

A meeting of the **OVERVIEW AND SCRUTINY PANEL (ECONOMY AND GROWTH)** will be held in **CIVIC SUITE 0.1A, PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, CAMBS, PE29 3TN** on **TUESDAY, 20TH JUNE 2017** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

**Contact
(01480)**

APOLOGIES

1. MINUTES (Pages 5 - 12)

To approve as a correct record the Minutes of the meeting held on 6th April 2017 and 17th May 2017.

**A Green
388008**

2. MEMBERS' INTERESTS

To receive from Members declarations as to disclosable pecuniary and other interests in relation to any Agenda item.

3. NOTICE OF KEY EXECUTIVE DECISIONS (Pages 13 - 16)

A copy of the current Notice of Key Executive Decisions is attached. Members are invited to note the Plan and to comment as appropriate on any items contained therein.

**B Buddle
388007**

4. HUNTINGDONSHIRE LOCAL PLAN TO 2036 - APPROVAL FOR CONSULTATION

The Huntingdonshire Local Plan To 2036 is to be presented to the Panel.

**A Moffat
388400**

Report to follow on Tuesday 13th June.

5. HOUSING STRATEGY (Pages 17 - 62)

Members are to receive the Huntingdonshire Housing Strategy 2017 to 2020.

**C Hannon
388203**

6. OVERVIEW AND SCRUTINY PROGRESS (Pages 63 - 68)

Members are to receive the work programmes for all Overview and Scrutiny Panels.

**A Green
388008**

Dated this 12th day of June 2017



Head of Paid Service

Notes

1. Disclosable Pecuniary Interests

- (1) *Members are required to declare any disclosable pecuniary interests and unless you have obtained dispensation, cannot discuss or vote on the matter at the meeting and must also leave the room whilst the matter is being debated or voted on.*
- (2) *A Member has a disclosable pecuniary interest if it -*
- (a) relates to you, or*
 - (b) is an interest of -*
 - (i) your spouse or civil partner; or*
 - (ii) a person with whom you are living as husband and wife; or*
 - (iii) a person with whom you are living as if you were civil partners*
- and you are aware that the other person has the interest.*
- (3) *Disclosable pecuniary interests includes -*
- (a) any employment or profession carried out for profit or gain;*
 - (b) any financial benefit received by the Member in respect of expenses incurred carrying out his or her duties as a Member (except from the Council);*
 - (c) any current contracts with the Council;*
 - (d) any beneficial interest in land/property within the Council's area;*
 - (e) any licence for a month or longer to occupy land in the Council's area;*
 - (f) any tenancy where the Council is landlord and the Member (or person in (2)(b) above) has a beneficial interest; or*
 - (g) a beneficial interest (above the specified level) in the shares of any body which has a place of business or land in the Council's area.*

Non-Statutory Disclosable Interests

- (4) *If a Member has a non-statutory disclosable interest then you are required to declare that interest, but may remain to discuss and vote providing you do not breach the overall Nolan principles.*
- (5) *A Member has a non-statutory disclosable interest where -*
- (a) a decision in relation to the business being considered might reasonably be regarded as affecting the well-being or financial standing of you or a member of your family or a person with whom you have a close association to a greater extent than it would affect the majority of the council tax payers, rate payers or inhabitants of the ward or electoral area for which you have been elected or otherwise of the authority's administrative area, or*
 - (b) it relates to or is likely to affect a disclosable pecuniary interest, but in respect of a member of your family (other than specified in (2)(b) above) or a person with whom you have a close association, or*
 - (c) it relates to or is likely to affect any body –*
 - (i) exercising functions of a public nature; or*
 - (ii) directed to charitable purposes; or*
 - (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union) of which you are a Member or in a position of control or management.*

and that interest is not a disclosable pecuniary interest.

2. Filming, Photography and Recording at Council Meetings

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Please contact Mr Adam Green, Democratic Services Officer (Scrutiny), Tel No. 01480 388008/e-mail Adam.Green@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the District Council's website – www.huntingdonshire.gov.uk (*under Councils and Democracy*).

If you would like a translation of Agenda/Minutes/Reports or would like a large text version or an audio version please contact the Elections & Democratic Services Manager and we will try to accommodate your needs.

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the OVERVIEW AND SCRUTINY PANEL (ECONOMY AND GROWTH) held in Civic Suite 0.1A, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN on Thursday, 6th April 2017.

- PRESENT: Councillor D B Dew – Chairman.
- Councillors Mrs B E Boddington, E R Butler, I D Gardener, L George, B Hyland, D J Mead and Mrs J Tavener.
- APOLOGIES: Apologies for absence from the meeting were submitted on behalf of Councillors T D Sanderson, K D Wainwright and D Watt.
- IN ATTENDANCE: Councillors R Harrison, R B Howe and J E White.

71. MINUTES

The Minutes of the meeting held on 9th March 2017 were approved as a correct record and signed by the Chairman.

72. MEMBERS' INTERESTS

No declarations of interest were received.

73. NOTICE OF KEY EXECUTIVE DECISIONS

The Panel received and noted the current Notice of Key Executive Decisions (a copy of which is appended in the Minute Book) which has been prepared by the Executive Leader for the period 1st April 2017 to 31st July 2017.

Members were informed that since the publication of the Notice of Key Executive Decisions, the Local Plan has been added to the notice and it will be presented to the Panel in June 2017.

74. A428 BLACK CAT TO CAXTON GIBBET ROAD IMPROVEMENTS

With the aid of a report by the Planning Service Manager (a copy of which is appended in the Minute Book) the A428 Black Cat to Caxton Gibbet Road Improvements was presented to the Panel. The Executive Councillor for Growth explained to Members that the decision to support a particular route and junction option will feed into the consultation by Highways England which will then inform the decision made by the Secretary of State for Transport.

The Panel was informed that Officers recommend that the Orange Route is the preferred route of the A428 and that Options A or C are the preferred options for the Black Cat roundabout. The Members support the recommendations of Officers particularly Options A or C

at the Black Cat roundabout as that will allow the free flow of traffic on both the A1 and the A428.

In response to the question will the existing A428 remain as a local road, the Panel was informed that the details haven't been published yet however the Executive Councillor for Growth expects that there will be a junction separating the new A428 from the existing A428.

A Member queried the necessity of the previous improvement work on the Black Cat roundabout and asked if it was necessary in light of the new scheme. In response the Panel was informed that the recent improvement work was a short term solution. In addition, depending on the option selected by Highways England in relation to the A1 project, the Black Cat roundabout may or may not be altered and therefore the recent improvement work could be deemed as necessary.

Following a question regarding the environmental impact of the scheme, Members were informed that by selecting options which allow for the free flow of traffic would mean that cars are polluting less.

The Panel support the recommendations however they don't want to see anything to the detriment of the A1 scheme. The Executive Councillor for Growth stated that Highways England are attempting to get the A1 study to catch up with the A428 scheme so that they can be progress concurrently.

75. HUNTINGDONSHIRE LOCAL PLAN TO 2036 AND INFRASTRUCTURE PLANNING UPDATES

With the aid of a report by the Planning Service Manager (a copy of which is appended in the Minute Book) the Huntingdonshire Local Plan To 2036 and Infrastructure Planning Updates was presented to the Panel.

The Panel was informed that all the strategic transport study scenarios have been tested to include a 'without Wyton Airfield' scenario.

In response to a question regarding the allocation of other sites in the Local Plan to offset the fact that Wyton Airfield hasn't been included, clarification was given that the Council has enough land to meet the objectively assessed need. The Panel was informed that with Wyton Airfield, the Council was over providing and that without that option the Council has other site allocations which it can include to ensure that it can meet the objectively assessed need.

Members were informed that there will be more details on other site allocations when the Local Plan is presented in June 2017. In addition all the Parish and Town Councils have previously considered the sites at an early stage.

It was confirmed that Officers are not saying that there will never be development on Wyton Airfield but that it isn't deliverable due to the cost and Members were reminded that the Local Plan has to be

deliverable.

76. CAMBRIDGESHIRE FLOOD AND WATER SUPPLEMENTARY PLANNING DOCUMENT

With the aid of a report by the Senior Planning Policy Officer (a copy of which is appended in the Minute Book) the Cambridgeshire Flood and Water Supplementary Planning Document was presented to the Panel.

The Panel was informed that the supplementary planning document is a County Council document and that the Council are the last District Council to approve it.

Following a question from a Member, it was clarified that as the County Council carried out a consultation on the document, the Council would not need to carry out their own consultation before the supplementary planning document was adopted.

77. STRATEGIC REVIEW OF CAR PARKING - PROJECT OVERVIEW AND TASK AND FINISH GROUP SCOPING DOCUMENT

With the aid of a report by the Parking Services Manager (Operations) (a copy of which is appended in the Minute Book) the Strategic Review of Car Parking Project Overview was presented to the Panel. In addition to this the Task and Finish Group Scoping Document (a copy of which is appended in the Minute Book) was presented to the Panel.

The Executive Councillor for Operations gave the Panel a brief update to the background of the project. He informed Members that the previous review only examined charging and did not review car parks holistically. It is proposed to develop a car parking strategy with the support of a task and finish group. It is hoped that the strategy will ensure that the car parks support the economic growth of towns.

The Panel was informed that the strategy will be underpinned by evidence and that the task and finish group will be required to gather evidence in order to inform them when developing the strategy.

Upon receiving the project overview and scoping document, a Member stated that they believe that the approach taken is much improvement upon the approach of the Review of Fees and Charges – Car Parks report.

The Member added that it is important for the task and finish group to review parking in neighbouring areas and understand that the provision of parking does help attract customers. In response the Panel was informed that the task and finish group will be looking at best practice in neighbouring authorities and added that the strategy will support attracting customers. In addition the Panel was informed that it was important to also review the relationship of the Council's car parks with car parks owned by other parties within the District.

In response to a request that car park charging should be simple for residents, the Panel was informed that the charges will come after the

strategy. Members were reminded that there is no such thing as a free car park as NNDR is charged on each car park. It will be up to the task and finish group to establish who pays for the NNDR, the council tax payer or the motorist.

A Member expressed appreciation that the task and finish group will consider all options including the Member's own personal opinion of making car parks free for the motorist. The Panel was informed that it is important to consider all options and to obtain the best option for the residents of Huntingdonshire.

It was commented, by a Member, that the origins of the project may have started with a report on car park charges however there is now a good opportunity for Members to look at car parks in a holistic way. The Member added that there is more to car parking than charging, there is also the environment and accessibility.

Following a question in regards to the future of the car parks, the Panel was informed that the task and finish group will look at any plans for development and the allocation of each car park.

The Panel recognised that the work will be difficult and one particular Member expressed concern that the timescale is too tight considering the amount of work the task and finish group have planned to do. In response the Executive Councillor for Operations conceded that the timescale was ambitious however the Panel will receive regular updates and Members will be informed of any changes in the timescale of the project.

The Executive Leader stated that it is important to consider how the car parks can support the residents and businesses of the District's towns. He added that all options for the car parks should be reviewed to ensure the maximum benefit for the towns.

The Panel agreed with the purpose of the task and finish group and confirmed that the Membership is as follows: Councillors D B Dew, I D Gardener, D J Mead and T D Sanderson. In addition it was noted that the Executive Councillor for Operations will support the task and finish group.

78. WORK PLAN STUDIES

The Panel received and noted a report by the Democratic Services Officer (Scrutiny) (a copy of which is appended in the Minute Book) which contained details of studies being undertaken by the Overview and Scrutiny Panels Communities and Environment and Performance and Customers.

(At 8.00pm, during the consideration of this item, Councillors R Harrison, R B Howe and J White left the meeting and did not return.)

79. OVERVIEW AND SCRUTINY PROGRESS

With the aid of a report by the Democratic Services Officer (Scrutiny) (a copy of which is appended in the Minute Book), the Panel reviewed the progress of its activities since the last meeting.

The Panel decided that as the task and finish group on the strategic review of car parking covers the town centres/high street viability topic, the work stream will be removed from the work programme.

Members requested that they receive an update on Devolution from the Executive Leader in June 2017.

Chairman

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the OVERVIEW AND SCRUTINY PANEL (ECONOMY AND GROWTH) held in Civic Suite, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN on Wednesday, 17th May 2017.

PRESENT: Councillors K M Baker, C B Bober, E R Butler, D B Dew, I D Gardener, B Hyland, D J Mead, T D Sanderson, Mrs J Tavener and K D Wainwright.

APOLOGY: An apology for absence from the meeting was submitted on behalf of Councillor Mrs S Conboy.

1. ELECTION OF CHAIRMAN

RESOLVED

that Councillor D B Dew be elected Chairman of the Panel for the ensuing Municipal Year.

Councillor D B Dew in the Chair.

2. MEMBERS' INTERESTS

No declarations of interest were received.

3. APPOINTMENT OF VICE-CHAIRMAN

RESOLVED

that Councillor D J Mead be appointed Vice-Chairman of the Panel for the ensuing Municipal Year.

Chairman

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NOTICE OF EXECUTIVE KEY DECISIONS INCLUDING THOSE TO BE CONSIDERED IN PRIVATE

Prepared by Councillor R B Howe, Executive Leader of the Council
Date of Publication: 23 May 2017
For Period: 1 June 2017 to 30 September 2017

Membership of the Cabinet is as follows:-

Councillor R B Howe	Executive Leader of the Council	Councillor R Fuller	Executive Councillor for Housing and Regulatory Services
Councillor D Brown	Executive Councillor for Commercial and Shared Services	Councillor J A Gray	Executive Councillor for Strategic Resources
Councillor G J Bull	Deputy Executive Leader	Councillor R Harrison	Executive Councillor for Growth
Councillor S Cawley	Executive Councillor for Transformation and Customers	Councillor J White	Executive Councillor for Operations
Councillor Mrs A Dickinson	Executive Councillor for Community Resilience and Wellbeing		

Notice is hereby given of:

- Key decisions that will be taken by the Cabinet (or other decision maker)
- Confidential or exempt executive decisions that will be taken in a meeting from which the public will be excluded (for whole or part).

A notice/agenda together with reports and supporting documents for each meeting will be published at least five working days before the date of the meeting. In order to enquire about the availability of documents and subject to any restrictions on their disclosure, copies may be requested by contacting the Democratic Services Team on 01480 388169 or E-mail Democratic.Services@huntingdonshire.gov.uk.

Agendas may be accessed electronically at www.huntingdonshire.gov.uk.

Formal notice is hereby given under The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 that, where indicated part of the meetings listed in this notice will be held in private because the agenda and reports for the meeting will contain confidential or exempt information under Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it. See the relevant paragraphs below.

Any person who wishes to make representations to the decision maker about a decision which is to be made or wishes to object to an item being considered in private may do so by emailing Democratic.Services@huntingdonshire.gov.uk or by contacting the Democratic Services Team. If representations are received at least eight working days before the date of the meeting, they will be published with the agenda together with a statement of the District Council's response. Any representations received after this time will be verbally reported and considered at the meeting.

Paragraphs of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 (as amended) (Reason for the report to be considered in private)

1. Information relating to any individual
2. Information which is likely to reveal the identity of an individual
3. Information relating to the Financial and Business Affairs of any particular person (including the Authority holding that information)
4. Information relating to any consultations or negotiations or contemplated consultations or negotiations in connection with any labour relations that are arising between the Authority or a Minister of the Crown and employees of or office holders under the Authority
5. Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings
6. Information which reveals that the Authority proposes:-
 - (a) To give under any announcement a notice under or by virtue of which requirements are imposed on a person; or
 - (b) To make an Order or Direction under any enactment
7. Information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.

Huntingdonshire District Council
 Pathfinder House
 St Mary's Street
 Huntingdon PE29 3TN.

- Notes:- (i) Additions changes from the previous Forward Plan are annotated ***
 (ii) Part II confidential items which will be considered in private are annotated ## and shown in italic.

→ Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Reasons for the report to be considered in private.	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
The Council's Trading Company Articles of Association and Shareholders Agreement	Cabinet	22 Jun 2017		Joanne Lancaster, Managing Director Tel No. 01480 388300 / email: Joanne.Lancaster@huntingdonshire.gov.uk		D Brown	Performance and Customers
Huntingdonshire Local Plan to 2036 - Approval for Consultation	Cabinet	22 Jun 2017		Andy Moffat, Head of Development Tel No. 01480 388400 / Email: Andy.Moffat@huntingdonshire.gov.uk		R Harrison	Economy and Growth

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Reasons for the report to be considered in private	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Debt Management Policy	Cabinet	22 Jun 2017		Adrian Forth, Finance Manager Tel No. 01480 388605 / Email: Adrian.Forth@huntingdonshire.gov.uk		J A Gray	Performance and Customers
Housing Strategy 2017-20	Cabinet	22 Jun 2017		Andy Moffat, Head of Development Tel No. 01480 388400 or email: Andy.Moffatt@huntingdonshire.gov.uk		R Fuller	Economy and Growth
Approval and Adoption of Policy for Public Health Funerals ***	Cabinet	22 Jun 2017		Chris Stopford, Head of Community Tel No. 01480 388280 or email Chris.Stopford@huntingdonshire.gov.uk		R Fuller	Communities and Environment
15							
Agreement for Transfer of Loan##	Cabinet	22 Jun 2017	Due Diligence Report	Clive Mason, Head of Resources Tel No. 01480 388157 or email Clive.Mason@huntingdonshire.gov.uk		J A Gray	Performance and Customers
Asset Disposals##***	Cabinet	22 Jun 2017		Clive Mason, Head of Resources Tel No 01480 388157 or email clive.mason@huntingdonshire.gov.uk		J A Gray	Performance & Customers
Community Chest Grant Aid Awards 2017/18	Grants	3 Jul 2017		Chris Stopford, Head of Community Tel No. 01480 388280 or email Chris.Stopford@huntingdonshire.gov.uk		J A Gray / R Fuller	Performance and Customers / Communities and Environment

Subject/Matter for Decision	Decision/ recommendation to be made by	Date decision to be taken	Documents Available	How relevant Officer can be contacted	Reasons for the report to be considered in private	Relevant Executive Councillor	Relevant Overview & Scrutiny Panel
Memoranda of Understanding with the Local Enterprise Partnership	Cabinet	20 Jul 2017		Andy Moffat, Head of Development Tel No. 01480 388400 or Email: Andy.Moffat@huntingdonshire.gov.uk		R Harrison	Economy and Growth
CCTV (Full Business Case)	Cabinet	20 Jul 2017		Chris Stopford, Head of Community Tel No. 01480 388280 or email: Chris.Stopford@huntingdonshire.gov.uk		D Brown	Performance and Customers
Home Improvement Agency Annual Report and Review/Disabled Facilities Grant Budget	Cabinet	20 Jul 2017		Caroline Hannon, Housing Strategy Manager 01480 388203 or email: caroline.hannon@huntingdonshire.gov.uk		R Fuller	Communities and Environment
Risk Management Strategy	Cabinet	20 Jul 2017		David Harwood, Internal Audit and Risk Manager Tel: 01480 388115 / Email: David.Harwood@huntingdonshire.gov.uk		J A Gray	Performance and Customers
Document Centre - Business Case for Commercialisation	Cabinet	20 Jul 2017		John Taylor, Head of Customer Services Tel no. 01480 388119 or email John.Taylor@huntingdonshire.gov.uk		D Brown	Performance and Customers
Corporate Enforcement Policy	Cabinet	21 Sep 2017		Chris Stopford, Head of Community Tel No. 01480 388280 or email: Chris.Stopford@huntingdonshire.gov.uk		R Fuller	Communities and Environment
Car Parking Strategy Task and Finish Group - Vision	Cabinet	21 Sep 2017		Neil Sloper, Head of Operations Tel No. 01480 388635 or email Neil.Sloper@huntingdonshire.gov.uk		J White	Economy and Growth

Public
Key Decision - Yes

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter:	Huntingdonshire Housing Strategy 2017-2020
Meeting/Date:	Overview and Scrutiny Panel Economy and Growth (E&G) - Tuesday 20 th June 2017 Cabinet Thursday 22 nd June 2017
Executive Portfolio:	Cllr Ryan Fuller, Executive Councillor for Housing and Regulatory Services
Report by:	Caroline Hannon, Housing Strategy Manager
Ward(s) affected:	All

Executive Summary:

The Huntingdonshire Housing Strategy is a key document setting out the housing issues in the district including the need for housing growth, the high level of need for new affordable housing, the increase in homelessness and the ageing population.

The Strategy provides a summary of the legislative changes relevant to the housing sector and the significant impact those policies could have on the provision of housing in Huntingdonshire.

There is a summary of the local context describing the demography, identifying the ageing population; the housing stock, identifying the high level of owner occupation and relatively low level of social housing; and house price information which highlights the rising prices (£17,157 rise in average house prices in the last year) and how this is affecting affordability.

The document highlights the need to address the housing requirements of all groups in particular those with particular needs such as older people or people with disabilities. There is a focus on enabling people to remain safe within their own homes for as long as possible through the provision of housing grants and initiatives such as the handyman service. The document also identifies the need to provide new supported and specialist accommodation for those who need it.

The document describes how Huntingdonshire District Council (HDC) through its Corporate Plan is aiming to improve the quality of life for people in Huntingdonshire and deliver economic growth and how housing solutions can contribute to achieving the aims of the Corporate Plan.

The Strategy sets out the good work which has already been done by Members on two working groups to identify the relevant local housing issues and identify solutions.

The Housing Strategy 2017-2020 identifies four overall housing priorities:

1. To increase the supply of new affordable housing and encourage sustainable growth.
2. To identify housing need and improve health and wellbeing.
3. To improve housing conditions in existing housing.
4. To work in partnership to improve outcomes.

Alongside the Housing Strategy 2017-20 a Housing Strategy Action Plan 2017-18 has been prepared. The Action Plan sets out the key actions the Council will undertake in the first year of the Housing Strategy and includes actions to accelerate the delivery of housing, especially affordable homes and to increase the provision of temporary accommodation to address the significant issue of homelessness in the district. It identifies areas where we continue to be effective such as delivering affordable housing through planning policies and identifies initiatives to explore further such as using Council money and land resources to deliver housing, exploring opportunities to access funding for affordable housing from the Cambridgeshire and Peterborough Combined Authority and exploring setting up a housing company or joint venture. The Action Plan will be refreshed annually to ensure the Council is able to respond to emerging priorities.

This strategy is complementary to other strategies including the Local Plan to 2036.

Recommendation(s):

The Overview and Scrutiny Panel is invited to endorse the Housing Strategy 2017-18 and Housing Strategy Action Plan 2017-18 and recommend to Cabinet that it be adopted.

The Cabinet adopts this Housing Strategy 2017-20 and Housing Strategy Action Plan 2017-18.

1. PURPOSE OF THE REPORT

- 1.1 The Huntingdonshire Housing Strategy is a major policy item for the Council. The Strategy sets out the key role that housing plays in improving the economic and social aspirations of the Council, and the Housing Strategy Action Plan provides solutions to address the housing needs of current and future households.

2. COMMENTS OF OVERVIEW & SCRUTINY

- 2.1 The comments of the relevant Overview and Scrutiny Panel will be included in this section prior to its consideration by the Cabinet.

3. KEY IMPACTS

- 3.1 The Strategy sets out the key housing issues and the impact of legislative changes on housing growth. The Housing Strategy sets out the priorities and commitments for the period 2017-2020 on a range of housing matters including affordable housing supply and homelessness. The Housing Strategy Action Plan 2017-18 will commit the Council to undertaking various activities within the first year of the Housing Strategy. The Action Plan will be refreshed annually to ensure the Council is able to respond to emerging priorities.

4. TIMETABLE FOR IMPLEMENTATION

- 4.1 Should the Housing Strategy be adopted by Cabinet, it will be effective immediately.

5. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND / OR CORPORATE OBJECTIVES

- 5.1 The Housing Strategy 2017-2020 contributes to all of the Strategic Priorities in the Corporate Plan:
- Enabling Communities
 - Delivering Sustainable Growth
 - Becoming a More Efficient and Effective Council

6. CONSULTATION

- 6.1 The Housing Strategy 2017-2020 and Housing Strategy Action Plan 2017-18 has been informed by an Affordable Housing Working Group and a Registered Social Providers Working Group.

7. LEGAL IMPLICATIONS

- 7.1 Local Authorities in England are no longer required to have a Housing Strategy (Deregulation Act 2015 amendments apply). However it is an important strategy to deal with the housing needs of the growing population and an important part of the major policy framework.

8. RESOURCE IMPLICATION

- 8.1 Preparation of the Housing Strategy involves staffing resource that is met within existing budgets. However the Housing Strategy Action Plan commits the Council to exploring various activities such as using Council money, disposing of Council land or setting up a Housing Company to increase the supply of affordable housing. There may be resource implications should the Council decide to pursue any of these options.

9. REASONS FOR THE RECOMMENDED DECISIONS

- 9.1 The Huntingdonshire Housing Strategy is a key document setting out the housing issues in the district including the need for housing growth, the high level of need for new affordable housing, the increase in homelessness and an ageing population. The Housing Strategy Action Plan includes current activity and identifies further initiatives for HDC to explore to make a difference to the rate and extent of housing delivery.

It is recommended that the Overview and Scrutiny Panel endorse this Housing Strategy 2017-2020 and Housing Strategy Action Plan 2017-18 and recommend to Cabinet that it be adopted.

It is recommended that the Cabinet adopts this Housing Strategy 2017-2020 and Housing Strategy Action Plan 2017-2018.

10. LIST OF APPENDICES INCLUDED

- Appendix 1 – Draft Housing Strategy 2017-2020
- Appendix 2 – Draft Housing Strategy Action Plan 2017-2018

BACKGROUND PAPERS

- Report from the Affordable Housing Working Group
- Report from the Registered Social Providers Working Group

CONTACT OFFICER

Name/Job Title: Caroline Hannon
Tel No: 01480 388203
Email: caroline.hannon@huntingdonshire.gov.uk

Draft Housing Strategy

2017-2020

Foreword

Huntingdonshire has a resilient housing market. We have recovered from the market downturn, demand for housing remains high, house prices continue to rise, and developer interest in building new homes and communities in the district is strong.

The Council is committed to encouraging housing growth to meet the needs of our current and future population, and to support the economic prosperity of the district. We will continue to develop our Local Plan to 2036, which allocates land for at least 21,000 new dwellings over the period and we will continue to work positively and proactively with house builders and developers to bring forward the development of new homes. We are pleased to see new homes being delivered on the large strategic site at Alconbury Weald. This is a new community where at least 5,000 new households will eventually live. Our partnership work with the developers, house builders and housing associations is especially important to ensure that these new communities thrive as desirable and successful places to live into the future. The Council is committed to playing a significant role in ensuring that we are building communities; not just houses.

Government has outlined a new approach for affordable housing in the Housing and Planning Act 2016. Policies such as extending the Right to Buy to housing association tenants and the development of 'starter homes', reflect the Government's ambition to boost home ownership. Whilst we support initiatives that extend people's housing choice and welcome the encouragement of home ownership, we remain concerned that the development of homes that are truly affordable to those sectors of our local population who are unable to afford market level homes, are also a priority. Overview & Scrutiny colleagues have appraised the potential impact of these changes by considering the likely effect on us and our housing association partners. I commend their work in this important area.

Devolution will play a significant role in supporting the growth and economic prosperity of Cambridgeshire and Peterborough. The availability of £100 million for affordable housing from the newly formed Combined Authority presents new opportunities for increasing the supply of affordable housing and accelerating the rate of housing growth in Huntingdonshire.

As ever, affordable housing remains in high demand and in May 2017, we had around 3,800 households on the housing register. We have seen an increase in homelessness caused by the loss of assured shorthold tenancies in the private rented sector. People in receipt of Housing Benefit at Local Housing Allowance rates or with low incomes are struggling to find affordable alternatives, and this is a national trend which is reflected locally. We were pleased to work in partnership with Luminus to open a new temporary housing project for 13 homeless households but we remain under pressure to build as many affordable homes as possible. We therefore actively encourage our housing association partners in their development efforts.

In the four years between 2008/09 and 2011/12 an average of 301 affordable homes were being completed each year. In the following four years this had dropped to 78 per year. However there was an increase again in 2016/17; although not to previous rates. Indications from the Huntingdonshire Annual Monitoring Report trajectory are that large strategic sites will soon start to move forward apace and this will lead to an increase in affordable housing delivery rates.

Looking to the future, the delivery of new affordable homes is likely to be one of our biggest challenges and I am pleased that a number of rural exception sites are being developed and that more work is planned to further promote this method of delivery.

We need to work proactively with housing, health and social care partners to meet the needs of vulnerable people and our ageing population. I am particularly pleased that a new extra care scheme for 55 frail older people was developed by Luminus and I am proud that the Council was able to help fund this important scheme via a £5.5m loan. However I remain concerned about the impact of the proposed cap on supported housing rents which has already caused a delay to the development of new supported housing schemes in our district.

We are in an era where public funding is under pressure and the Council is looking at ways to reduce costs, increase efficiencies and generate income. No service is immune from this scrutiny and we will need to reconsider ways to work innovatively to continue to deliver our Housing Strategy with the funds available. This updated Strategy is therefore realistic, and sets out our direction for the next three years. Given the current pace of change in housing and in local government in Cambridgeshire, the Housing Strategy Action Plan sets out the priorities for the first year of the Strategy to ensure that we remain at the forefront of providing local housing solutions. Huntingdonshire District Council is committed to enabling housing that truly meets local needs. I am proud of what we have achieved so far and I look forward to further successes over coming years.

signature

Councillor Ryan Fuller

Executive Councillor for Housing and Regulatory Services

Introduction and Key Messages

This document is written at a time of enormous change in the housing sector. The Housing and Planning Act 2016 has been enacted and whilst not legislation, on 7th February 2017 the Government published a new Housing White Paper 'Fixing our broken housing market'. We continue to see the impact of Welfare Reform, the Localism Act 2011, and the National Planning Policy Framework as well as significant reforms to the homelessness legislation under the Homelessness Reduction Act 2017. These national influences impact on the way we run services locally. This document provides a short analysis of key changes and sets out our plans for working in partnership with others to help meet identified needs.

Analysis of our evidence base leads us to conclude that the high level strategic issues facing Huntingdonshire remain broadly the same as those in the 2012-2015 Strategy. In summary the key issues are:

1. Huntingdonshire needs housing growth

The need to plan for significant housing, population and employment growth in order to meet the needs of the growing population, rebalance the population structure to achieve a greater proportion of households of working age, and help to drive economic prosperity. Growth needs to be actively managed through delivery partnerships and the Council has the key role in providing the strategic vision for the delivery of growth and the creation of large new settlements.

2. There is a high level of need for new affordable housing

At the extreme end, the Council's ability to manage front line demand presented by homelessness is reliant on a steady and adequate flow of opportunities to re-house people into. These stem from affordable opportunities in the private rented sector together with re-lets of existing social rented stock, and newly built affordable homes. Changes in Government policy coupled with the reduced viability of developments have impacted on our ability to enable affordable housing in recent years.

As mentioned in the Foreword, over an eight year period the number of affordable homes enabled has varied with 301 homes completed each year in the first half of this period reducing to 78 homes in the second half. However, during 2016/17 the number increased to 188 completions, due in part to the completion of a 55 dwelling extra care scheme and the first phase of handovers on the strategic site at Bearscroft, Godmanchester. This is a good rate of delivery when compared to neighbouring districts, but the Council remains under pressure to enable affordable housing to help meet priority needs.

In addition to shortages in traditional forms of affordable housing, there is a disparity in local incomes to house prices and general affordability problems amongst much of our population. Increases in house prices in recent years indicates some imbalance between demand for and supply of dwellings.

Government announced their intention to tackle this via the provision of Starter Homes and there was a risk that this housing would be delivered at the expense of traditional 'affordable housing'. Therefore we were pleased to note the change to the Starter Homes policy in the

Housing White Paper limiting the speed at which the discount could be retained and removing the requirement to provide a minimum 20% starter homes on all sites.

The proposed introduction of the Right to Buy for Registered Provider tenants may reduce the affordable housing stock and in some areas, such as rural areas, it may be very difficult to replace those homes with new affordable stock.

3. We need to tackle Local Housing Needs and Homelessness

The number of households applying to the housing register that see social rented housing as their preferred housing tenure plateaued at 2100 – 2300 households following the last major review of policy in April 2013. Further reviews of the housing register have taken place and the policy amended in light of changes to national policy direction. The last of these reviews was in late 2015. In May 2017, the register had increased to just over 3200 households of which 12% are assessed as being in the highest housing need (priority band A).

The trend in homelessness in the district over the last three years has been similar to national trends, showing an increase in the number of statutory acceptances by the council. As with the national picture, homelessness as a result of households being evicted from the private rented sector through no fault of their own is now the single biggest cause of homelessness.

The welfare reform programme and continued increase in the cost of privately renting in the district has meant that more households see social/affordable rented housing as their only realistic option. This has undoubtedly contributed to the number of households applying to the housing register and approaching the Council for assistance when faced with homelessness. The lack of properties available within Local Housing Allowance rates in the private rented sector has meant that the opportunities to help households into this sector has reduced, affecting households on low incomes as well as those not currently in employment.

The wider impact of the welfare reform programme will potentially continue with the roll out of Universal Credit likely to be the next major event that may impact on housing implications for households in receipt of the benefit.

4. We will work in partnership to help meet the needs of our ageing population

Huntingdonshire has an ageing population. There is a need to boost the percentage of people of working age in order to achieve a more balanced population base. This is one of the drivers for enhanced rates of house building. The ageing population presents challenges for health and social care but 'housing' can also form part of the solution by ensuring that there are adequate amounts and types of accommodation on offer to support people as they age. Initiatives to help keep people fit and well in their own homes, as well as the remodelling of existing accommodation, and development of new housing forms part of our strategic response in partnership with housing, health and social care colleagues.

The provision of Disabled Facilities Grants (DFG) can contribute towards reducing admissions to and speeding up discharge from hospitals. They can also prevent/delay move to care homes as people are able to continue to live safely in their own homes.

The proposed cap on Housing Benefit to Local Housing Allowance (LHA) rates in supported housing from April 2019 is a cause of major concern nationally and locally. Many supported

housing schemes charge rents above LHA rates to take account of the requirement to provide communal areas and more intensive management. This policy creates a risk that new supported housing schemes will not be built and that existing schemes will no longer be viable.

Current and Emerging National Influences

Below is a summary of the key legislative changes relevant to the housing sector and the significant impact the policies could have on the provision of housing in Huntingdonshire.

Housing and Planning Act 2016

The Housing and Planning Act 2016 makes the most radical changes to housing policy for many years. The main aspects are as follows:

Extension of Right to Buy to housing association tenants

The Right to Buy is due to be extended to housing association tenants. At the time of writing Government policy is yet to be finalised but there is a national pilot underway. The Voluntary Right to Buy is an option offered to Government by the National Housing Federation as an alternative to statutory imposition of the policy. It will allow the Boards of housing associations to decide which units they are prepared to sell and will require one-for-one replacement of any units sold.

There is considerable uncertainty about whether one for one replacement will be possible. The Housing White Paper reinforced the commitment to enabling housing association tenants to buy their homes however it did not provide any further details about how the scheme will be implemented.

In order to reimburse housing associations for the sale of their stock, it was intended that stock owning Councils would be required to sell off their higher valued housing stock. This aspect of the policy would not have an impact in Huntingdonshire as we transferred the housing stock in 2000 to Luminus.

The potential impact of this national policy on the provision of affordable housing in Huntingdonshire will need to be kept under review. Where stock is sold, we will be encouraging providers to replace the home in our district, as close as possible to the area where the disposal took place. This is particularly important in rural areas where there is less affordable housing.

Starter homes

Starter homes will be for sale to first time buyers aged under 40 years. They will be for sale at 80% of market levels, capped at £250k outside of London. The Act proposed that if sold within the first five years the owner has to pass on the discount to the next occupant. However, the Housing White Paper (February 2017) indicated that if a property is sold on to a new owner within 15 years some or all of the discount must be repaid. Starter homes will come within the definition of affordable housing. We will consider any requests to include starter homes on new development sites but we will be looking to ensure that new housing schemes deliver a range of housing products at different price points to ensure that provision is being made for all sectors of our residents in housing need.

End of Lifetime Tenancies

Flexible tenancies were introduced in the Localism Act and this new legislation proposes to end secure and assured tenancies. The national policy aims to make best use of the housing stock by offering short term tenancies to people in need with periodic reviews to ensure the household still requires the size of accommodation they are occupying. The detail is yet to be released by Government.

Self-build and custom built housing

Political aspirations are to increase the proportion of self-build and custom built housing. Local authorities are required to hold a register of applicants who are interested in self and custom build housing and to allocate appropriate sites through the planning system.

Measures to tackle rogue landlords in the private rented sector

Local authorities will be able to apply for a banning order to prevent a landlord or letting agent operating for a minimum 12 month period if they have committed certain housing offences. The Act also introduces a statutory requirement for a national database of rogue landlords/letting agents to be maintained by local authorities – further guidance/legislation is awaited.

Housing White Paper ‘Fixing our broken housing market’

Although it is not policy, the Housing White Paper proposes a range of initiatives and policies. Further detail is expected through introduction of new legislation. However some of the key housing matters are:

- A variety of planning reforms intended to speed up housing delivery.
- National policies will be strengthened to ensure that local authorities have clear policies for addressing housing requirements of groups with particular needs such as older people or people with disabilities and making it clear that local authorities should set policies using optional Building Regulation standards to address these needs.
- The paper announces a new Community Housing Fund to support community housing projects such as Community Land Trusts in rural areas.
- Seeking to diversify the market by encouraging more institutional investors into housing including for building more homes for private rent and encouraging family friendly tenancies. (Government also separately consulted on a new Build to Rent proposal).
- A proposal to set out and consult upon a rent policy for social landlords beyond 2020 (when the current 1% annual rent decrease ceases) to help them to borrow against future income.
- Encouraging local authorities to build homes and providing the tools to deliver, such as through Local Development Corporations and joint ventures, and tailored support packages will be made available through the Accelerated Construction Programme.
- Encouraging modern methods of construction in housebuilding and ensuring that homes built offsite can access finance on the same basis as traditionally built homes.
- Introducing a clear policy expectation that housing sites will deliver a minimum of 10% affordable home ownership units. Continuing to support people to buy their own home through initiatives such as Help to Buy and Starter Homes and confirming that starter homes will be acceptable on rural exception sites, subject to a local connection test.
- Confirming that the HCA Affordable Homes Programme 2016-21 has the flexibility to support a wider range of products including Affordable Rent as well as shared ownership.
- A proposal to improve standards for people in the private rented sector, particularly in relation to affordability and security and will consult on banning letting agents fees to

tenants. This extends upon the proposal in the Housing and Planning Act 2016 which seeks to ban the worst landlords from operating and enabling Councils to issue fines.

- An intention to consult on potential measures to make leasehold ground rents fairer and to tackle leasehold abuses. New leasehold houses can be marketed at a reduced price compared to freehold. But some purchasers are not aware at the point of sale that the associated costs of buying a new leasehold house can make it more expensive in the long run.
- Introducing a new extended definition of Affordable Housing in National Planning Policy Framework which introduces a new household income cap of £80,000 (£90,000 in London) on Starter Homes and introducing a definition of Affordable Private Rented Housing.

Changes to national rent-setting policy for affordable homes

In 2013, housing associations and Councils were given a ten-year rent guarantee by Government that they could increase rents by CPI plus 1% per year. However, in the Summer Budget 2015, this was changed and Councils and housing associations have been instructed to reduce their rents by 1% per year for four years. Not only does this result in rent losses of about 4% per year against previous projections, but it will also take a number of years for providers to recover their previous position.

This policy has an impact on our housing association partners' business plans, and their ability to fund new development in Huntingdonshire. From an initial appraisal, we are confident that there remains sufficient financial capacity within the local housing association sector to deliver the growth aspirations within Huntingdonshire. This issue was considered by a Scrutiny Group of Councillors in 2016.

One thing is clear – social landlords will have rarely faced such a tough environment in which to build new homes that are truly affordable for people on lower incomes'

Terrie Alafat, Chief Executive, Chartered Institute of Housing, Inside Housing

18.12.15

Homelessness Reduction Act

The Homelessness Reduction Act 2017 has now received Royal Assent. It is intended to reform homelessness legislation and ensure that people get the help they need before they become homeless by placing a duty on local authorities to take steps to prevent homelessness of anyone 'eligible' and threatened with homelessness. The new duties are expected to be in place from 2018 following publication by the Government of the relevant regulations and guidance. This is likely to increase the number of homelessness cases which we will be required to support. The impact of this will be closely monitored.

Welfare Reform

There is a further raft of welfare reforms to be implemented including the full roll out of Universal Credit. As part of the overall benefit cap, the amount of money available for people on low incomes to spend on their housing costs will be squeezed. Responsibility for the payment of rent will go to tenants and can no longer be paid directly from the housing benefit department to the landlord. This presents a potential risk to housing provider's debt recovery.

The Government has announced that housing association and Council rents will be capped to the Local Housing Allowance (LHA) rate. For the majority of general needs housing stock this is manageable. However if this policy is applied to supported housing, it will result in many schemes being unviable because supported housing rents usually exceed LHA rates as a result of the cost of providing communal spaces and enhanced management and support services. The Government has delayed the introduction of the cap on supported housing for one year, until April 2019. They have also undertaken a consultation on the funding of supported housing and indicated that a top up fund will be provided to local authorities to bridge the gap between the LHA and the cost to provide the service. This policy presents a significant risk to vulnerable tenants, and also to the providers of supported housing in our district if it goes ahead.

Reclassification of housing associations

As of November 2015 housing associations have been reclassified as 'public sector bodies' by ONS. However, both the Housing & Planning Act 2016 and the Housing White Paper subsequently proposed a range of deregulatory measures to classify housing associations as private sector bodies, encouraging housing associations to explore every avenue for house building and to improve their efficiency. The impact will be kept under review.

Potential Impact of Government Policies

Overview & Scrutiny established two Working Groups that considered housing issues. The first was concerned primarily with the provision of housing in rural areas. Recommendations from this study have fed into the action plan for this Strategy.

The second study considered the potential impact of new Government policies listed above on the housing associations who work in our district; the implications for new housing development; and the potential impact on current and future tenants. Members concluded that the new Government policies could have a significant impact on the provision of affordable housing in Huntingdonshire. We can potentially expect:

- Loss of housing association homes to rent through Right to Buy (which may, or may not be replaced in our area, depending upon the regulations);
- Less housing association capacity to develop new affordable homes because of the negative impact on their business plans arising from the rent reductions.
- More low cost home ownership models as housing associations will need to review the tenures on new developments in order to generate more income to make schemes viable.
- Introduction of 'starter homes' for sale on new development sites which may be developed instead of traditional forms of affordable housing. These will not be 'affordable' to our households in need and redirect affordable housing products away from the poor and vulnerable households towards higher income groups.

- Less social/affordable rented homes will be developed as a result compromising our ability to meet the need for priority homeless families.
- Additional risk to meeting objectively assessed need in the Local Plan (a challenge arising from the National Planning Policy Framework).

Huntingdonshire's Local Context

Geography

Huntingdonshire lies within the London/ Stansted/ Cambridge/ Peterborough Growth Area. Huntingdonshire is still predominantly rural in character with an area of approximately 350 square miles.

Population Growth

The Census figures¹ state that the population grew from 156,954 in 2001 to 169,500 in 2011 representing growth of 8%. The Household Projection figures published on 27th February 2015 by Office of National Statistics (ONS) estimated that the population of Huntingdonshire in 2015 was 175,080 and the projected population in 2036 will be more than 200,000².

The Census figures¹ show that the number of households has increased from 63,062 in 2001 to 69,600 in 2011 representing an increase of 10.4%.

The Council must ensure that its services are geared up to respond to increased demand as a result of the increased population.

Population Structure³

The structure of the district's population is changing. In the near future there are expected to be fewer younger people and more older people. In 2011, 56% of the population was younger than 45, but this is expected to drop to 49% by 2036. Similarly, the proportion of under-25s is expected to decline from 30% of the population in 2011 to 26% in 2036. However, recent experience has demonstrated that new housing developments attract younger residents and as a result, over time, we expect an increase in children on new housing developments with the associated requirement for educational, nursery and other family facilities.

Ageing population³

It is anticipated that there will be significant increases in the 65+ age group, from 16% of the population in 2011 to 27% in 2036. People are living for longer and are getting frailer. Rates of dementia are on the increase. Just over a quarter of people aged over 65 live alone and this increases in later age groups.

The ratio of people aged 65+ to those aged 0-64 is due to increase. This presents challenges for future workforce planning and for housing related services to help people remain independent in their own homes, and to facilitate provision of other forms of housing with care and support where needed.

Ethnicity

5.2% of the district's residents described themselves as non-white in the 2011 Census compared to 2.85% in the 2001 Census¹. This is low when compared to 14.5% nationally. The Joint Strategic Needs Assessment – Cambridgeshire Travellers 2010⁴ report estimated that in Cambridgeshire there were 5702 Gypsy/Travellers, making them one of the largest

¹ <http://www.ons.gov.uk/ons/guide-method/census/2011/index.html>

² <http://huntingdonshire.gov.uk/planning/new-local-plan-to-2036/monitoring-research-and-evidence-base/>

³ <http://cambridgeshireinsight.org.uk/population-and-demographics/population-forecasts>

⁴ <http://cambridgeshireinsight.org.uk/currentreports/travellers>

minority ethnic groups in the area. A Gypsy and Traveller Accommodation Assessment⁵ was published in October 2016. The findings will be used to inform the Local Plan and are summarised later in this document.

Housing Stock⁶

There are an estimated 72,800 dwellings in Huntingdonshire (Mid 2013). The dominant tenure type is owner occupation (71%), followed by social renting (13%), then renting privately (15%) in the 2011 Census. The stock is generally in good condition, more modern than the position for England as a whole. To help the Council understand the condition of stock in the private sector and inform its investment plans, a comprehensive stock condition survey was completed in 2010. This survey found that although there are properties which are unfit or in substantial disrepair, these are few in number and the survey has confirmed the Council's belief that an area renewal strategy for the private sector is not necessary as there is no spatial concentration of properties in poor repair. A total of 13.8% (7,910 dwellings) failed due to the presence of a category 1 hazard and 10.8% (6,210 dwellings) due to thermal comfort failure. The Council's interventions in these areas remain important.

House prices and Affordability⁷

The average price (December 2016, based on sales and valuations) was £274,783. Prices rose by £17,157 in the last year alone. Affordability remains a serious problem in Huntingdonshire with average house prices 6.8 times average incomes. When looking at the poorest households, affordability is even more of a problem as lower quartile house prices were 9.6 times lower quartile incomes in December 2016. The development of new homes and new affordable housing in particular to meet a range of income groups therefore remains a priority.

Objectively Assessed Housing Need

In April 2017, Cambridge Research Group and Cambridgeshire County Council produced a technical report² to support HDC in objectively assessing and evidencing development needs for housing, both market and affordable. The primary objective of identifying need is to identify the future quantity of housing needed, including a breakdown by type, tenure and size.

The report which was based on evidence of population forecasts, economic forecasts and market signals, identified an overall need for 20,100 new homes up to 2036 and an affordable housing need for 7,897 new homes.

Huntingdonshire District Council Corporate Context

The Council's Vision is: *'We want to continue to improve the quality of life, deliver economic growth and provide value for money services for the people of Huntingdonshire'*

This Housing Strategy supports the delivery of a number of corporate priorities and objectives which will be monitored through our performance management framework. The

⁵ <http://cambridgeshireinsight.org.uk/housing/gypsy-and-traveller-accommodation-needs-assessment>

⁶ <https://www.huntingdonshire.gov.uk/media/1340/housing-condition-survey.pdf>

⁷ <http://cambridgeshireinsight.org.uk/Housingmarketbulletin>

corporate priorities are used to drive the service plans and individual key performance areas (KPAAs) which are monitored quarterly.

The Corporate Plan 2017/18⁸ Performance Indicators and Key Actions which will be delivered through this Housing Strategy are set out below and further actions are also included in the Housing Strategy Action Plan. The Housing Strategy Action Plan will be constantly monitored and an annual update report will be presented to Members to ensure that we meet our key objectives.

Enabling Communities	
Support people to improve their health and well-being	<p>KA10 Prevent homelessness where possible by helping households to remain in their current home or find alternative housing.</p> <p>KA11 Work with partners to deliver the homelessness prevention 'Trailblazer Project' across Cambridgeshire.</p> <p>KA12 Update the Huntingdonshire District Council Homelessness Strategy.</p> <p>PI6 Average length of stay of all households placed in B&B accommodation</p> <p>PI7 Participation at targeted services including for: older people; long term health conditions; disability and young people (healthy weight)</p> <p>PI8 Average time between date of referral of DFGs to practical completion for minor jobs up to £10,000.</p> <p>Working to reduce the number of residents in fuel poverty by facilitating residents' access to available energy funding.</p>
Delivering Sustainable Growth	
Support development of infrastructure to enable growth	<p>KA26 Continue to work with partners and influence the Local Enterprise Partnership and Combined Authority to secure resources to facilitate delivery of new housing and drive economic growth and to mitigate any negative impacts of this.</p>
Improve the supply of new and affordable housing, jobs and community facilities to meet current and future need	<p>KA30 Prepare the submission of the Local Plan.</p> <p>KA31 Facilitate delivery of new housing and appropriate infrastructure on the large strategic sites at St Neots and Alconbury Weald.</p>

⁸ <http://www.huntingdonshire.gov.uk/media/1390/corporate-plan.pdf>

	<p>KA32 Maintain a five year land supply position.</p> <p>KA33 Adopt a new Housing Strategy and delivery the associated Affordable Housing Action Plan.</p> <p>KA34 Prepare 'Masterplans' for the Market Towns.</p> <p>PI18 Percentage of planning applications processed on time.</p> <p>PI19 Number of new affordable homes delivered.</p> <p>PI20 Net additional homes delivered.</p>
Becoming a more Efficient and Effective Council	
Become more efficient in the way we deliver services	<p>KA38 Introduce more online self-service delivery on the council's website ensuring we focus on customer need</p> <p>PI26 Average number of days to process new claims for Housing Benefit and Council Tax support</p> <p>PI27 Average number of days to process changes of circumstances for Housing Benefit and Council Tax support</p>

Members influence on the formation of the Housing Strategy

During 2015-2016 in response to the huge raft of legislative changes proposed by Government and the reduction in the supply of new affordable homes, HDC Members established two Working Groups.

Affordable Housing Working Group⁹

In November 2015, an Affordable Housing Working Group reviewed an extensive amount of information to consider how to deliver affordable housing and explore ways to encourage more affordable housing in rural areas. The Group examined opportunities to deliver affordable housing and reduce the number of families waiting for affordable housing. Viability issues which were impacting the number of affordable units that developers were able to provide were considered.

Analysis of the Housing Register by band and dwelling size was presented to the Group and formed the background to discussions on steps that could be taken to manage demand for affordable housing and reduce the size of the Register. The Group also reviewed the

⁹<http://applications.huntingdonshire.gov.uk/moderngov/documents/s74491/Affordable%20Housing%20Working%20Group%20Report.pdf>

Elphicke-House¹⁰ report (which was a review into the local authority role in housing supply) giving particular consideration to examples of actions that others were taking to provide more affordable housing. Investment in Community Land Trusts (CLTs) was discounted although the Group recognised that CLTs are a model for delivery where local communities so choose.

Conclusion

The Group concluded that options for addressing demand for affordable housing through management of the Housing Register were limited. Initiatives to prevent homelessness were working but were likely to be affected by increasing difficulty in securing private tenancies.

Actions

The Group therefore recommended the following actions to increase the supply of affordable housing:

1. The Council should actively promote the provision of affordable housing on exceptions sites to town and parish councils.
2. Where a parish council does not support an exceptions site, the Council should continue to fulfil its duty to meet identified affordable housing need.
3. A systematic assessment should be carried out of all land to identify potential sites for affordable housing to then be matched to needs (strategic housing land availability assessment).
4. The threshold for developments on which affordable housing can be sought should be lowered from 15 to 10.

These recommendations were considered and are reflected in the action plan attached to this Housing Strategy.

Registered Social Providers Working Group

In April 2016, Overview & Scrutiny Panel formed a Working Group which had the following aims:

- to understand current legislative and regulatory changes affecting housing associations' Business Plans
- to consider the likely impact on development of new affordable housing in the district
- to evaluate the likely impact of the changes on tenants and other residents

Conclusions

The Working Group conducted a special meeting where seven housing associations were invited to attend to explain how the changes could potentially impact on their organisations. The Group made the following conclusions:

¹⁰

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/398829/150126_LA_Housing_Review_Report_FINAL.pdf

- The Housing and Planning Bill, together with changes in the Summer Budget 2015, Welfare Reforms, and changes to the HCA's investment policy have a significant, cumulative, and negative effect on the housing sector.
- Those on lowest incomes together with people in need of supported housing are likely to be hardest hit.
- Housing associations are independent businesses. Some have more resilience than others to adapt to the Government's changes. Housing association's financial position is influenced by their gearing, their legacy of debt, investment and growth and their future ambitions. All of our partners have had to respond to the rapidly changing policy environment.
- There are a good range of strong housing association partners active in Huntingdonshire all of whom have strong Board commitment, and resources to invest in our district. We have a range of partners who can deliver our housing aspirations. The providers have different specialisms including:
 - rural housing,
 - supported housing,
 - people-focussed non-housing services,
 - large scale development and growth.

The Working Group thought that the information received and the conclusions drawn from the study would be useful for Members when considering the emerging Housing Strategy.

Actions:

The Group recommended the following actions:

1. as part of the discussion the housing waiting list needs revisiting as there are residents on the list who are in band D and do not fall within one of the statutory 'reasonable preference' categories and, in reality, many may never receive a housing association property;
2. the Housing Strategy Manager, on behalf of the Council, will draft a letter to the Housing Minister about the effect the LHA rent cap would have on supported housing, and
3. the Panel use the knowledge and understanding of the Working Group on the issues in a wider debate about the Council's forthcoming Housing Strategy for 2016-19.

The actions of this Working Group were considered and implemented where appropriate.

Our housing priorities

Huntingdonshire District Council sets out its overall priorities for action in the Corporate Plan. We work in partnership with other local authorities through the Cambridgeshire Regional Housing Board¹¹ to identify the key housing issues affecting the sub-region. This Housing Strategy draws together our local priorities and the housing priorities set out in the CRHB action plan* and identifies four housing priorities for Huntingdonshire:

1. To increase the supply of new affordable housing and encourage sustainable growth
2. To identify housing need and improve health and well being
3. To improve housing conditions in existing housing
4. To work in partnership to improve outcomes

Priority 1: Increase the supply of new affordable housing and encourage sustainable growth

Local Plan

The Local Plan is a key strategic document produced by the council which sets out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design. They are also a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any neighbourhood plans that have been made) are the starting-point for considering whether planning applications can be approved.

The Council's current Core Strategy¹² has a policy seeking a target of 40% of all dwellings on sites of 15 or more dwellings in towns and key service centres with a lower threshold in smaller settlements, to be provided as affordable homes to enable housing needs across the district to be met. The Core Strategy also enables the development of sites adjacent to smaller settlements to permit affordable housing in these settlements where a local need for such housing is proven. These two policies create the basis for the predominant supply of new affordable homes each year. In the last 3 years, 66% of new affordable homes have been provided as a result of these policies.

We have now started preparing a new Local Plan to 2036¹³. The new plan will replace the existing development plan documents, including the Core Strategy (2009), the Huntingdon West Area Action Plan (2011), the Local Plan (1995) and the Local Plan Alteration (2002). The purpose of the new plan is to set out:

- the strategy for development in the whole of Huntingdonshire
- policies for managing development
- details of sites for development to meet the needs of Huntingdonshire.

The development strategy in the draft Local Plan to 2036 seeks to promote approximately 70% of the overall new housing growth within the strategic expansion locations of Alconbury

¹¹ <http://cambridgeshireinsight.org.uk/housing/crhb>

¹² <http://www.huntingdonshire.gov.uk/planning/adopted-development-plans/core-strategy/>

¹³ <http://www.huntingdonshire.gov.uk/planning/new-local-plan-to-2036/>

Weald and St Neots Eastern Expansion along with the four spatial planning areas focused on Huntingdon, St Neots, St Ives and Ramsey. The remaining 30% of new housing growth is expected to take place in the district's key service centres and small settlements to help promote their sustainability and support local services.

It is anticipated that the new plan will be adopted in 2019 and will include refreshed housing policies to support the provision of new affordable housing and custom and self-build housing. Evidence suggests that there is a need to provide some 21,000 new homes by 2036 including 7,897 new affordable homes. In view of the acute need to deliver more affordable housing, this Housing Strategy is intended to be a tool to accelerate the delivery of affordable housing and to identify actions to tackle increased homelessness in the District.

Accelerate the delivery of affordable homes and increase provision of temporary accommodation

To accelerate the delivery of new affordable housing will involve seeking to work with a broader range of Registered Providers. The following six priority areas have been identified as a starting point for accelerating affordable housing delivery:

1. Delivery as part of planning permissions

HDC currently seeks 40% affordable housing on sites providing 15 or more dwellings in towns and key service centres and 11 or more in smaller settlements. The provision of affordable housing on these qualifying sites has accounted for 66% of the total provision of affordable housing in the district in the three year period 2014/15-2016/17 and is a significant tool in increasing affordable housing supply. We will ensure the emerging Local Plan accords with Government policy and includes the maximum level of affordable housing requirement which is viable within the district.

2. Exceptions sites

Rural exception sites (RES) are sites which are not allocated for housing provision but are able to be brought forward specifically to meet evidenced local need. RES typically provide affordable housing although some market housing has been allowed where the scheme is otherwise unviable. We will continue to support the provision of RES and will ensure that the emerging Local Plan includes an appropriate policy to fully incentivise this supply. RES generally rely on willing land owners to release their land at less than market value so there are limited opportunities to deliver sites. In the three year period 2014/15-2016/17 homes on RES accounted for 9% of the overall supply of affordable housing so whilst they are not currently a significant proportion of new supply, they do provide homes which would not otherwise be developed for the purpose of affordable housing.

3. Devolution Housing Fund

The Cambridgeshire and Peterborough Combined Authority which has been established following devolution, has a budget of £100million for the provision of affordable housing. This fund will provide new affordable homes across the combined authority area and as such could provide a significant boost to the delivery of new homes in Huntingdonshire in addition to those homes which will already be delivered through planning gain and on RES.

4. Use Council money, or borrow, to increase provision of affordable housing and Temporary Accommodation (TA) in particular

The council will explore whether it can access money or borrowing to accelerate the delivery of affordable or temporary housing. This may include direct investment, purchasing land or joint ventures.

5. HDC offers some/all non-operational land to Registered Providers for TA/affordable housing

The council is currently reviewing its land assets to explore whether it has any land which can be developed for affordable or temporary accommodation. Surplus assets will be disposed of subject to appropriate due diligence and disposal options to achieve the “best value” consideration to support Council priorities. In respect of Market Housing, all consideration received (capital receipt) will be used to finance either the Commercial Investment Strategy or other capital asset activity. However sites made available for affordable or temporary housing might be disposed of for nil consideration to make such developments viable.

6. Explore HDC setting up as a Housing Company or Joint Venture with a.n.other(s)

The council will explore whether there is any merit in establishing a housing company or a joint venture for the purpose of accelerating and increasing the supply of additional homes, including affordable homes, in the district.

A further six additional priorities will also be explored where resources are available, they include:

7. Creative use of Community Infrastructure Levy (CIL) and Low interest loans.

The council will explore whether there are opportunities to prioritise the use of receipts from CIL to facilitate the delivery of schemes which will provide affordable or temporary accommodation. Additionally the council could consider making low interest loans in instances where up-front costs and cash-flow are barriers to providing affordable housing.

8. We ‘overprovide’/allocate more land than is necessary to meet our objectively assessed need (OAN) as part of the new Local Plan to increase the number of smaller sites

The council could consider allocating more housing sites in the emerging Local Plan than evidence suggests are needed. The effect would be that more sites would come forward for housing development and because of the council’s policy to require an element of affordable housing on qualifying sites this would increase the number of affordable homes which can be provided through the planning process.

9. Bid for any available funding to help accelerate and/or deliver more affordable housing.

The council could explore more potential avenues to attract funding which supports or accelerates the delivery of affordable homes. This could include infrastructure funding to enable housing development.

10. Encourage empty homes to be occupied

The council is committed to reducing the number of empty homes in the district. We will increase Council Tax charges on any homes which have been empty for more than 2 years to discourage them remaining empty. We can explore other

opportunities to work with owners to get more homes back into use and where appropriate use our enforcement powers and obtain management orders.

11. Modular Homes

The council will explore whether using off site manufacturing will accelerate the speed of delivery and increase the number of affordable homes which can be built.

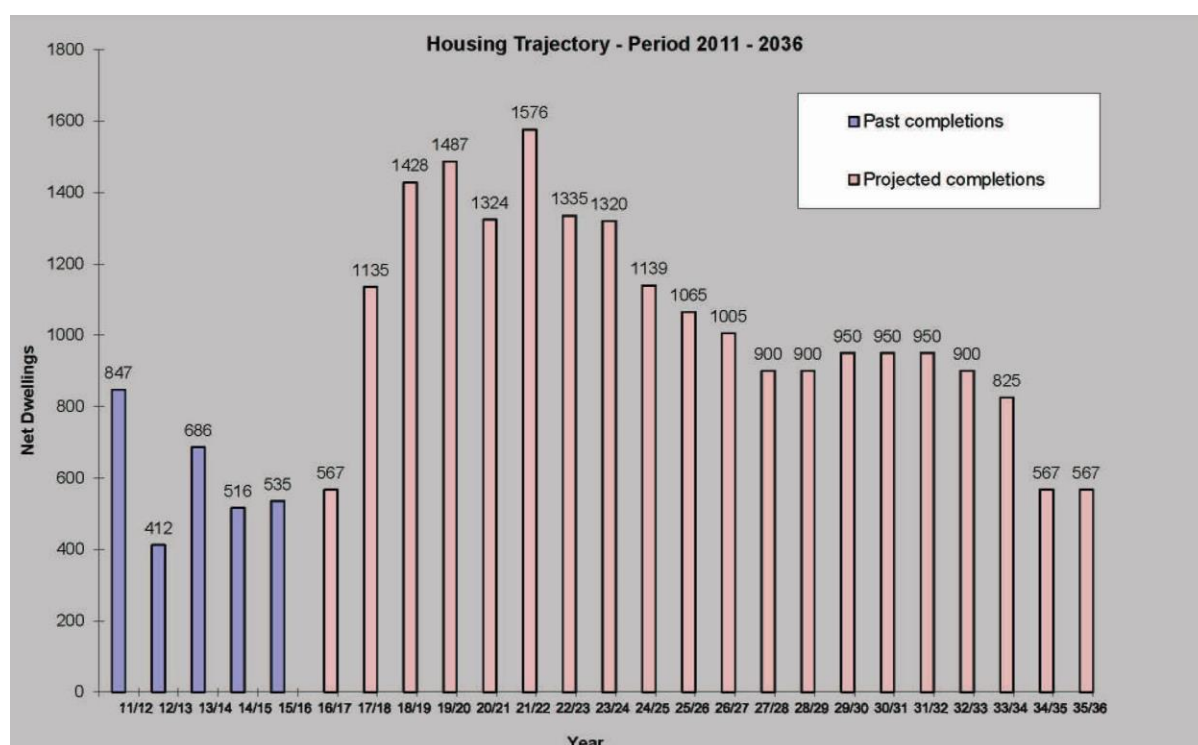
12. Support for other models e.g. Community Land Trust

The council will explore the appetite for community led development and support communities where possible to set up CLTs where it could deliver additional affordable housing.

Progress towards action on the top six priority areas to address the current shortage of affordable and temporary accommodation will be reported to Overview and Scrutiny Panel after adoption of this strategy.

Housing Delivery and Large Strategic Sites

The housing market in Huntingdonshire is strong with new housing completions being delivered in line with the expected trajectory. The Annual Monitoring Report (December 2016) provides a housing trajectory for 2011-2036, shown below.



Two main strategic expansion locations are being brought forward in Huntingdonshire which are expected to provide substantial new communities with employment, schools, local shops and services and green infrastructure being developed alongside the new homes. The largest is Alconbury Weald which is expected to provide at least 5,000 new homes by 2036; the first homes and primary school were completed in 2016. The second is St Neots Eastern Expansion which is expected to provide around 3,820 new homes by 2036 consolidating the growth area east of the railway started with Loves Farm.

Other strategic sites include Roman's Edge at Godmanchester where the first residents moved in at the end of 2016; this is expected to deliver around 750 new homes by 2024. The former RAF Brampton is expected to accommodate around 600 new homes in a similar timescale. In the slightly longer term other strategic sites are expected to include redevelopment of RAF Upwood for around 450 homes and land either side of Ermine Street to the northwest of Huntingdon for approximately 1,400 homes.

Housing to support economic growth

The Huntingdonshire Economic Growth Plan 2013-2023¹⁴ identifies that the proportion of the population of working age in Huntingdonshire is contracting and seeks to address the contraction in the workforce by implementing a set of projects that will attract new people to live in Huntingdonshire, as well as connecting people who live in Huntingdonshire who are not economically active with the benefits of economic growth and new job opportunities.

The Plan includes the following actions:

- To prioritise the delivery of new homes with a priority placed on quality family homes, in order to attract new working families to live in Huntingdonshire.
- To encourage in-migration and provide services to a growing population by delivering proposed development in Huntingdon West, St Neots and St Ives and to support the regeneration of these key service centres, in order to improve the quality of life offer of Huntingdonshire.
- To launch a marketing programme, in order to attract high-skilled, working families to relocate to Huntingdonshire.

This Housing Strategy encourages wide ranging housing growth to support housing need and economic growth.

Viability

Whilst house sales values have risen in recent years, build and other costs have also been rising. It remains the case that the viability of developments means that many cannot provide policy compliant affordable housing and the Council will take a flexible approach where appropriate to facilitate delivery.

Vacant Buildings Credit

In November 2014, the Government introduced a policy which excluded developments of ten homes or fewer, or 1,000 square metres or less, from the requirement to provide or contribute to affordable housing provision. A second element of the Ministerial Statement related to 'Vacant Building Credit' and introduced a policy which meant that affordable housing contributions need only be made on any net increase in floor area resulting from a development. Whilst these policies were quashed by the High Court in July 2015, the Government was granted permission to appeal against the decision which was subsequently successful. The vacant building credit has been reinstated. The impact of this policy in Huntingdonshire will be kept under review.

Supporting Owner Occupation

In pursuit of a balanced housing market with a range of products to meet the needs of a range of incomes, the Council enables owner occupation through the development of shared ownership on new Section 106 sites and supporting the Government's Help to Buy product

¹⁴ <http://www.investhuntingdonshire.co.uk/images/news/GrowthPlan.pdf>

range on new sites. Additionally, Starter Homes may be provided on appropriate sites, especially where they deliver affordable homes that would not otherwise have been provided (additionality). The Council is keen that new development sites continue to meet a range of needs on mixed tenure development.

Community Development

The Council is keen to encourage community development activity on all large sites. This is being implemented in partnership at Loves Farm where the Council has recently provided community buildings. At Alconbury Weald the Council is working in partnership to establish a Community Trust to take over the management of the community buildings where a dedicated worker is now based. Cross Keys have employed a community development officer to work on Bearscroft Farm and similar activity will be encouraged on other large sites.

Localism

We have put together a Neighbourhood and Community Planning Guide, aimed at town and parish councils, which sets out:

- the range of community planning tools available
- the council's support for town or parish councils wishing to prepare a neighbourhood plan and
- signposts to the wide range of advice and guidance currently available.

This has been publicised to Parish and Town Councils and we will support their housing and related initiatives where appropriate.

Rural Housing

The provision of rural housing is essential to support the vitality and sustainability of our rural communities. We have a rural housing programme and we support ACRE's Rural Housing Enabler. The NPPF enables a small percentage of homes to be delivered as private housing if this helps deliver the affordable homes and provides a sufficient incentive for the landowner to release the land. We have reviewed our Local Plan policy to incorporate and build upon the NPPF policy. During 2016/17 schemes at Warboys (19 homes), Alconbury (1 home) and Earith (11 homes) completed and we have built up a pipeline of future housing sites including Brington (12 homes) and Colne (10 homes).

Other sites are being progressed in the following locations:

- Ramsey St Mary
- Needingworth
- Offord Darcy
- Little Stukeley
- Great Staughton (potential community land trust)

Using Council assets to facilitate affordable housing

HDC sold the site at Earith to BPHA for the development of 11 homes for local people which completed in 2016/17

HDC has a further site in Little Stukeley, details of which have been sent out to housing associations for competitive bids in 2017, seeking to generate a capital receipt for the Council as well as enabling five much-needed homes for local people.

The scope of other land holdings within the Council's portfolio is being considered.

Priority 2: Address housing need and support health and well being

Preventing Homelessness

The number of households applying to the Council's housing register plateaued at between 2100-2300 following on from a major review of the Lettings Policy in April 2013. However, there has been a steady increase in the number of applicants on the housing register in the last few years and currently there are around 3,200 applicants. The promotion of other housing options remains a priority for the Council given the high levels of demand for social rented housing via the register and the limited number of properties available. However, many households on low incomes have limited options particularly due to their inability to access the private rented sector as a result of affordability issues. This is likely to be an increasing problem with the next raft of welfare reforms meaning that households that are reliant on help from Housing Benefit system to pay their rent will find it more difficult to afford rent payments in the private rented sector. Many of these households may see the affordable rented sector as their only realistic housing option.

The impact of a buoyant housing market with increasing rent levels on low income households is apparent when analysing the causes of homelessness within the district. Since 2010/11 the number of households losing tenancies in the private sector and approaching the Council for assistance with homelessness has been on the increase with it becoming the largest single cause of homelessness in each subsequent year. This has added to the overall levels of homelessness within the district: 253 homeless applications were accepted during 2016/17 (73% of all presentations) and of those acceptances 26% were due to the end of a private sector tenancy. These local trends follow the national trends with the last published figures from the Department of Communities and Local Government showing this as the largest cause of homelessness nationally¹⁵

The Council continues to work with households in the private rented sector in an attempt to try and prevent them from losing their tenancies wherever possible, or helping find alternative private rented housing as a means of homelessness prevention. Affordability remains the key issue to achieving positive outcomes. Anecdotal evidence locally suggests that many landlords and agents have reservations about renting to households that may be reliant on the Housing Benefit system as a result of the welfare reform programme. This is supported by the Residential Landlords Association's report to the House of Commons Communities and Local Government Select Committee's inquiry into homelessness¹⁶.

In December 2016, HDC alongside other Councils and organisations in Cambridgeshire and Peterborough were awarded more than £736,000 to help us develop more effective ways of tackling homelessness. We have been given the task of helping to devise a new, multi-agency approach that has prevention and early intervention at its heart. The funding comes

¹⁵https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/486671/2015_Q3_Statutory_Homelessness.pdf

¹⁶ <http://news.rla.org.uk/>

from a new £20 million "Trailblazer" fund set up by the Government to establish "a network of ambitious areas across England" aimed at tackling the root of the problem.

The areas which were selected to pilot the new approach will look to engage with a wider group of people, not just those who are owed a statutory duty. We will work with the Government to identify what works best and to share best practice. The primary focus will be on spotting any early warning signs and improving coordination between all the various agencies to enable them to intervene earlier and provide the appropriate support. Emphasis will also be placed on working closely with landlords to help them maintain tenancies, resolve any problems with tenants and avoid evictions wherever possible. More attention will be given to making people at risk of becoming homeless aware of the various means of support that are available.

The increase in the number of people being accepted as homeless coupled with the reduction in the supply of new affordable homes has meant that some people are staying in temporary accommodation for longer. New measures introduced in the Homelessness Reduction Act are likely to increase the number of people we will support. Therefore we are looking at options to increase the availability of temporary accommodation within the district. However there is a risk to the sustainability of existing temporary accommodation and to the delivery of new temporary accommodation as a result of the proposed changes to funding for supported housing which will cap Housing Benefit at LHA rate which threatens the viability of some temporary housing schemes. To sit alongside this Strategy, the Council will be adopting a new Homelessness Strategy during 2017/18, incorporating the work of the Homelessness Trailblazer project to provide a co-ordinated approach across a wide range of partner organisations to identify and prevent homelessness at the earliest opportunity.

Demand for affordable housing

Demand for affordable housing remains high. There were around 3,200 households on the housing register in May 2017. Homelessness levels have increased and the Objectively Assessed Housing Need report² evidences the need for 7,897 additional affordable homes during 2011-2036 which represents 39% of the overall housing figure.

As the table below demonstrates, the programme has declined since 2012 when the completions on the large strategic site at Loves Farm came to an end. However during 2016/17 there was an increase in delivery. Efforts to deliver new affordable housing are also influenced by national changes to housing policy which until recently have favoured models of home ownership as opposed to traditional models of affordable housing. Given the high levels of need for new affordable homes, it is important that the Council maximises all opportunities.

Affordable Housing delivery rates:

	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Predicted	
										2017/18	2018/19
No. of new affordable homes per year	226	326	367	287	60	41	161	53	188	167*	90*

*Please note these predictions become less reliable in future years

It has been identified that there is a need for 316 additional affordable homes to be provided each year up to 2036 to meet need. We expect that a large proportion of these homes will be delivered as a result of the policies in our Local Plan. However, as we have mentioned earlier scheme viability can affect the level of affordable housing provision on some sites. The council will ensure that it maximises the opportunity to deliver new affordable homes on these sites and also by working in partnership with a wide range of Registered Providers and through the sale of HDC land where appropriate we will explore a range of other measures to achieve this target.

Health and well-being Board Cambridgeshire¹⁷

The purpose of the Health and Wellbeing board (HWB) is to promote the health and wellbeing of Cambridgeshire's communities, focusing on securing the best possible outcomes for all residents. The Board is responsible for the Joint Strategic Needs Assessments (JSNAs); the Health and Well Being Strategy; and the Clinical Commissioning Plans for health services in the County. Housing has a key role to play in providing and supporting preventative services and contributing to good health outcomes. The strategy¹⁸ for 2012-17 focuses on the following six priorities to improve the physical and mental health and wellbeing of Cambridgeshire residents:

1. Ensure a positive start to life for children, young people and their families.
2. Support older people to be independent, safe and well.
3. Encourage healthy lifestyles and behaviours in all actions and activities while respecting people's personal choices.
4. Create a safe environment and help to build strong communities, wellbeing and mental health.
5. Create a sustainable environment in which communities can flourish.
6. Work together effectively.

This Housing Strategy has a role to play in supporting each of these priorities.

Implementation of the Care Act

The Care Act 2014 is making big changes to social care; modernising the system so it is built around people's needs and what they want to achieve in their lives. It places a statutory duty on local authorities to promote wellbeing and introduces universal eligibility criteria for accessing social care support services which includes considering the suitability of a person's living accommodation. The Act:

- gives individuals and carers more control over their care and support
- clarifies what individuals and carers can expect from the care system
- sets a cap on the amount anyone will have to pay towards the cost of their care.

Cambridgeshire County Council is taking a new strategic approach to social work and social care, called Transforming Lives¹⁹. The vision for the new way of working is to:

- enable people to live independently

¹⁷ <https://www.cambridgeshire.gov.uk/residents/be-well/cambridgeshire-health-and-wellbeing-board/>

¹⁸ <http://www.cambridgeshireinsight.org.uk/health/hwb>

¹⁹ http://www.cambridgeshire.gov.uk/info/20166/working_together/579/delivering_the_care_act/3

- support people in a way that works for them
- support the development of strong, connected communities
- recognise the strengths of individuals, families and communities and build upon these
- work in partnership to achieve this.

There is a growing pressure on the NHS and Social Care to move towards prevention and away from crisis interventions eg when older people are admitted to hospital. This Housing Strategy complements the Care Act 2014 by providing a range of options to increase the supply of new housing and options for people to remain safe in their existing homes. We will support the work of Cambs County Council to ensure there are integrated housing and advice services to prevent crises, manage them better when they do occur and therefore achieve the outcomes of the NHS, Public Health and Adult Social Care.

Meeting the needs of Older People

Our population is ageing. It is anticipated that there will be significant increases in the 65+ age group, from 16% of the population in 2011 to 27% in 2036. This brings challenges for housing and related services. In 2015 this Council signed up to the Cambridgeshire Older People's Strategy²⁰. The vision for this joint approach is that *Older people are more independent, more active and more engaged in their communities for as long as possible; knowing that if they need them, they can rely on services which are flexible, creative, coordinated and focused on keeping them well.*

By working together, the partners want to make sure that across Cambridgeshire:

- Older people remain independent, living in homes that are appropriate to their needs and actively engaged in their communities for as long as possible
- People retain or regain the skills and confidence to look after themselves and their families into older age
- Carers of older people are able to cope with and sustain their caring role and choose the support which is right for them
- Older people live with dignity, are safe and protected from harm and isolation.

Meeting the needs of the ageing population is a key theme for this document, given the ageing population within Huntingdonshire. We needed an additional extra care scheme in St Ives and we worked in partnership with Cambs County Council and Luminus to redevelop an outdated sheltered scheme in Langley Close St Ives. The new extra care scheme completed in 2016 and provides 55 self-contained flats for frail older people. The scheme was funded by Luminus, a £2.3m grant from DoH / HCA and an innovative £5.5m loan from this Council.

Through this Housing Strategy we will explore the options available to provide a range of new housing to meet the needs of older people and we will respond to the strengthened national policies referred to in the Housing White Paper to ensure we address the housing

²⁰ <https://www.cambridgeshire.gov.uk/residents/working-together-children-families-and-adults/strategies-policies-and-plans/strategies-for-adults-and-older-people/>

requirements of older people. However the proposed cap on rents in supported housing schemes to LHA rates could make future schemes unviable.

Supported Housing for Vulnerable People

We are committed to working in partnership with housing health and social care colleagues to develop appropriate supported housing. We are aware of a need for additional supported housing for adults with learning disabilities and have developed proposals for new schemes in St Ives and Godmanchester. However the changes to the funding for supported housing may impact upon the viability of schemes and the delivery of these projects is at risk.

Gypsies and Travellers

A revised accommodation assessment for Gypsies and Travellers⁵ was commissioned jointly with seven other district Council areas during 2016. The findings were published in October 2016 and will be used to draft the appropriate policy which will aim to meet identified needs in the forthcoming Local Plan to 2036. The findings from the accommodation assessment in 2016 have been updated with the latest information as at May 2017 to provide the current position as follows:

In Huntingdonshire there is currently 1 public site with 20 pitches; 13 private sites with permanent planning permission with 37 pitches; no sites with temporary planning permission; 2 sites that are tolerated for planning purposes with 13 pitches; and 8 unauthorised sites with 10 pitches. There is no transit provision in Huntingdonshire.

There is a need in Huntingdonshire for 7 additional pitches between now and 2036 for Gypsy and Traveller households that meet the new planning definition; a need for up to 19 additional pitches for Gypsy and Traveller households that may meet the new planning definition – although if the national average of 10% were to be applied this could be as few as 2 additional pitches; and a need for 38 additional pitches for Gypsy and Traveller households who do not meet the new definition. There are no occupied Travelling Showpeople yards in Huntingdonshire so no current or future need.

Through the emerging Local Plan, we will adopt policy to address identified needs.

Priority 3: Improve housing conditions in existing housing

Private sector housing

A well maintained and regulated private rented sector makes a valuable contribution to community cohesion and the housing profile of the district. However, national and local housing surveys have consistently reported a significantly higher presence of housing health and safety hazards in the private rented sector than either the social rented and owner occupied sectors. In Huntingdonshire, we recognise the impact poor quality and inadequately managed housing can have on the health of tenants and the local community.

We are committed to working with landlords to improve the quality of the private rented sector and will continue to offer advice and guidance to the sector on matters such as the application of legislation, good management practice and other pertinent issues affecting the sector. The Private Landlords Forum and associated newsletter are an established and important aspect of our engagement with the sector and will continue to be supported.

Whilst we acknowledge that the overwhelming majority of landlords hold a desire to provide well managed quality housing, it is evident that not all property owners and agents are equally committed. Local housing authorities are empowered and in many cases, are duty bound, to take action to resolve issues of poor quality housing and inadequate management. Our approach to improving and resolving inadequate housing standards will continue to involve the use of regulatory tools where necessary including any mandatory requirements arising from the Housing and Planning Act 2016.

Empty Homes

Despite the need for new homes to be built in the district, there are also a number of empty homes in the district which are a potentially wasted resource. Refurbishing and repairing empty homes can help improve the look and feel of a neighbourhood. Derelict property can attract problems, such as fly tipping, vandalism and arson.

Councils in England can charge owners 50% extra in council tax if owners leave properties empty for two or more years which can be a key deterrent for some, but not all, owners.

Another power available to councils is a compulsory purchase order (CPO), which is only applicable if we can show we have tried to encourage the owner to bring a building back to acceptable use. But compulsory purchase is generally seen as an intervention of last resort given the difficulty and time associated with achieving a CPO.

Councils can apply for Empty Dwelling Management Orders (EMDOs), allowing us to take over the management of some residential properties that have been empty for at least two years and where there is no reasonable expectation of them being occupied in the near future. They also have to be proven magnets for vandalism, squatters and other forms of anti-social behaviour to qualify.

In Huntingdonshire there are currently around 120 dwellings which have been unfurnished and unoccupied for more than 2 years. The council applies 50% additional Council Tax on relevant properties. Given the relatively small number of empty homes in the district whilst we do encourage empty homes to be brought back into use we generally do not take further enforcement action or seek CPOs or EMDOs.

Adaptations, accessible housing, and support

The Council has demonstrated a strong commitment to enabling vulnerable people to live independently.

We worked in partnership with Cambridge City and South Cambridgeshire District Council to form a shared service for Home Improvement Agencies (HIAs) in April 2012. It generates some cost savings arising from a reduction in management and associated costs and generates some economies of scale with increased purchasing power of adaptations and equipment like stair-lifts.

The importance of housing adaptations in supporting people to live more independently in their own homes and communities has increasingly been recognised nationally as a way of reducing the cost of other more expensive institutional forms of care.

There has been a significant uplift in funding from Better Care fund in recent years and this is expected to continue to rise. The Better Care Fund aims to integrate health, social care and other public services and to create more joined up and sustainable services.

The provision of aids and adaptations form part of the strategic response to helping to keep vulnerable people in their own accommodation for as long as possible. There is high demand for DFGs in Huntingdonshire with approximately 200 DFGs completed per year. The budget for DFG is under pressure and we are committed to working with other agencies, including the County Council who administer the Better Care Fund, to review future demand and budgets for this work.

A Cambridgeshire DFG Review was completed during 2016 and made 3 key findings:

- New services are needed that consider people's needs in context, including early conversations and planning for the longer term: services need to engage with people before they need an adaptation, and should encourage people to think about whether the accommodation they are living in is suitable for the longer term.
- Existing services need to adapt to support a growing population: performance in many parts of the county is too slow in the implementation of adaptations funded through DFGs. It is recommended that the ability to 'fast track' commonly requested small adaptations (e.g. level access showers) be introduced and that a full review of existing processes and procedures is needed to speed up the DFG process.
- Funding arrangements across the system will need to change to support a shift in focus: the significant increase in capital funding offers new opportunities for the Home Improvement Agencies (HIAs) to generate more fees and become financially self-sustainable.

County and District Councils in Cambridgeshire are working together to establish new ways of working to respond to and implement the findings of the review and to provide early intervention to enable the best solutions to meet customers' needs in line with the objectives of the Better Care Fund²¹.

Handyperson Service

Since April 2016, HDC has commissioned a Handyperson / Safer Homes service provided by Age UK which provides small repairs to people's homes to make them safer to live in, tackling issues that may cause slips trips and falls. The scheme has been funded by six partners and in its first year of operation has supported 255 households in Huntingdonshire by undertaking small works on their behalf and an additional 22 health and wellbeing assessments have been undertaken.

The majority of work (70%) undertaken was for owner occupiers and 27% for social housing tenants. The service is predominantly reaching the most elderly people in the population with more than 50% of the work being done for people aged over 80.

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https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/607754/Integration_and_BCF_policy_framework_2017-19.pdf

The most requested work is the installation of grab rails, banister rails, galvanised rails and key safes. During 2016/17, 19 people were urgently supported by the Handyperson Service to enable their timely discharge from hospital.

Mobile Homes

The Council continues to own a mobile homes site at St Neots which is managed by Luminus. The scheme provides 50 plots of land for mobile home owners to rent. The scheme is popular and well run and provides a form of lower cost home ownership, helping to meet the needs of this segment of the market.

Fuel poverty

Fuel poverty in England is measured using the Low Income High Costs (LIHC) indicator. Under the LIHC indicator, a household is considered to be fuel poor if:

- they have required fuel costs that are above average (the national median level)
- were they to spend that amount, they would be left with a residual income below the official poverty line.

Fuel poverty data provided by BEIS (Department for Business, Energy and Industry Strategy) indicated that in 2014, there were approximately 4790 households (6.7% of the housing stock, across all tenures) in the district in fuel poverty. This is a small reduction from the figure published for 2013 which was estimated at 7%.

Fuel poverty is caused by several factors including high fuel costs, low income levels, poor thermal efficiency and under-occupancy of homes. A sustainable way of reducing fuel poverty is to improve the thermal performance of homes, which will enable affordable warmth, improve the condition of the housing stock, increase the well-being of residents and help to reduce the number of excess winter deaths. HDC is committed to reducing fuel poverty across the district as set out in the Corporate Plan 2017-18.

Affordable Warmth initiatives

Improving the energy efficiency of properties reduces carbon emissions, enables affordable warmth, alleviates fuel poverty and improves the condition of housing stock. Huntingdonshire is committed to continuing to encourage energy efficiency in residential accommodation.

The Home Energy Conservation Act 1995 obliges Councils to report current and planned activities by which it will comply with the Act. The latest HDC report²² prepared in March 2017 provides full details of HDC's activity. In summary; from 2013 to 2016 the Council worked in partnership with the other district councils in the County and Cambridgeshire County Council to provide our own Green Deal known as Action on Energy. By working in partnership, the councils were successful in bidding for a significant grant from the Government's Green Deal Communities fund. More than £860,000 was spent within Huntingdonshire delivering 210 measures in 199 homes, including owner occupied and private rented properties. The majority (80%) of the measures were solid wall insulation, a measure which traditionally has had very low uptake due to the high costs involved. Another particularly successful outcome was the insulation of 27 park homes, where householders are at significant risk of being in fuel poverty as they are often retired and on a fixed income

²² <https://www.huntingdonshire.gov.uk/media/1265/home-energy-conservation-act-further-report.pdf>

and their properties are poorly insulated and heating significantly more expensive due to using propane gas heaters or electric storage radiators.

The Action on Energy consortium are aiming to deliver further energy conservation measures through the new Energy Company Obligation (ECO) schemes. The consortium is currently seeking commercial energy partners to deliver a quality energy saving scheme for residents.

HDC continues to work with the Stay Well partnership, a countywide initiative with partners from NHS, Fire Service, County Council, voluntary organisations (particularly children and golden age groups) and district councils. The aim is to provide advice on reducing fuel and food poverty, living well and to provide small grants for energy efficiency improvements and advice on fuel debt.

Energy Efficiency Standards in rented accommodation

From April 2018, subject to a suitable funding stream being available, every new tenancy agreement entered into for private rented properties must meet Band E energy efficiency standard, as a minimum. From April 2020 these requirements will apply to all occupied properties in the domestic sector and from April 2023 in the non-domestic sector. Enforcement of these standards is the responsibility of Trading Standards within Cambridgeshire County Council. As private landlords are able to advertise their available properties to let on the HDC website, information and links are provided on the site so that prospective tenants are aware of the landlord's obligation to provide an energy performance certificate and Gas Safety certificate. This will also be highlighted to landlords through the HDC Landlords Forum.

Improving communities

Huntingdonshire District Council, like other local authorities, has a duty to respond to issues of crime, disorder and anti-social behaviour within the district. Anti-social behaviour can take many forms from neighbour disputes to loud parties or misuse of alcohol and will effect communities differently.

HDC has strong systems in place for reporting, monitoring and acting on anti-social behaviour (ASB). Within HDC, the ASB team is now closely aligned with other services such as Community Development and Environmental Health to ensure that we utilise a wide range of legislative powers to tackle nuisance and disturbances.

The Huntingdonshire Community Safety Partnership enables a full range of partners, including the Police and registered providers to work in partnership with Community Enforcement Officers to discuss and put in place a response to individuals or families who are having the most impact within our communities. Housing is a theme in much of the work linked to community safety, whether this is through protecting the needs of victims of crime, including domestic violence, or through specific projects such as work on preventing child sexual exploitation, modern slavery and work with migrant communities.

The legislation that we utilise can require an individual to stop doing something as well as require them to do something that would result in a positive outcome. We believe that prevention is better than cure and a lot of our work focuses on early intervention and

diverting children and young people away from offending behaviour and ensuring that they are aware of the consequences should they choose to commit an offence.

The Huntingdonshire Community Safety Partnership is in the process of confirming its priorities for the coming three years and these will include protecting vulnerable people and locations. The ASB service looks at individual cases and also considers area-wide issues.

Priority 4: Work in partnership to improve outcomes

Cambridge sub-region – The Council works in partnership with other Councils in the Cambridge sub-region to co-ordinate work and share learning. The outcomes of this are set out in the sub-regional Housing Statement and action plans²³, with the two most significant achievements being the Strategic Housing Market Assessment (SHMA) and the Homelink choice based lettings system for the allocation of social housing across the sub-region.

Housing is key to everyone's health, well-being and employment opportunities. It is vital to a thriving, healthy local economy.

Across Cambridge, East Cambridgeshire, Fenland, Huntingdonshire, Peterborough, South Cambridgeshire, Forest Heath and St Edmundsbury, the Cambridge sub-Regional Housing Board (CRHB) works with its partners to share learning and experience to:

- Deliver new homes and communities to support economic success.
- Ensure homes and services support better health and wellbeing.
- Improve standards in existing homes and encourage best use of all homes.
- Identify and meet housing need, extend housing choice and tackle homelessness.

Outcomes of joint work are available at :

<http://www.cambridgeshireinsight.org.uk/housing/background>

Shared Services

Together with Cambridge City Council and South Cambs District Council, we have formed a three-way strategic partnership for the development of shared services. The Home Improvement Agency was the first service to be shared in this way and IMD, Legal, and Building Control have followed. The shared service agenda seeks efficiencies and enhanced resilience in services and more services integral to the delivery of this Strategy may follow in the future.

Devolution

Devolution is the statutory delegation of powers from central government to regions. During 2016, the Cambridgeshire and Peterborough devolution area was consulted upon and Huntingdonshire District Council, alongside Cambridge City Council, Cambridgeshire County Council, East Cambridgeshire District Council, Fenland District Council, Peterborough City Council and South Cambridgeshire District Council supported a devolution deal for the combined area. During 2017 a Combined Authority was created and in May 2017 a new Mayor was elected. The first devolution deal includes decisions on things like housing, transport and major infrastructure projects. However, further devolution deals are expected to be negotiated in due course. The first devolution deal includes the provision of £100

²³ <http://www.cambridgeshireinsight.org.uk/housing-resources>

million for affordable housing. Given the increasing number of people on our housing register and the difficulty of providing options for rehousing we are keen to maximise the opportunities which this funding will provide to deliver new affordable homes in Huntingdonshire. This joint approach to delivering services across the County will improve efficiencies and outcomes.

Registered Providers

The council works in partnership with Registered Providers who own and manage affordable housing stock in the district and those seeking to develop in the area. The largest provider of affordable housing in Huntingdonshire is Luminus Group who own around 7,000 homes in Huntingdonshire. Whilst the governance of Registered Providers is within the remit of the Homes and Communities Agency, we work in partnership with providers to support our shared aims to ensure the provision of high quality affordable homes which are well managed and contribute to improving communities. We have a long established system for allocating new and vacant affordable homes, which is administered by us, and ensures that homes are allocated as quickly as possible and contribute to meeting the greatest local need.

Annex 1: The sources of information on which the Housing Strategy is based includes:

- Strategic Housing Market Assessment (SHMA) which contains analysis of demographic trends, income, affordability, and objectively assessed housing needs;
- Housing Register information;
- Local Plan evidence including viability assessments, and Annual Monitoring Reports;
- Housing, Employment and Population Trends Technical Report;
- Intelligence on housing stock condition;
- Trends in service provision including demand for homelessness services and affordable housing;
- Needs for supported housing obtained from Joint Strategic Needs Assessments (JSNAs), Health and Well Being Board (HWBB), and partnership work with the County Council and health colleagues;
- Delivery information obtained by building and maintaining relationships with delivery partners e.g developers, housing associations, third sector etc.

Annex 2: Feedback on achievements of the previous Housing Strategy 2012-15 (up to 31st March 2017) are set out below:

- Commencement on draft of Local Plan to 2036
- Implementation of Community Infrastructure Levy to increase the amount of funding from developers towards infrastructure
- Supported housing association bids seeking inward investment from the HCA
- Increased the provision of affordable housing with 500 new affordable homes being provided (2012/13-2016/17)
- Updated the Strategic Housing Market Assessment (SHMA) as a key evidence base for the Local Plan
- Agreed package of infrastructure including affordable housing, enabling the first phase of Alconbury Weald to commence
- Approved additional pitches to meet assessed needs for Gypsies and Travellers
- Drafted an 'enabled exceptions' policy. This makes use of new powers in National Planning Policy Framework (NPPF) enabling a proportion of private homes to be included on rural exception sites where cross-subsidy is required. The first of these sites (Brington) has been developed in phases and most of the homes are now occupied.
- Built a pipeline of rural exception sites including Brington and Warboys (completed), Colne On-site) and Earith (completed), Needingworth (planning application imminent), Ramsey St Mary (planning application submitted), Bluntisham, and a potential Community Land Trust at Great Staughton.
- Supported 1033 people to live independently through the provision of Disabled Facilities Grants (2012/13-2016/17)
- Updated the Housing Renewal Assistance policy to ensure it aligns with the objectives of the Better Care Fund.
- Introduced a joint Cambridgeshire Housing Adaptations Agreement to implement the findings of a DFG Review.
- Reduced the impact of housing on the environment via publicity and promotion of energy efficiency measures in the Council's Green Houses; publicity of energy efficiency schemes including Warmfront and CO2Y Homes.
- Utilised the Government's Green Deal Communities Fund to access more than £860,000 to deliver 210 measures in 199 homes, including owner occupied and private rented properties.
- Brought a redundant office block back into residential use, and converted it into four flats with grant funding from the Homes and Communities Agency.
- Prevented 1349 households from becoming homeless by a range of interventions including rent deposit, advice and assistance, landlord liaison, and court advocacy.
- Developed a sub-regional under-occupation partnership as a co-ordinated response to welfare reform. This partnership spanned seven district council areas and included housing association and Council partners. It aimed to facilitate movement between landlords, making the best use of the existing housing stock.
- Grant funded a project with Luminus to extend a number of two and three bedroom houses into four bedroom properties to extend provision for large families.
- Produced a Tenancy Strategy to comply with the Localism Act 2011, setting out the Council's expectations of providers in respect of flexible tenancies.

- Completed two reviews of the Lettings Policy and completed a re-tender exercise for the sub-regional choice-based lettings housing register, resulting in a new provider and contract achieving savings on the current contract.
- Assisted 29 households to repair their homes via Repairs Assistance loans.
- Extended the provision of temporary accommodation by working in partnership with Luminus to purchase a 13 bedroomed property for use by homeless households.
- Improved housing conditions in the private rented sector by tackling category 1 and 2 hazards, investigating illegal eviction, and promoting good management standards through the private landlords forum.
- Adopted a new Design Guide as Supplementary Planning Document
- Following preparation of a Guide we launched a Neighbourhood and Community Planning offer and support localities who are interested in pursuing housing related initiatives.
- Successfully bid for £2.3m of HCA and DoH funding to redevelop an outdated sheltered housing scheme at St Ives with a new extra care scheme which opened in 2016.
- Hosted 10 private landlord forums and produced 10 landlord focused newsletters.

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Housing Strategy Action Plan April 2017 to March 2018

Barriers to Success

The most critical housing issue for the Council stems from the pressure to deliver new housing growth. This is important to meet the needs of the current and future population, and also to help meet front line needs for affordable housing, enabling households in need of affordable homes to be allocated these promptly thereby reducing the use of temporary accommodation and bed & breakfast establishments.

The barriers to achieving a stable level of housing growth include the availability of land and the funding required to deliver growth and infrastructure. As set out in the Housing Strategy 2017-20, Government policies which have previously steered provision towards forms of home ownership rather than conventional models of affordable housing have impacted on the rate of delivery of new affordable housing.

The action plan below sets out clearly how this Council will work in partnership to tackle key issues.

Priority 1 – To increase the supply of new and affordable housing we will:			
	Action	Lead Team	Timescale for completion
1.	<ul style="list-style-type: none"> ○ Prepare and adopt an ambitious Local Plan to guide the future growth of Huntingdonshire which enables the delivery of new homes to exceed Objectively Assessed Need including a significant number of affordable homes, and maintain a 5-year land supply position. ○ Enable the provision of new affordable housing to help meet local needs including specialist and supported housing needs through section 106 and other sources. 	Planning Policy Development Management/ Strategic Housing	In accordance with Local Development Scheme, or alternative timescale agreed by Cabinet Ongoing
2	Host a myth-buster tour and a half-day workshop to encourage the development of rural exception housing in partnership with the rural housing enabler and parish councils.	Strategic Housing	Myth-buster tour in July 2017. Half-day workshop by December 2017
3	Maintain a list of sites which may be suitable for affordable housing funding from the Combined Authority and work with local housing providers and developers to ensure schemes in Huntingdonshire are best placed to attract the funding.	Strategic Housing	Ongoing
4	Prepare a report to identify gaps in the skills, capacity and resources currently available which are necessary to enable the council to pursue opportunities to use its own money, or borrow, to increase the provision of affordable housing.	Strategic Housing	End of October 2017

5	<ul style="list-style-type: none"> ○ Implement the resolution of Cabinet relating to the disposal of the first parcels of land which have been identified to facilitate affordable housing. ○ Ensure the appropriate structures for approving asset disposals are in place and sell assets accordingly. 	Strategic Housing	Within 1 month of resolution
6	Prepare an options paper on different models of housing companies and joint ventures to enable the council to explore the value of creating a Housing Company or entering into a joint venture to facilitate the delivery of affordable housing.	Transformation Project	End of December 2017
7	Ensure our approach to Community Infrastructure Levy is used creatively to enable housing growth.	Planning Implementation	Ongoing
8	Support bids and explore potential sources of external funding for housing and infrastructure where opportunities exist, especially from the HCA.	Planning Implementation	Ongoing
9	Use statutory enforcement powers, where appropriate, to reduce the number of empty homes in the district.	Planning Enforcement	Ongoing
10	Monitor the findings of the feasibility study commissioned by the Combined Authority into modular housing and explore whether there are opportunities to accelerate housing growth in Huntingdonshire.	Strategic Housing	Initial exploration within 2 months of publication of report.
11	Support communities exploring the potential for increasing the provision of affordable housing in their communities through the creation of initiatives such as Neighbourhood/Community Plans, Community Land Trusts and Community Right to Build.	Planning/ Strategic Housing	Ongoing
12	Maintain a register for custom and self build housing.	Planning Policy	Ongoing
13	Work in partnership with the developers and housing associations to positively influence the development of the large strategic sites at Alconbury Weald and St Neots.	Planning Policy, Strategic Developments and Strategic Housing	Ongoing

Priority 2: To identify housing need and improve health and wellbeing			
	Action	Lead Team	Timescale
14	Review the Homelessness Strategy by the end of 2017/18.	Housing Needs	March 2018
15	Implement the new regulations arising from the Homelessness Reduction Act 2017.	Housing Needs	As required by the legislation
16	Prevent homelessness through a range of interventions including advice and	Housing Needs	ongoing

	assistance / landlord liaison / court advocacy / rent deposit schemes.		
17	Increase the provision of temporary accommodation by providing an additional 10 units per year to help meet the needs of homeless households	Strategic Housing and Housing Needs	March 2018
18	Review, with registered providers, the long term viability of temporary housing schemes within the district and prepare an options report for Scrutiny Panel examining the implications of rent caps on social tenancies and Housing Benefit subsidy changes.	Strategic Housing and Housing Needs	Options report prepared by March 2018
19	Prepare a twice yearly report for Executive Councillor analysing the need identified on the housing register and monitor the provision of new and proposed temporary accommodation or affordable housing to ensure it meets evidenced need.	Strategic Housing	First report in October 2017
20	Prepare a report to evidence the demand for new extra care housing in the district following the adoption of the Cambridgeshire Extra Care Strategy and Market Position Statement and enable new extra care schemes subject to scheme viability.	Strategic Housing	Within two months of the Extra Care Strategy/Market Position Statement being prepared.
21	Prepare an options paper/briefing note regarding the changes to legislation relating to supported housing funding and work with supported housing providers to ensure the long term viability of supported housing schemes.	Strategic Housing	Report prepared within 2 months of new legislation.
22	Ensure we have a 5 year supply of Gypsy and Traveller sites.	Planning	Ongoing
Priority 3: To improve housing conditions in existing housing			
	Action	Lead Team	Timescale
23	Improve private sector housing conditions through inspection and enforcement / tackling category 1 and 2 hazards / licensing HMOs where applicable / tackling illegal eviction.	Environmental Health	Ongoing
24	Promote good housing management standards through the organisation of twice yearly Private Landlord Forums.	Strategic Housing	Next forum in September 2017
25	Contribute to the nationwide database of rogue landlords and utilise the enforcement powers, such as banning orders and civil penalties, introduced by the Housing and Planning Act 2016, where appropriate.	Environmental Health	To be implemented if required by legislation following Housing & Planning Act 2016.
26	Make provision for Disabled Facilities	Strategic	Report to July 2017

	Grants and implement the findings of the multi-agency review of the programme.	Housing	O&S Panel and Cabinet
27	Maintain the Safer Homes Handyperson Scheme to help meet the needs of the ageing population and monitor its progress by attending quarterly meetings with the service providers and reporting annually to Executive Councillor.	Strategic Housing	First annual report by August 2017.
28	Licence and maintain standards within mobile home sites.	Environmental Health	Ongoing
29	Ensure good management of the Council's own mobile home site in St Neots.	Strategic Housing	Ongoing
30	Reduce the number of residents in fuel poverty by facilitating access to energy efficiency funding and by working with other Cambridgeshire councils and the Stay Well County Partnership.	Business Development	Ongoing
31	Investigate and tackle anti-social behaviour in association with the Police and other appropriate partners, including Housing Associations and other landlords.	Community	Ongoing
Priority 4: To work in partnership to improve conditions			
	Action	Lead Team	Timescale
32	Continue to work in partnership with neighbouring Councils and housing associations through the Sub-Regional Housing Board, and implement the sub-regional Action Plan.	Strategic Housing	Ongoing
33	Collaborate with neighbouring Councils in the Cambridge sub-region to develop the Strategic Housing Market Assessment (SHMA) and ensure it is a sound evidence base for the emerging Local Plan.	Strategic Housing & Strategic Planning	Local plan date
34	Manage the Home Improvement Agency shared service through representation on the Management Board.	Strategic Housing	Ongoing
35	Work with the Combined Authority to prepare an overarching Housing Strategy for Cambridgeshire and Peterborough.	Strategic Housing	March 2018

Panel	Study	Date	Status	Action	Date for Future Action
63 Economy & Growth	Strategic Review of Car Parking	06/10/16	The Panel received the Review of Fees and Charges – Car Parks report. Members decided that a task and finish group should be established to review all the options for car park fees.	It was agreed that the Task and Finish Group will not be led by Overview and Scrutiny; however the Panel will be responsible for the scrutiny of the Task and Finish Group's work. It was agreed that the Democratic Services Officer (Scrutiny) is to arrange meetings for July, August, September, October and November 2017.	
		03/11/16	The Panel discussed the Strategic Review of Car Parking Task and Finish Group following Cabinet's agreement to the establishment of the group. The Panel appointed Councillors D B Dew, R Fuller, I D Gardener and T D Sanderson to the group.		
		06/04/17	A project overview and scoping document was presented to the Overview and Scrutiny Panel.		
		30/05/17	A meeting of the Task and Finish Group was held. Members agreed the future meeting dates, discussed the reporting dates, carried out a stakeholder analysis and discussed in what form public participation should take. In addition the Group reviewed the scoping document.		
Economy & Growth	Local Plan To 2036	06/10/16	Members agreed to keep the Local Plan to 2036 on the work programme. A task and finish group has not be established however the Panel have agreed that the Chairman should become the Panel expert on the topic.		

Panel	Study	Date	Status	Action	Date for Future Action
		08/12/16	The Panel received and discussed the Local Plan and Infrastructure Planning Update.		
		06/04/17	The Panel received a Local Plan and Infrastructure Planning update.	The Panel is to receive the Huntingdonshire Local Plan to 2036 at its meeting in June.	15/06/17
Economy & Growth 64	Devolution	06/10/16	Members agreed to keep Devolution on the work programme however before appointing a Panel expert, Members would like to invite the relevant Executive Councillor responsible to a future Panel meeting to update the Panel on what work has been done so far.		
		03/11/16	The Panel received an update on Devolution from the Executive Leader.	The Panel agreed to invite the Executive Leader to update Members after the election of the Combined Authority Mayor.	
Economy & Growth	Housing Working Group	06/10/16	Members agreed that a Housing Working Group (formally known as the Affordable Housing Working Group and the Registered Social Providers Working Group) should be resurrected to review housing policy as and when required.		
		03/11/16	The Panel decided to reconstitute the Housing Working Group with Councillors D B Dew, R Fuller and T D Sanderson appointed to the group.	Officers are working on a scoping document for consultation with the Panel.	To be decided.
		05/01/17	Councillor R Fuller has been appointed to the Cabinet and therefore can no longer be a Member	The Panel are expecting the Housing Strategy at its meeting in June 2017.	08/06/17

Panel	Study	Date	Status	Action	Date for Future Action
		09/03/17	of the Working Group. The Panel will have to appoint a replacement. The Panel appointed Councillor I D Gardener to the Housing Working Group.	The Head of Development and the Executive Councillor for Housing and Regulatory Services will work with the group on the Housing Strategy before it is presented to the Panel and Cabinet in June 2017.	
Economy & Growth 65	Reports Due and Regular Items Representatives on External Organisations Marketing Strategy Work Programme	Annual Annual	Selected Members represent the Council on various External Organisations. The Panel received updates at its meetings in November 2016 and February 2017. The Panel have requested annual updates on the work programme.	Next report is due at the Panel meeting in December 2017. Report was presented in July 2016 and the next one is due at the Panel meeting in July.	07/12/17 06/07/17
Communities & Environment	Future of Hinchingsbrooke Country Park, Paxton Pits, Godmanchester Nursery and Public Rights of Way	01/11/16	The Panel received an exempt report on the contractual arrangements and potential improvement programme of Hinchingsbrooke Country Park. The Cabinet received the same report but including the Panel's comments at its meeting in November 2016.	The Cabinet made a decision on the report. The decision remains confidential whilst negotiations are taking place.	

Panel	Study	Date	Status	Action	Date for Future Action
		07/03/17	Cambridgeshire County Council's Highways Maintenance Manager, Mr Jonathan Clarke, was in attendance to update Members on the maintenance of Huntingdonshire's Public Rights of Way.		
Communities & Environment 09	Waste Round Reconfiguration	12/07/16 07/03/17	A report was presented to the Panel informing Members that the Operations Division was undertaking a Waste Round Reconfiguration. Update reports were presented at the Panel meetings in September, October and February. The Head of Operations gave the Panel a verbal update on the implementation of the waste round reconfiguration.	A final post implementation report is to be presented at the Panel meeting in June 2017.	13/06/17
Communities & Environment	Community Resilience Plan including relationships with Parish and Town Councils and the County Council	06/10/16	Members agreed to keep the topic on the work programme however before appointing task and finish group, Members would like to invite the relevant Executive Councillor responsible to a future Panel meeting to update the Panel on what work has been done so far.	The Portfolio Holder has agreed to attend the Panel meeting in July to update Members on the work carried out to date.	04/07/17
Communities & Environment	Reports Due and Regular Items				

Panel	Study	Date	Status	Action	Date for Future Action
67	Representatives on External Organisations	Annual	Selected Members represent the Council on various External Organisations. The Panel received updates at its meetings in November 2016 and March 2017.	Next report is due at the Panel meeting in December 2017.	05/12/17
	Huntingdonshire Community Safety Partnership	04/10/16	Annual review of the work of the Partnership. The 2016/17 report is scheduled to be presented to the Panel in October 2017.	A six month update report is due at a future meeting of the Panel.	13/06/17
	Corporate Enforcement Policy including Graffiti/Fly Tipping Policy	06/12/16		The Panel are to consider a report at its meeting in September.	05/09/17
	Cambridgeshire and Peterborough Clinical Commissioning Group	12/10/16	A report on the performance of the CCG was presented to the Panel at its special meeting in October 2016. The CCG agreed to return to the Panel to inform Members of the System Transformation Programme (STP).	The Sustainability and Transformation Programme (STP) is to be presented to a future meeting of the Panel. At the Panel meeting in March 2016, Mr Weller agreed to attend a future Panel meeting and update Members on the Urgent and Emergency Care Vanguard Programme.	To be decided. 04/07/17
	Redesign of Mental Health Services	07/07/15	The Panel received an update report on the Children and Adolescent Mental Health Service (CAMHS).	The Panel requested further updates at future meetings.	04/07/17

Panel	Study	Date	Status	Action	Date for Future Action
Performance & Customers	Cambridgeshire County Council Budget Scrutiny	05/12/16	Representatives from Cambridgeshire County Council were in attendance to present the County Council's Budget for 2017-22 and answer Members' questions.	Democratic Services Officer (Scrutiny) drafted a response to the budget proposals based on the points raised by Members at the budget scrutiny. The response to the budget proposals has been approved by the Chairman and was sent to Cambridgeshire County Council in December 2016.	
Performance & Customers	Social Value In Procurement	01/02/17	The Chairman informed the Panel that there will be a task and finish group investigating social value in procurement.	Officers are working on a scoping document.	