housing adaptations to support independent living.	a) To continue to support Crossroads Care to develop and deliver the Dementia Friendly Homes project to 200 residents, and to evaluate the scheme.	The Hertfordshire Home Improvement Agency (HHIA), of which East Herts Council is a member, has made a decision not to move forward with integrating dementia friendly homes project into the service. A discretionary Disabled Facilities Grant policy for the HHIA has been approved which allows for some dementia adaptations.
		b) To continue to participate in the countywide review of housing	Hertfordshire Home Improvement Agency (HHIA) established since April 2018 and all East

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		adaptations services, in accordance with the project plan and timetable.	Herts Disabled Facilities Grants are managed through this HHIA. East Herts are board members and are continuing to support and monitor the success of the Agency.
<b>Strategic Objective 3: Work to meet the needs of vulnerable people in the housing market:</b>			
3.1	To work with the Accommodation Boards to undertake a strategic review of Vulnerable People's Needs in the District.	a) HCC has set up Local Accommodation Boards to look at provision in the District for accommodation options for vulnerable residents.	<p>The Council has held a joint meeting with HCC to set up a Local Accommodation Board to look at the needs of Older and Vulnerable People in the District.</p> <p>The Housing Service has provided training presentations to the Adult care Services regarding access to Social Housing in the District.</p> <p>Works has been undertaken to provide a Hertfordshire-wide nomination protocol on accessing social housing for residents with learning disabilities and mental health illnesses. To be signed off by the individual Accommodation Boards, adopted by Local Authorities and a review procedure agreed.</p>
3.2	To ensure that our Temporary Accommodation offer is fit for purpose.	<p>a) Undertake a review of temporary accommodation provision in the District.</p> <p><b>b) In line with government's emphasis on tackling rough sleeping and national resources for this following the coronavirus emergency, identify options for direct</b></p>	<p>Delivered in 2019/20:</p> <ul style="list-style-type: none"> <li>work on adaptations to Hillcrest Hostel was completed to provide accessible temporary accommodation options. One room fully accessible for wheelchair user and 2 rooms have had their access improved for people with reduced mobility</li> </ul>

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		<b>provision of additional temporary accommodation by the council</b>	<ul style="list-style-type: none"> <li>three additional units of self-contained temporary accommodation leased through Network Homes for 2 years. Properties were long term empty bungalows and jointly refurbished</li> </ul> <b>2020/21 – identify proposals for increase provision</b>
3.3	To seek to work with the County Council to develop effective partnerships for appropriately assessing and addressing housing impacts on wellbeing.	a) To approve a fees policy for relevant protected caravan sites in 2020/21	
		b) To provide a checklist of key housing hazards suitable for referrals by health and care professionals for housing assessment.	<p>In 2019/20:</p> <ul style="list-style-type: none"> <li>a training package designed to enable a clearer understanding of the EH role in supporting housing issues was developed</li> <li>training has been delivered to HCC community Navigators CAB and HIA. Looking for further opportunities to engage with relevant agencies</li> </ul>
<b>Strategic Objective 4: - Seek to support rural communities in meeting their local housing needs</b>			
4.1	To work with Parishes to identify local housing needs through Neighbourhood Plans and Parish Housing Needs Surveys.	a) To engage with a Parish on carrying out at least one Parish Housing Needs Survey by December 2017	<b>COMPLETED</b>
4.2	To ensure that any potential Exception Sites are delivered in partnership with all interested stakeholders.	a) To provide information as requested to aid with Neighbourhood Planning as an ongoing initiative.	To date information provided for Standon, Much Hadham, Braughing Stanstead Abbots and Much Hadham to support evidence base for Neighbourhood Plans. The Council has been successful in securing



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		<p>b) To work with Neighbouring Authorities in delivering the Community Housing Fund to explore opportunities for community led housing and self-build in the District.</p>	<p>funding from the Community Housing Fund and is working with Neighbouring Authorities to deliver a project focusing on community led housing and self-build.</p> <p>Officers in Housing and Planning attending meetings with neighbouring authorities to explore how community-led housing can be supported if a scheme comes forward and to promote opportunities on future Strategic Sites.</p>