

Appendix A – Housing Strategy Action Plans 2024/25

Housing Strategy Action Plan Strategic Priority 1: Deliver more affordable homes

Increase the supply of new homes offered with (a) social rents or (b) affordable rents at or very near to between 50 per cent and 60 per cent of market rents				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
1.1 To produce a Statement of Housing Affordability to support the aims of the Tenancy Strategy and improve affordability of the Social Housing being developed.	<ul style="list-style-type: none"> • Collate data on what constitutes affordability in the East Herts District. • Present statement to the East Herts Housing Forum. • Obtain approval from the Executive member for Neighbourhoods. • Publish Statement. 	30 June 2024	Housing Strategy Officer	Maximisation of the number of genuinely affordable homes for households in East Herts and reducing the number of households that fail the RP affordability assessments for homes for affordable rent in the East Herts District.
1.2 To increase the amount of affordable housing at a) social rents or b) affordable rents at or very near to between 50% and 60% of market rents.	<ul style="list-style-type: none"> • Identify potential to secure lower rents on new build schemes. 	31 March 2025	Housing Strategy Officer Housing and Environmental Health Projects Officer	More affordable rented properties with lower rents.
	<ul style="list-style-type: none"> • Assess feasibility of development for social rent on council owned land. 	31 March 2025	Head of Housing and Health	More affordable rented properties with lower rents.
1.3 To produce and publish a statement/policy on the use of the council's capital contributions to affordable housing development including	<ul style="list-style-type: none"> • Carry out research into a comprehensive range of uses to which council resources can be put in order to increase supply and/or the affordability of rent levels. 	30 September 2024	Housing Strategy Officer	Ability to select the most productive uses of council resources in order to produce genuinely affordable homes for rent at or around Social Rent level.

<p>commuted sums and land to increase the supply of affordable homes and increase affordability of rent levels.</p>	<ul style="list-style-type: none"> • Publish and consult on options. • Develop policies. • Work with RPs to put into practice and monitor. 			
<p>1.4 To review the Section 106 agreement template and standardise the document for housing development to provide clarity to RPs on key expectations for development including rent levels and nominations agreements.</p>	<ul style="list-style-type: none"> • Analyse recent problems encountered with Section 106 agreements. • Identify sections within recent Section 106 agreements which require improvement and standardisation. 	<p>30 September 2024</p>	<p>Housing Strategy Officer</p>	<p>Minimising the number of affordable homes for rent which are not genuinely affordable to low-income households in East Herts.</p> <p>Providing greater clarity to developers and registered providers on the expectations of East Herts Council in terms of the affordability and quality of housing.</p>

Enable a range of low-cost home ownership products in the District				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
No projects planned for 2024/25				

Improve the focus on housing needs in our rural communities				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
1.5 To research the need for smaller affordable homes in rural areas to estimate the level of need among younger people/first time buyers using a variety of desktop evidence sources to inform future development expectations.	<ul style="list-style-type: none"> Support Community Development Action (CDA) Herts' bid for external funding to employ a Rural Enabler to work with parish councils on rural exception sites. 	31 March 2025 / in line with CDA's timescale	Head of Housing and Health	Support development of Rural Exception sites and other rural sites under Policy HOU4 and guidance for registered providers who wish to develop/acquire affordable homes in rural areas.

Assist households in accessing the private housing market				
Objectives	Actions	Target date	Who is responsible	Proposed outcome

No projects planned for 2024/25				
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Gather and publish up to date housing need and supply data				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
1.6 To contribute to the review of the council's District Plan with a view to maximising opportunities for affordable housing development	<ul style="list-style-type: none"> Participate in data gathering and drafting in line with Planning timescales. 	As determined by the District Plan review process	Service Manger – Housing Services	Detailed, up-to-date guidance is provided to maximise affordable housing outputs.

Housing Strategy Action Plan Strategic Priority 2: Enable a wider range of accommodation and support for our most vulnerable residents

Work collaboratively with partners to maximise housing and support for rough sleepers				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
2.1 Devise, consult and adopt a new Homelessness and Rough Sleeping Review and Strategy and associated Action Plan 2024-2029	<ul style="list-style-type: none"> Carry out a review of homelessness trends using a wide range of sources Carry out a consultation exercise with stakeholders in East Herts in order to devise a set of actions to meet existing and future challenges Produce a new homelessness action plan and monitoring framework 	28 February 2025	<p>Housing and Environmental Health Projects Officer</p> <p>EHDC Homelessness Team, EHDC Housing Options Team, EHDC Environmental Health, Hertfordshire County Council, East Herts Citizens Advice Bureau, Survivors Against Domestic Abuse (SADA), other voluntary agencies registered providers</p>	Strategy and monitoring plan in place to ensure actions are managed and the council has a high quality response to homelessness across the district and with partners
2.2 Relaunch the Homelessness Reduction Board for the East Herts District to monitor joint working, develop initiatives and monitor outcomes for homeless households	<ul style="list-style-type: none"> Agree and terms of Reference for the Board Develop an agreed set of priorities for the Board The Board participates in the development and monitor of the Homelessness Action plan 	30 September 2024	Service Manager – Housing Services and Housing and Environmental Health Projects Officer	A Multi-Agency Forum in place to play an effective advisory role in developing initiatives, devising action plans and monitoring outcomes.
2.3 Maximise temporary accommodation options for all homelessness	<ul style="list-style-type: none"> Enter private sector lease arrangement for properties in Hertford 	In line with the developer's timetable 31 March 2025	Service Manager – Housing Services	Provision of more self-contained council owned or leased temporary accommodation so as to reduce the use of bed and

households, in preference to using bed and breakfast	<ul style="list-style-type: none"> • Redevelop the council's property at Queens Road, Ware as two units of temporary accommodation 		Housing and Environmental Health Projects Officer	breakfast accommodation homeless households
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Explore the provision of supported accommodation for single people with complex needs

Objectives	Actions	Target date	Who is responsible	Proposed outcome
2.3 Work with Hertfordshire County Council and Homes England to review the aims and outcomes for Cedar Cottage to ensure accommodation meets the needs of rough sleepers and those at risk of rough sleeping in East Herts	<ul style="list-style-type: none"> • Work with Housing Benefit Service and Hertfordshire County Council Commissioning Team to maximise the support provision available to residents • Review the model of support provision commissioned considering the needs of residents and resilience of service • Remodel and deliver model of support agreed 	30 September 2024	Service Manager – Housing Services	Effective and resilient support delivered to residents.

Further develop services for households affected by domestic abuse

Objectives	Actions	Target date	Who is responsible	Proposed outcome
2.4 Participate and input into the monitoring of Hertfordshire County Council's Housing Navigators pilot project providing support to households experiencing	<ul style="list-style-type: none"> • Collaborate with HCC in the review and evaluation of the Navigator project • Identify findings and actions for East Herts Council as part of the post pilot phase 	In line with HCC's timetable	Service Manager – Housing Services and Homelessness Services Manager	<p>Pilot evaluated and outcomes agreed. Actions for post pilot phased are agreed between HCC and East Herts</p> <p>The needs of East Herts residents are reflected in the</p>

or survivors of Domestic Abuse				procurement of services and accommodation for residents affected by Domestic Abuse
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Work with Hertfordshire County Council on the provision of housing for adults with learning and/or physical disabilities				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
No projects planned for 2024/25				

Housing Strategy Action Plan Strategic Priority 3: Enable high quality housing options for older people, better suited to their needs

Explore and keep under review the changing needs and aspirations of the older population in the district				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
No projects planned for 2024/25				

Work with partners to bring forward high quality downsizing options				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
3.1 To work with registered providers in East Herts on planning accommodation options for older people who wish to downsize. Explore with partners what makes a property attractive to existing tenants to downsize during the planning and re	<ul style="list-style-type: none"> Support the research and consultation exercise being carried out by Network Homes into housing aspirations among older people 	In line with Sovereign Network Homes' timetable	Housing and Environmental Health Projects Officer Sovereign Network Group	A wider range of affordable, suitable, and accessible accommodation options for older people to meet their changing needs

development of new affordable homes				
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Work with Hertfordshire County Council and other partners on expanding the range of housing options for older residents				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
3.2 To explore the feasibility of an affordable home ownership option for older people in East Herts and whether it is an option we wish to support	<ul style="list-style-type: none"> • Research the range of older persons' affordable home ownership options available across the country • Establish the feasibility and desirability of options in the East Herts context 	31 December 2024	Housing and Environmental Health Projects Officer and Housing Strategy Officer	Assessment of whether affordable home ownership options would have a market among, and meet needs and aspirations among, older people

Work with Hertfordshire County Council and other partners to explore housing options that address the needs and aspirations of people with dementia and their families				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
No projects planned for 2024/25				

Housing Strategy Action Plan Strategic Priority 4: Improve the sustainability and quality of homes

Promote maintenance, insulation and energy efficiency of homes of all tenures				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
4.1 Work with local registered providers to maximise the energy efficiency of their properties	<ul style="list-style-type: none"> Monitor RPs' use of social housing decarbonisation grant and other resources to improve energy efficiency of their stock 	31 March 2025 / in line with RPs' timetables	Head of Housing and Health and Climate Change and Environmental Sustainability Project Officer	Improved energy efficiency across the social housing stock and demonstrate domestic energy efficiency options available across tenures
4.2 Work with partners, including the Hertfordshire Climate Change and Sustainability Partnership, to maximise the energy efficiency of private sector dwellings	<ul style="list-style-type: none"> Targeted promotion to accelerate uptake of HUG2 Engage the National Energy Foundation to maximise domestic energy efficiency scheme uptake and provide advice to residents 	Ongoing Ongoing	Environmental Sustainability Co-ordinator	Improved domestic energy efficiency and reduced carbon emissions

Promote sustainable construction of new homes				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
4.3 To explore the development of a Passivhaus standard scheme/enhanced sustainable housing model in East Herts by publicising and promoting the council's support for schemes	<ul style="list-style-type: none"> Publicise the council's interest in such schemes being developed through for example the Housing Forum Work with registered providers on Passivhaus development as opportunities arise 	31 March 2025 Ongoing	Head of Housing and Health and Housing and Environmental Health Projects Officer	Promotion of Passivhaus as a viable means of development in the district

Promote good quality accommodation and standards of management in the private rented sector				
Objectives	Actions	Target date	Who is responsible	Proposed outcome
4.4 To explore comparable local authority best practice and guidance for private landlords including experience of Landlord Accreditation Schemes	<ul style="list-style-type: none"> Research successful examples of good practice from other comparable local authorities in considering the setting quality standards, including, if appropriate, options for a Landlord Accreditation Scheme 	31 March 2025	Housing and Environmental Health Projects Officer and Environmental Health Manager – Residential	Report on options for improving standards in the private Rented Sector in East Herts

Encourage owners to bring their empty homes back into use				
Objectives:	Actions:	Target date:	Who is responsible	Proposed outcome
4.5 To review the Council Tax records for the changing numbers of empty homes and the reasons why they are empty homes and analyse the impact of applying the Council Tax disincentives to inform policy	<ul style="list-style-type: none"> To obtain from the Revenues Team a list of East Herts homes which have been empty for more than 2 years since April 2019 To produce a profile of the number, types, and locations of empty homes in East Homes to which Council Tax disincentives have applied Consider options for reviewing the council tax regime for empty properties 	30 September 2024	<p>Housing and Environmental Health Projects Officer</p> <p>Revenues and Benefit Team</p>	Reduction in empty properties