

**Housing Strategy Draft Action Plan 2022–2027**



| Objective   | Outcome   | Short, medium or long term | Proposed Actions  |
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| <b>Priority 1: Creating a suitable supply of new housing to meet local housing needs</b>  |   |                            |   |
| 1. Maximising the supply and diversity of affordable housing options to ensure the right type of housing is available in the right places | <b>a) Affordable housing negotiated through the planning system</b> | Short                      | Implement the Affordable and Specialist Housing Supplementary Planning Document (SPD) to ensure that 30% affordable housing is delivered on applicable development sites using viability evidence to support our requirements when needed.                        |
|   |   | Short                      | Work with developers, landowners and Housing Associations to ensure that affordable housing is delivered by the planning system.  |
|   |   | Short                      | Strengthen relationships with our Housing Association partners, ensuring that opportunities are maximised, this will include introducing a Registered Provider panel to explore joint working and create greater housing opportunities across the housing sector. |

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|  |  | Short  | Monitor the delivery and affordability of new affordable homes achieved through the planning process  |
|  | <b>b) Diversifying the range of affordable housing options to provide greater affordable choice for local people</b> | Medium | Investigate the feasibility of different housing tenure options and promote as appropriate  |
|  |  | Short  | Maintain and promote the Self Build Register delivering appropriate numbers of serviced plots to meet the needs indicated by the Self-build Register.   |
|  |  | Short  | Investigate the provision of First Homes, a Government priority as part of our affordable housing requirements and publish an addendum to this SPD to give additional guidance to the Council's requirements for First Homes based on evidence reflecting Harlow's needs where this can be applied. |
| 2. Increase the supply of new housing generally across the town to meet the needs of local residents and workers | <b>a) Increased new build completions</b>  | Short  | Implement the policies in the new Local Plan and monitor the implementation of the Housing Delivery Test Action Plan  |
|  | <b>b) Supporting growth through the Harlow and Gilston Garden Town</b>   | Short  | Support the delivery of the Harlow and Gilston Garden Town  |
|  | <b>c) Enabling self-build and custom build</b>   | Short  | Implement the Affordable Housing and Specialist Housing Supplementary Planning Document   |

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|  | <b>housebuilding</b>                                    |        | section on Self-build and Custom Build housing / Community Led Development adopted in 2021.   |
|  |   | Medium | Deliver appropriate numbers of serviced plots to meet the needs indicated by the Self-build Register  |
| 3. Develop a Council House building Programme                                    | <b>a) Develop the Council's housebuilding programme</b> | Medium | Deliver a successful Council house building programme, delivering 100 homes between 2022 and 2027 to meet local needs.  |
|  |   | Short  | Deliver energy efficient / carbon neutral new homes which will create savings for our residents in the future   |
|  |   | Short  | Apply the Garden Town Sustainability Checklist indicators to the Council house building programme   |
|  |   | Long   | Explore opportunities and feasibility of developing innovative housing schemes that meet a specialist housing need through the Council Housebuilding programme  |
|  |   | Short  | Explore funding mechanisms that will support the delivery of the Council Housebuilding programme including maximising the use of Right to Buy receipts, additional HRA borrowing, cross subsidy schemes for mixed tenure developments and reinvesting return from sales into future schemes |
| <b>Priority 2 – Addressing the housing needs of target and vulnerable groups</b> |   |        |   |
| 1.Addressing the housing needs of target groups                                  | <b>a) Homeless</b>                                      | Short  | Implement the Council's Homelessness and Rough Sleepers Strategy 2019 to 2024   |
|  |   | Long   | Review the quality and supply of temporary accommodation, exploring the need for a more   |

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|  |   |        | permanent solution to help reduce expenditure on temporary accommodation.   |
|  | <b>b) Supported Housing</b>                     | Short  | Implement and monitor Policy H5 of the Local Plan and implement the Affordable Housing and Specialist Housing Supplementary Planning Document to ensure adequate numbers of accessible and wheelchair adapted homes are built |
|  |   | Medium | Work with Essex County Council to identify and address the future housing needs of older people, people with learning disabilities and other vulnerable persons.  |
|  |   | Short  | Implement the recommendations of the Scrutiny Report on Housing and accommodation requirements for adults with a moderate / severe learning disability  |
|  | <b>c) Young people leaving care</b>             | Long   | Investigate opportunities to improve the provision for care leavers within Harlow   |
|  | <b>d) Gypsy and travellers</b>                  | Medium | Implement policy H10 of the Local Plan which supports new travellers sites if there is a proven need and all appropriate criteria is met  |
|  | <b>e) Housing for people under 35 years old</b> | Medium | Investigate examples of good practice and innovative housing models that could be adopted in Harlow that could provide affordable housing for people under 35 years old.  |
|  | <b>f) Key workers</b>                           | Medium | Investigate the feasibility of providing affordable housing schemes for key workers supporting local employers to recruit and retain staff.   |

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|   | <b>g) Ex-offenders</b>  | Short  | Implement the Essex-wide Prisoner Housing Protocol to help prevent ex-offenders sleeping rough or moving into accommodation which is unsafe for themselves and others  |
|   | <b>h) Veterans</b>  | Short  | Implement the Essex Armed Forces Community Covenant  |
| <b>Priority 3 - Improving housing in the Private Sector</b>                                 |   |        |  |
| 1.Understanding the importance of the private rented sector within the local housing market | <b>a) Using the private rented sector to help meet local housing need</b>   | Short  | Monitor the growth of the private rented sector  |
|   |   | Short  | Administer the HMO licensing and maintain the HMO register   |
|   |   | Short  | Monitor the town-wide Article 4 direction  |
|   |   | Short  | Raise awareness of tenant’s rights in relation to Section 21 notices – ensure access to good quality housing advice in a timely fashion  |
|   |   | Medium | Set up a Harlow Landlords Forum to help monitor standards, highlight potential grant opportunities and support homeless prevention initiatives such as promoting Rent Deposit Guarantee Scheme.  |
|   | <b>b) Limit the impact of the growth of permitted development office conversions and other commercial premises into residential</b> | Short  | Continue to develop better relationships with Councils who are making out of town placements of homeless people into the Harlow Permitted Development accommodation and monitor the effectiveness of the Protocols between Harlow Council and other Councils that have been put in place |

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|  | <b>accommodation</b>   |        |   |
|  |  | Short  | Monitor the success of the Article 4 Directions that have been served on office buildings and other Permitted Developments across the town and ensure that they are renewed as required   |
| 2.Improving conditions of the wider private sector   | <b>a) Reduction in empty homes</b>   | Short  | Monitor and review empty homes in the District ensuring that properties do not fall into disrepair and are available for let or purchase.   |
| <b>Priority 4 - Supporting the regeneration of Harlow</b>  |  |        |   |
| 1.Supporting the regeneration and growth of Harlow   | <b>a) Supporting the growth of the town via the Harlow and Gilston Garden Town project</b> | Short  | Actively work in partnership with the Harlow and Gilston Garden Town partners to successfully deliver the growth planned via the Garden Town project  |
|  |  | Short  | Apply the Garden Town Sustainability Checklist to all planning applications to support the net zero ambitions.  |
| 2.Ensuring the delivery of new housing in the Town Centre contributes to a vibrant and sustainable Town Centre | <b>a) Supporting the regeneration of the Town Centre through housing provision</b>         | Short  | Implement the Town Centre Masterplan and develop a Town Centre Supplementary Planning Document.   |
|  |  | Short  | Explore funding opportunities to help deliver housing as part of regeneration schemes within the Town Centre  |
|  |  | Medium | Investigate the feasibility of Town Centre sites being used for specialist housing such as key worker housing, older people's housing, affordable housing options for people aged under 35 years or inter-generational housing schemes. |

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| 3.Supporting the economic prosperity of the town through housing | <b>b) Recruitment and retention of staff for key businesses within the town</b> | Short | Ensure that there is a balance of housing across a wide range of price points to provide the right housing offer to support the local economy, gather evidence on local demand for different types of housing to meet local staffing needs. |
|  | <b>c) Reduce skills shortages within the construction industry</b>              | Short | Work with Harlow College to support the Construction Skills hub which will support the delivery of a local skilled construction workforce.  |
|  |   | Short | Ensure that Employment and Skills conditions are included within all large housing development planning applications to maximise the training and employment opportunities available for local residents from development                   |
|  | <b>d) All housing has high quality digital infrastructure</b>                   | Short | Ensure appropriate digital infrastructure is included in all new housing developments   |
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