
COUNCIL

BULLETIN

Issue Number 34/2018
Friday, 24 August 2018



Compiled, designed and produced by
The Directorate of Governance - Democratic Services

Assistant Director – Governance - Simon Hill
Telephone: 01992 564000

Epping Forest District Council
www.eppingforestdc.gov.uk



PART A - FORWARD DIARY

Key to abbreviations:

CC	Council Chamber	Cab Off	Cabinet Office
CR1	Committee Room 1	CONF	Conference Room (1st floor)
CR2	Committee Room 2	CH OFF	Chairman of Council's Office
MR	Members' Room	TR RM	Training Room
TBD	To be decided	HEM	Hemnal Street Offices.
TBN	To be noted		
TBC	To be confirmed		Meeting being filmed for subsequent viewing

Other venues are shown in full.

Week One: 27 August 2018 – 2 September 2018

Monday 27 August		Bank Holiday		
Tuesday 28 August	4.30pm	Management Board (2007) - Joint Meeting with Cabinet		CR2
Wednesday 29 August				
Thursday 30 August	7.00pm	Local Plan Cabinet Committee – Cancelled Council Housebuilding Cabinet Committee		CC
Friday 31 August				
Saturday 1 September				
Sunday 2 September				

Week Two: 3 September 2018 – 9 September 2018

Monday 3 September	2.00pm 7.00pm	Joint Meeting of Licensing Chairmen Joint Meeting of Overview and Scrutiny Chairmen and Vice-Chairmen		CR1 CR1
Tuesday 4 September	10.00am 7.00pm	Licensing Sub-Committee Communities Select Committee		CC CR1
Wednesday 5 September	6.30pm 7.30pm	Briefing – Area Plans Sub-Committee East Area Planning Sub-Committee East		CR1 CC
Thursday 6 September	5.00pm 7.00pm	Senior Management Selection Panel Cabinet		CR1 CC
Friday 7 September				
Saturday 8 September				
Sunday 9 September				

Week Three: 10 September 2018 – 16 September 2018

Monday 10 September	7.30pm	Local Councils' Liaison Committee		CC
Tuesday 11 September	6.30pm	Member Briefing – Local Plan		CR1/CR2
Wednesday 12 September	6.30pm 7.30pm	Briefing – Area Plans Sub-Committee West Area Planning Sub-Committee West		CR1 CC
Thursday 13 September	7.00pm	Finance and Performance Management Cabinet Committee		CC
Friday 14 September				
Saturday 15 September				
Sunday 16 September				

Week Four: 17 September 2018 – 23 September 2018

Monday 17 September	7.00pm	Joint Meeting of Development Management Chairmen and Vice-Chairmen		CR1
Tuesday 18 September	6.00pm 7.00pm	Member Training – Constitution Epping Forest Youth Council		CR1 CC
Wednesday 19 September				
Thursday 20 September	7.30pm	Neighbourhoods Select Committee		CR1
Friday 21 September				
Saturday 22 September				
Sunday 23 September				

PART B - GENERAL INFORMATION

1. EPPING FOREST YOUTH COUNCIL GATEWAY DRUG AWARENESS POSTER CAMPAIGN (Pages 15 - 16)

Please see attached.

2. JOINT MEETING OF OVERVIEW AND SCRUTINY CHAIRMEN & VICE-CHAIRMEN

The next joint meeting of the Overview and Scrutiny Chairmen and Vice-Chairmen will be held at 7.00pm on 3 September 2018.

At the joint meeting, members will be requested to consider and agree arrangements for the review of the current select committee framework, to reflect the Council's new senior management structure.

(Further information: Steve Tautz ext 4180)

**3. STANDARDS COMMITTEE - VACANCY FOR INDEPENDENT PERSON(S)
(Pages 17 - 22)**

Please see attached.

4. REMUNERATION PANEL

A vacancy for an independent member of the panel that makes recommendations about councillors' allowances and expenses has arisen. The vacancy is for one person to sit on both the District and Town/Parish Council Remuneration Panels. Each panel consists of three members, whose role is to undertake research and make recommendation to the Council about allowances and expenses.

If you live or work in the Epping Forest District and have a real interest in the Council's activities, this role may be of interest. It is an opportunity for a conscientious person to influence the way elected members are reimbursed for their public service. Knowledge or experience of finance or local government would be helpful but political impartiality is essential. Applicants must demonstrate their independence and meet certain criteria before they can be considered for appointment. Further details are set out in the candidate information pack.

Serving District and Town/Parish councillors and co-opted members of any committee which could be the subject of recommendations made by the panel are not able to apply. Appointment will be made following interviews and the successful candidate will receive appropriate training. Although the position is a volunteer role, an annual allowance of £250 is paid.

To receive an information pack and application form, please contact Stephen Tautz, Democratic Services Manager (Tel: 01992 564180 or email: democraticservices@eppingforestdc.gov.uk), who can also answer general

questions about the vacancy and the work of the panels. The closing date for the receipt of completed applications is 14 September 2018. They should be sent by post to Democratic Services Manager, Epping Forest District Council, High Street, Epping, Essex CM16 4BZ or to the email address given above.

(Further information: Steve Tautz ext 4180)

5. LETTER TO PARISH CLERKS RE PLANNING DELEGATIONS (Pages 23 - 26)

Please see the attached letter to Parish Clerks regarding Planning Delegations.

We would like to draw Member's attention to the issue raised about being asked to represent Parish/Town Councils at planning meetings and the likely conflict of interest this will create.

(Further information: Simon Hill ext 4249)

6. MEMBERS EXPENSES

Please be reminded that expense claims forms should be returned to Kim Partridge by 3 September.

7. MEMBER TRAINING REMINDER - CONSTITUTION

Please be reminded that we will be holding Member Training on The Constitution on 18 September from 6pm~8.30pm.

We currently have the following Members registered as attending;

Peter Bolton
Les Burrows
Steven Heather
Michael Owen

Would other Members who will be attending kindly advise Kim Partridge, kpartridge@eppingforestdc.gov.uk

(Further information: Kim Partridge ext 4443)

8. THE GOVERNMENT'S GREEN PAPER "A NEW DEAL FOR SOCIAL HOUSING" (Pages 27 - 34)

The Ministry of Housing Communities & Local Government (MHCLG) has issued a Green Paper "A new deal for social housing" which sets out the following five principles which "will underpin a new, fairer deal for social housing residents:

- A safe and decent home which is fundamental to a sense of security and our ability to get on in life;
- Improving and speeding up how complaints are resolved;
- Empowering residents and ensuring their voices are heard so that landlords are held to account;

- Tackling stigma and celebrating thriving communities, challenging the stereotypes that exist about residents and their communities; and
- Building the social homes that we need and ensuring that those homes can act as a springboard to home ownership.”

The MHCLG is consulting with a range of interested parties on the proposals, to gather evidence and seek views (which relate to England only). The consultation will end on 6 November 2018. The Director of Communities will be asking the Communities Select Committee to agree a response to the consultation at their next meeting on 4 September 2018. Furthermore, the Tenants and Leaseholders Panel will be considering their response at their meeting on 12 September 2018.

Association of Retained Council Housing (ARCH) Green Paper Summary

The Council is a member of the Association of Retained Council Housing (ARCH) an association of councils in England who have retained ownership and management of their council homes. ARCH has produced a Summary of the Green Paper which is attached.

The Green Paper is available on the MHCLG website, follow the link at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733605/A_new_deal_for_social_housing_web_accessible.pdf

(Further information: Alan Hall ext 4004)

9. GOVERNMENT CONSULTATION PAPER "USE OF RECEIPTS FROM RIGHT TO BUY SALES" (Pages 35 - 38)

The MHCLG has issued a Consultation Paper “Use of receipts from Right to Buy Sales” seeking views on options for reforming the rules governing the use of Right to Buy receipts from the sale of council housing and the commitment that every additional home sold is replaced on a one-for-one basis nationally.

The consultation will last for 8 weeks and will end on 9 October 2018. The Director of Communities will be asking the Communities Select Committee to agree a response to the consultation at their next meeting on 4 September 2018. Furthermore, the Tenants and Leaseholders Panel will be considering their response at their meeting on 12 September 2018.

Association of Retained Council Housing (ARCH)

The Council is a member of the Association of Retained Council Housing (ARCH) an association of councils in England who have retained ownership and management of their council homes. ARCH has produced a Summary of the Consultation Paper which is attached.

The consultation document is available on the MHCLG website follow the link at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733469/Right_to_Buy_consultation.pdf

(Further information: Alan Hall ext 4004)

10. CHAIRMAN'S DIARY

None this week

LICENSING ACT 2003

None this week

GOVERNANCE DIRECTORATE - PLANNING

1. Appeals Lodged

EPF/0535/17 – 49 Manor Road Chigwell IG7 5PL - First floor rear extension to eastern side of first floor bay – Stephan Solon ext. 4018 – Householder appeal

EPF/0536/17 – 49 Manor Road Chigwell IG7 5PL - First floor rear extension to western side of first floor bay – Stephan Solon ext. 4018 – Householder appeal

EPF/2877/17 – 49 Manor Road Chigwell IG& 5PL – 49 Manor Road Chigwell IG7 5PL - Retrospective planning application for ground floor rear storage shed – Stephen Solon ext 4018 – Householder appeal

EPF/0616/18 – 60 Tycehurst Hill Loughton Essex IG10 1DA - Single storey rear conservatory - Muhammad Rahman ext. 4415 – Householder appeal

EPF/0752/18 – Clevedon Epping Road Epping Green CM16 6PR - Front fence and electric gates across front of driveway – Steve Andrews ext. 4337

EPF/1973/17 – Newstead 19 Coopersale Common Coopersale CM16 7QS -The demolition of 19 Coopersale Common and erection of six detached houses (2 x 3 bedroom and 4 x 4 bedroom) and associated amenity space, car parking, cycle storage and landscaping – Sukhvinder Dhadwar ext. 4597 – Written reps

EPF/2388/17 47 Sunnyside Road Epping Essex CM16 4JW - Erection of a detached three bedroomed dwelling with associated car parking and the creation of two parking spaces and a new crossover – James Rogers ext. 4371 – Written reps

2. Forthcoming Planning Inquiries/Hearings -

None this week

3. Enforcement Appeals

ENF/0141/18 – 54 Sun Street Waltham Abbey Essex EN9 1EJ - Unauthorised installation of extraction equipment to the rear of the building in breach of condition 4 of EPF/1145/17 – Clare Munday ext. 4114 – Written reps

ENF/0278/17 – Billingsbourne Farm (land at rear) Millers Lane Chigwell Essex IG& 6DG - Unauthorised excavation to create a basement and the unauthorised erection of a structure – Clare Munday ext. 4114

ENF/0390/17 – Toilet Hire, Beggars Roost, Sedge Green Roydon Essex CM19 5JR - Use of the land from agricultural and part residential to use for class B8 with ancillary B2 use (including the cleaning of portable toilets) use of existing building for associated B1 office use construction of vehicular access, erection of gates and fencing and laying of hardstanding – Clare Munday ext. 4114 – Public Inquiry

4. Appeal Decisions

EPF/0339/18 – 2 Gladstone Road Buckhurst Hill Essex IG9 5SW - Two storey and single storey side and rear extension –Dismissed

EPF/0679/18 – 1 Ripley View Loughton Essex IG10 2PB - Extension of the existing garage to provide space for family gym and home office - Allowed with conditions

5. Tree Preservation Orders

None this week

6. S106 Agreements

None this week

7. Changes to Planning Systems

None this week

PROPOSED PLANNING ENFORCEMENT ACTION

None this week

It is important to note, that when enforcement action has been authorised, this includes any subsequent action under Part VII of the Town and Country Planning Act 1990, including a prosecution or an injunction.

Principal Planning Enforcement Officer	Jerry Godden	01992 564498
Senior Enforcement Officer	Clare Munday	01992 564114
Planning Enforcement Officers	Sharon Hart	01992 564113
	Jim Gordon	01992 564530
	Zara Seelig	01992 564379
	Mick Mooney	01992 564713
Compliance Officer	Shannon Murphy	01992 564217

PART C - PORTFOLIO HOLDER DECISIONS

The notification of decisions taken by individual Portfolio Holders is no longer included in the Council Bulletin.

All members of the Council receive automatic email notification of the publication of each individual Portfolio Holder decision and the call-in period for each decision commences immediately. Members wishing to call-in a decision should complete the attached call-in form and return it to Democratic Services before the expiry of five working days following the publication date of the decision. Members should refer to the Constitution (Article 6 - Overview and Scrutiny) for the rules of call-in.

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Epping Forest Youth Council Gateway Drug Awareness Poster Campaign 13 August 2018

The Epping Forest Youth Council launched their latest project about raising awareness about Gateway Drugs.

Following on from the Youth Consultation at the Epping Forest Youth Conference 2017, 80 young people deemed drugs as one of the major issues facing young people in the district, the Youth Councillors took to the car parks and cleaned up over 550 laughing gas canisters in Epping Forest, Traps Hill, Loughton and Cornmill Lane, Waltham Abbey.

Quote from Cllr Helen Kane, Portfolio Holder for Leisure & Community Services.....
“It is important young people understand the serious health risks the substance can pose. Nitrous oxide can be very dangerous when misused.”

Youth Councillor Nina Honey said:

“The amount of canisters we found whilst out and about is worrying and it shows laughing gas is a real issue for young people today. Through our drug awareness project we hope to highlight the risks and make young people aware of the damage they are doing.”

Our Drug Awareness Campaign, includes a poster designed by Youth Councillor Annabelle Yaman called ‘Don’t Open the Gate to Gateway Drugs’, the poster is displayed on the rear of five Arriva buses that will travel across the county, passing through **Buckhurst Hill, Loughton, Debden, Epping Forest, St Margaret’s, Upshire and Waltham Abbey** for 3 months. So look out for the buses with the EFYC Poster.

The Youth Councillors have also surveyed over 3,000 pupils from the Epping Forest district secondary schools, they asked questions to identify

- Young people’s understanding of drugs
- What drugs they have tried
- What made them try them
- Peer pressure
- Curiosity or boredom

The findings will be released later this month, and will be available to Members, the Police and Health Services.

The Home Office has found Nitrous Oxide (N₂O) more commonly known as laughing gas, to be the second most popular recreational drug among 16 to 24 year olds in England and Wales. Nitrous oxide is not a controlled drug, and has legitimate uses in medicine and dentistry. Under the Intoxicating Substances (Supply) Act 1985, it is illegal to sell to under 18s when the seller believes the substance may be inhaled for the purposes of intoxication. While it is not illegal for an adult to inhale the gas, many authorities across Britain are concerned about its use.

Through the Epping Forest Youth Council, local young people are given a democratic voice and are able to influence the decisions that directly affect their lives. Through consulting with their peers, Youth Councillors over the years have developed and delivered a range of project work covering themes such as; the promotion of local activities for young people, personal safety awareness, drugs education, youth volunteering and positive mental health campaigns.

If you would like more information about the work of the Youth Council or would like to get in touch with a Youth Councillor about an issue please contact Diane Gilson-Butler on 01992 564 365 efyc@eppingforestdc.gov.uk

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EPPING FOREST DISTRICT COUNCIL

**STANDARDS COMMITTEE
INDEPENDENT PERSON**

RECRUITMENT PACK

August 2018

EPPING FOREST DISTRICT COUNCIL – APPOINTMENT OF INDEPENDENT PERSON

Background Information

1. Epping Forest District Council is looking to appoint at least two members of the public to serve as Independent Persons to support its arrangements for dealing with Standards matters in the District.
2. The appointment of the Independent Person is a decision of the Council and the term of appointment is an initial period of four years. Training will be provided prior to commencement of the role and there will be support to you from the Monitoring Officer.
3. The Localism Act 2011 places a duty on Epping Forest District Council and the 24 Town and Parish Councils in the area, to promote and maintain high standards of conduct for elected and co-opted members. This includes the requirement to have a Code of Conduct with which members must comply.
4. The Act also requires that authorities adopt arrangements for dealing with complaints about breaches of the Code of Conduct both by the District Council members and by Town and Parish Council members in the District. This must include provision for the appointment of at least one Independent Person per authority.
5. The Act states that the Independent Person will have the following functions:
 - (a) they must be consulted by the Council before making a finding as to whether a member has failed to comply with the Code of Conduct following an investigation and decides on any action to be taken in respect of that member found to have breached the Code;
 - (b) they may be consulted by the Council in respect of a standards complaint at any other stage; and
 - (c) they may be consulted by a member of the District Council or a member or co-opted member of a Town and Parish Council within the appointing authority's area against whom a complaint has been made.
6. The essential qualities for the position are that you should:
 - (a) be over 18 years of age
 - (b) have a commitment to public service
 - (c) have personal integrity and a commitment to upholding high standards
 - (d) be independent and impartial
 - (e) be able to assess critically written and oral evidence to reach balanced and objective decisions
 - (f) possess tact, diplomacy and good communication skills

- (g) demonstrate excellent listening, problem solving and evaluation skills
 - (h) be reliable and committed
 - (i) have the ability and willingness to work with other members of other councils, their committees/panels and officers where necessary
7. It would also be helpful to have knowledge of how local government operates, awareness of the role of elected members, and a general understanding of the principles of Codes of Conduct and Standards Regimes.
 8. It is important that you are independent of the Council. Therefore you should not, pursuant to Section 28(8) of the Localism Act 2011:
 - (a) be, or have been, within the last five years, an elected or co-opted member or an officer of Epping Forest District Council or of any of the Town and Parish Councils within its district;
 - (b) be, or have been within the last five years, an elected or co-opted member of any Committee or Sub-Committee of the District Council or of any Town and Parish Council within its district;
 - (c) be a relative or close friend of a current elected or co-opted member or officer of the District Council or any Town and Parish Council within its district, or of any elected or co-opted member of any committee or sub-committee of that Council.
 9. A connection with any other Town or Parish Council or District Council is not a bar to appointment. If any potential applicant is uncertain about whether they are qualified to apply, they should contact the Monitoring Officer by telephone or e-mail. The contact details are at the end of this document.
 10. The District Council reserves the right to remove an Independent Person from his/her post if their independence is in anyway compromised, and/or they bring the reputation of the Council into disrepute.

Allowance and Expenses

11. The independent Person receive a small annual allowance and expenses. The level of allowance is currently £500 per annum.

Time Commitment

12. The expected time commitment will depend on the number of complaints received and could upto one day per month.
13. Independent persons will be able to attend Standards Committee meetings as non voting co-optees.

Possible sharing of Independent Person's by adjoining authorities

14. Proposals are being discussed with adjoining Councils to share independent persons so that any Council could call on the services of those individuals in respect of any matters listed in paragraph 5 above.

Involvement in other processes

16. There is provision within the Council's constitution for appointed Independent Persons to form part of the panel that would consider disciplinary action against the most senior officers. Such action is rare. Relevant experience for this element of the post should be outlined within your application.

Application

You should complete **ONLY** the attached application form, which will be acknowledged upon receipt. (You are not required to submit a CV).

Applications should be received by no later than **5.00 pm on 14th of September 2018** and be sent by email or post to:

Simon Hill
Monitoring Officer
Epping Forest District Council
Civic Offices
High Street
Epping
Essex CM16 4BZ

Telephone 01992 564249
Email: shill@eppingforestdc.gov.uk

Selection

Short listing for interview will be based upon an assessment of how applicants meet the criteria in the 'person specification' document (enclosed) which are evaluated on the basis of the application form.

It is suggested, therefore, that you include information on how you consider you meet those criteria.

Selection will be by interview conducted by an interview panel comprising the Chairman of the Standards Committee, District Councillors from the Standards Committee and the Monitoring Officer. By statute, the decision to appoint on the basis of recommendations by that panel will be made by a full Council meeting. These appointments are likely to be made by October 2018.

Role Description

1. To assist the authorities in the discharge their duty to uphold high standards of conduct as required by the Localism Act 2011.
2. To act as a consultee to the Epping Forest District Council on a range of matters appertaining to the its Local Code of Conduct (and any other relevant code) concerning complaints about breaches of the Code(s) and as required by the Localism Act 2011.
3. To provide advice to the District Council following the completion of investigations into alleged breaches of the Code, and before any decision is taken following investigation, as to findings of fact and compliance with the Code and their decision as to sanctions.
4. To advise Standards Committees or the Monitoring Officer in connection with any aspect of their consideration or determination of an alleged breach of the Code where these would be assisted by receiving the views of an independent person.
5. To provide advice to any local authority Councillor or co-opted member serving on a Council in the District if that person's behaviour is the subject of an allegation.

Person Specification

	Essential Competencies	Desirable Competencies
<ul style="list-style-type: none"> An interest in public sector governance issues 	√	
<ul style="list-style-type: none"> Experience or knowledge of public sector governance issues 		√
<ul style="list-style-type: none"> Understanding of the pressures and constraints of serving as an elected or co-opted member of a democratically accountable public body 		√
<ul style="list-style-type: none"> Understanding of the current policy agenda for local services 	√	
<ul style="list-style-type: none"> Experience of handling misconduct or disciplinary issues (gained in the context of employment, a professional body or the voluntary sector) 	√	
<ul style="list-style-type: none"> Experience of reviewing data and evaluating other forms information to reach evidence based conclusions 	√	
<ul style="list-style-type: none"> Strong oral and written communication skills 	√	
<ul style="list-style-type: none"> Credible and authoritative personal style 	√	

Date: 21 August 2018

VIA EMAIL

Clerks to all Town and Parish Council



Simon Hill,
Governance Directorate
Civic Offices High Street
Epping Essex CM16 4BZ

Telephone: 01992 564 249
Facsimile: 01992 564 045
DX: 40409 Epping

Dear Clerk

Planning Officer Delegations changes and Parish Council representations

Further to the consultations on how this authority have been dealing with planning applications and decisions, the full Council, at its meeting on 31 July 2018 approved a number of changes to the delegation arrangements that now apply to all planning applications.

You may wish to bring the contents of the letter to the attention of your Councillors.

These changes took immediate effect and I am writing to outline how we, as officers, are going to implement the new delegations.

Essentially these delegations fall into two types:

- (a) **Category A** Those that are delegated except in a number of circumstances where they are brought to district members to determine either by call-in or as a result of consultation; or
- (b) **Category B** Those that are delegated to officers (unless the Service Director for Planning considers it appropriate to be determined by members.

Applications under Category A

The following will be determined by officers under (a) above:

- (a) All Full Planning Applications
- (b) All Householder Planning Applications
- (c) All Outline Applications and Reserved Matters Applications
- (d) All applications for Advertisement Consent,
- (e) All Applications for Listed Building Consent
- (f) All applications for Demolition in Conservation Areas

- (g) All Applications for Hazardous Substance Consent
- (h) Tree Preservation Order Consent applications where felling is proposed.
- (i) All Applications for Variation or Removal of Conditions

Unless they are:

1. Applications for residential developments consisting of 10 or more dwellings (unless approval of reserved matters only) which are recommended for approval;
2. Applications made by the Council on land and / or property in its ownership which are for disposal, in accordance with the size of application set out in Article 10 of the Constitution.
3. Applications recommended for approval where at least one of the following have been received:
 - a. At least 5 expressions of objections material to the planning merits of the proposal are received (or where less than five have been consulted, the majority of those have objected); or
 - b. An objection is received from a local council, supported by at least one non-councillor resident, with material planning reasons; or
 - c. An objection from a Local Council, material to the planning merits of the proposal is received and confirming in writing their intention to attend and speak at the meeting where the proposal will be considered.
 - d. Applications which a member (whose ward is within the Plans Sub-Committee Area) has requested be referred to committee for consideration subject to the request being made in writing within 4 weeks of that application's notification in the weekly list.
5. Any application by an elected member or Senior Officer (Head of Service and above) of the Council or a relevant person (see code of conduct for definition) recommended for approval.

In these circumstances only, an application will come before a Subcommittee (or Committee) for determination. All other previous situations no longer apply.

For Local Council's this means:

- (1) That in 3 (a) above, local council's and amenity groups etc are counted within the five expressions required.
- (2) That in 3(b) above, the expectation is that a resident local to the application site will be the other objector.
- (3) That in 3(c) above, Local Council's do not have to attend plans subcommittee meetings if they are submitting objections or support a proposal. However, the Local Council **must indicate at the time of submitting their objection** that they intend to attend and speak at the meeting where the proposal will be considered. This will enable clarity about whether the matter creates the right workflow and therefore a subcommittee item.

Local Council Clerks will be informed when applications are coming before members in these circumstances and will be expected to confirm speaker's names at that point. There is a clear expectation that Local Council's representatives attend and speak at the meeting. It should be noted that asking your local (dual hatted) district member to speak on your behalf is likely to create a conflict of interest for that member and should be avoided.

Clerks can also contact Democratic Services if they wish to be sent automatic notification of the publication of Area Plans Agendas.

Applications under Category B

The following will be determined by officers under (b) above:

1. Planning Related Applications

- (a) Tree Preservation Order consent applications other than where felling is proposed
- (b) All notification applications
- (c) All prior approval applications.
- (d) All certificates of lawful use and development.
- (e) All applications for non-material amendments to applications.
- (f) All applications for approval of details reserved by condition.
- (g) All applications for Permission in Principle for Minor Housing Led Development and for Technical Details Consent

2. Planning and Related Procedures

- (a) Finalising the conditions or reasons for refusal, which appear on decision notices.
- (b) The preparation of legal agreements, in consultation with the Service Director Governance and Member Services/Solicitor to the Council within the terms of any relevant Committee resolution.
- (c) Determining the need for information required to make a decision on a planning application including the need for, and scoping of, an Environmental Assessment.
- (d) Deciding the charge to be made for the provision of information where the normal scale of charges is inappropriate (e.g. information requiring research and/or to be used for commercial purposes.)
- (e) Deciding what should be within the Councils Local Validation Checklist.

3. Enforcement

- (a) To determine whether any enforcement should be taken and what such action should entail.
- (b) Issuing Stop Notices, Temporary Stop Notices, Enforcement Notices, Breach of Conditions Notices, Building Preservation Notices, Listed Buildings Enforcement Notices, Planning Contravention Notices, Conservation Area Notices, Discontinuance Notices in respect of advertisements and Notices under Section 215-219 of the Town and Country Planning Act 1990 (as amended), for all breaches of planning legislation, in accordance with the Council's adopted enforcement policy.
- (c) Prosecution of the unauthorised display of advertisements, unauthorised works to a listed building, and non-compliance where enforcement action has previously been authorised.
- (d) Take appropriate enforcement action, including serving an injunction where the Head of Planning or their nominee, having regard to the evidence, considers the circumstances to require urgent action.
- (e) Investigation and prosecution of breaches of temporary market requirements

(f) Variation of the requirements for compliance with any enforcement related notices already authorised, including altering the period required for compliance, service of further notices and withdrawal of notices.

(g) To authorise direct action (or re-charge the cost of that action) in pursuit of a valid enforcement notice subject to budget provision being available and to local District Councillors being notified.

(h) To report to an Area Plans Sub-committee on specific enforcement cases were requested by members.

4. Entry onto Land

(a) To authorise officers and agents engaged by the Council to use the relevant powers of entry as necessary and make application to the magistrates court for a warrant authorising entry where applicable in relation to any matter.

Review

It is the intention of the Constitution Working to review the operation of these new arrangements after one year. If your Council has observations during the year I would be grateful for feedback at the time it occurs.

I will be attending the Local Council's Liaison Committee in September to talk members through these arrangements and to answer any questions clerks or members may have.

Yours faithfully



Simon Hill
Monitoring Officer/Assistant Director Governance
Epping Forest District Council

6/2018 Green Paper: A New Deal for Social Housing

14/8/18

Key Points

- The Social Housing Green Paper: *A New Deal for Social Housing* was published on 14 August; it includes 48 questions for consultation, which will run until 6 November.
- It asks whether the Decent Homes Standard needs to be revised or updated in the light of Grenfell and other developments since 2006?
- It canvasses several proposals for reform of arrangements for handling residents' complaints, including statutory requirements on local authority complaints schemes, scrapping or shortening the waiting period before a complaint can be referred to the Housing Ombudsman, training for "designated persons", and raising residents' awareness of how to make and escalate complaints.
- It proposes a set of key housing management performance indicators landlords would provide annually to the Social Housing Regulator, who would publish them in a set of league tables; views are invited on how these arrangements might best be made to work and what changes to the Regulator's objectives and powers might be necessary.
- It asks whether access to Affordable Homes funding should be made dependent on management performance.
- It asks for views on arrangements for national representation of tenants.
- It asks whether a new programme of stock transfers or reform of the Right to Manage arrangements, or other measures, would be helpful in giving tenants more choice and control over the services they receive.
- It commits the Government to tackling the stigma attached to social housing, proposes a "best neighbourhood" competition and steps to improve the customer service and neighbourhood management provided by all social landlords.
- It asks how planning guidance can best support good design in the social sector and how social housing residents should be encouraged to be involved in the planning and design of new developments.
- It invites views on the case for longer-term certainty over funding for housing associations, and on reform of shared ownership, particularly "staircasing" arrangements.
- It confirms that the Government does not intend to implement the Higher Value Assets Levy, and will repeal the relevant legislation when Parliamentary time allows.
- Nor will the Government implement the fixed-term tenancies provisions of the Housing and Planning Act 2016 "at this time"; this wording suggests that they may not be repealed.

Background

On 19 September 2017, the then Secretary of State for Communities and Local Government, Sajid Javid announced the Government's intention to publish a Green Paper on Social Housing. He promised that it "would be the most substantial report of its kind for a generation" based on "a wide-ranging, top-to-bottom review of the issues facing the sector". As part of this review, Housing Ministers held a series of meetings involving 1,000 social housing tenants from November 2017 to March 2018, and MHCLG considered 7,000 written submissions. The Green Paper was published on 14 August under the title *A New Deal for Social Housing*. It includes 48 questions for consultation, on which views are invited by 6 November 2018. Simultaneously, MHCLG published the promised consultation paper on the use of capital receipts from Right to Buy Sales, which is the subject of a separate ARCH Briefing.

Social housing is defined as housing to rent below market levels or to buy through schemes such as shared ownership. The Green Paper considers the issues facing all residents of social housing, including those who rent, leaseholders and shared owners, and uses the term "residents" to refer

to all three, reserving “tenants” for issues that are only relevant to those who rent from a social landlord.



The Green Paper sets out 5 principles which, it says, will underpin a new, fairer deal for social housing residents:

- A safe and decent home which is fundamental to a sense of security and our ability to get on in life;
- Improving and speeding up how complaints are resolved;
- Empowering residents and ensuring their voices are heard so that landlords are held to account;
- Tackling stigma and celebrating thriving communities, challenging the stereotypes that exist about residents and their communities, and
- Building the social homes that we need and ensuring that those homes can act as a springboard to home ownership.

It is organised into 5 chapters, with an Introduction providing basic information about the current situation of social housing and residents, and an Annex summarising the current regulatory framework for social housing.

Chapter 1: Ensuring homes are safe and decent

The Chapter begins by summarising the action the Government has already taken in response to the Grenfell tragedy and then invites views on 4 issues:

1. How can tenants best be supported in the important role of working with landlords to ensure homes are safe?

One of the recommendations of Dame Judith Hackett’s review of the building regulations and fire safety is that residents should be proactively given information about building safety; landlords should also have a resident engagement strategy which sets out how they will share information and engage with residents on safety. Pending legislation to reform arrangements across all tenures, the Government wants to accelerate an early response from the social sector, building on existing good practice. Beyond asking for views on this from the sector, MHCLG wants to establish a pilot with a small group of social landlords who would innovate and trial options for communicating with and engaging with residents on safety issues.

2. Should new safety measures in the private rented sector also apply to social housing?

3. Are there any changes to what constitutes a Decent Homes that we should consider?

4. Do we need additional measures to make sure social homes are safe and decent?

The Decent Homes standard has not been revised since 2006, so the Government believes it should be reviewed to consider whether it is demanding enough and delivers the right standards for social housing. The Green Paper asks for views on this, and in particular on:

- whether new safety measures applying to the private rented sector since 2015, covering smoke and carbon monoxide alarms should also be applied to social housing;
- whether the energy performance of social homes should be upgraded to Energy Performance Certificate Band C by 2030 wherever practical, cost-effective and affordable.

Chapter 2: Effective resolution of complaints

Chapter 2 proposes that residents should have a stronger voice to influence decisions and challenge their landlord to improve performance. They must also be able to access good complaints processes, as well as swift and effective redress where appropriate.

The Government will publish its response to the consultation on a single housing ombudsman later in the year.

The current process for complaints requires residents to first make a complaint through the landlord's in-house complaints process. If they are unhappy at the end of this process, they can refer their complaint to a "designated person" (such as a local MP, councillor or tenants panel); if they do not want to do this or the designated person does not resolve the issue, they must wait 8 weeks before the complaint can be referred to the Housing Ombudsman.

The Green Paper invites views on potential reforms to this process:

5. Are there ways of strengthening the mediation opportunities available for landlords and residents to resolve disputes locally?

This refers to alternative dispute resolution or mediation arrangements that could be available as an alternative to a formal complaint to the Housing Ombudsman after initial attempts at resolution have failed.

6. Should we reduce the eight week waiting period to four weeks, or should we remove the requirement for the "democratic filter" stage altogether?

This reflects the view of many residents that 8 weeks introduces too long a delay; however, since this step would involve primary legislation, the Green Paper also asks what can be done to ensure that "designated persons" are better able to promote local resolution of complaints.

7. What can we do to ensure that the "designated persons" are better able to promote local resolutions?

Whatever the process for handling complaints, it is useless unless residents are aware of it and feel confident in using it. The Government is considering an awareness campaign to support social residents in understanding and using their rights to redress, and asks, more generally:

8. How can we ensure that residents understand how best to escalate a complaint and seek redress?

The Government also wants to know whether residents need better access to independent advice and potentially advocacy to support them in making a complaint, asking:

9. How can we ensure that residents can access the right advice and support when making a complaint?

There are currently no statutory guidelines setting out a timeframe for landlords' in-house complaints processes; the Green Paper floats the option of asking the Social Housing Regulator to set out a timescale in a Code of Practice, and asks:

10. How can we best ensure that landlords' processes for dealing with complaints are fast and effective?

Since speed of response is particularly important in dealing with fire safety concerns, the Green Paper also asks:

11. How can we best ensure safety concerns are handled swiftly and effectively within the existing redress framework?

Chapter 3 begins from the premise that for residents to be empowered they need good information on how their landlord is performing compared to others. It includes proposals to require landlords to supply specified performance information to the Regulator, who would publish league tables annually comparing performance. The proposed performance indicators would cover:

- keeping properties in good repair
- maintaining the safety of buildings
- effective handling of complaints
- respectful and helpful engagement with residents
- responsible neighbourhood management, including tackling anti-social behaviour.

The Green Paper asks:

12. Do the proposed performance indicators cover the right areas? Are there any other areas that should be covered?

13. Should landlords report performance against these key performance indicators every year?

14. Should landlords report performance against these key performance indicators to the Regulator?

15. What more can be done to encourage landlords to be more transparent with their residents?

The Regulator already expects landlords to publish information about complaints handling (as part of the Tenant Involvement and Empowerment Standard), but approaches vary. The Green Paper asks for views on a standardised approach that would enable comparison of landlord performance, requiring publication of the number of complaints made and resolved at the successive stages of the complaints process, up to and including the Housing Ombudsman.

16. Do you think that there should be a better way of reporting the outcomes of landlords' complaints handling? How can this be made as clear and accessible as possible for residents?

The Government proposes that the Social Housing Regulator should prepare the proposed key performance indicators in consultation with social landlords and tenants, and publish them in the form of league tables, noting however that the Scottish Housing Regulator stops short of a comprehensive comparison of landlord performance. It asks:

17. Is the Regulator best placed to prepare key performance indicators in consultation with residents and landlords?

18. What would be the best approach to publishing key performance indicators that would allow residents to make the most effective comparison of performance?

Views are also invited on the feasibility of financial incentives to support better performance, in particular the suggestion that the Regulator should take into account a landlord's governance rating, which could reflect performance, as well as its viability rating, in considering bids for Affordable Housing Programme funding.

19. Should we introduce a new criterion to the Affordable Homes Programme that reflects residents' experience of their landlord? What other ways could be incentivise best practice and deter the worst, including for those providers who do not use Government funding to build?

The Government wants to ensure a more consistent picture across the country of genuine engagement with residents, and to this end asks for views on the effectiveness of current resident engagement and scrutiny arrangements, and the case for stronger representation for residents at a national level.

20. Are current resident engagement and scrutiny measures effective? What more can be done to make residents aware of existing ways to engage with landlords and influence how services are delivered?

21. Is there a need for a stronger representation of residents at a national level? If so, how should this best be achieved?

The Government also wants to offer residents more choice over their day-to-day services; this might include a new programme of stock transfers and review of the arrangements for setting up and disbanding Tenant Management Organisations. It could also include arrangements “to embed community leadership in the governance and culture of mainstream landlords”.

22. Would there be interest in a programme to promote the transfer of local authority housing, particularly to community-based housing associations? What would it need to make it work?

23. Could a programme of trailblazers help to develop and promote options for greater resident-leadership within the sector?

24. Are Tenant Management Organisations delivering positive outcomes for tenants and landlords? Are current arrangements for setting up and disbanding TMOs suitable? Do they achieve the right balance between residents’ control and local accountability?

25. Are there any other innovative ways of giving social housing residents more choice and control over the services they receive from landlords?

Local management arrangements have been used by residents to take control of small-scale services such as cleaning or gardening, including through the Community Cashback scheme which ran from 2013 to 2015. The Green Paper asks whether this approach should be encouraged or extended.

26. Do you think there are benefits to models that support residents to take on some of their own services? If so, what is needed to make this work?

Are there also ways to give residents more say in the choice of contractors that provide services such as repairs and improvements, perhaps by allowing residents to select from a list of approved contractors?

27. How can landlords ensure residents have more choice over contractor services, while retaining oversight over quality and value for money?

While the above issues apply generally to all residents, the Green Paper asks what measures might need to be taken to address concerns specific to leaseholders, who are normally a minority in the blocks they occupy.

28. What more could we do to help leaseholders of a social housing landlord?

The final section of the Chapter concerns potential revisions to the Regulator’s objectives and powers to enable it to carry out the extended role envisaged. At present, the Regulator’s powers in relation to the regulation and enforcement of consumer standards are relatively limited, compared those applying to the economic standards (which do not apply to local authorities) and intervention

will not be considered unless there is a risk of “serious detriment” to existing or potential tenants. In addition it asks whether existing arrangements for local authority oversight of Tenant Management Organisations and ALMOs are adequate. It asks:



29. Does the Regulator have the right objective on consumer regulation? Should any of the consumer standards change to ensure that landlords provide a better service for residents in line with the new key performance indicators proposed, and if so how?

30. Should the Regulator be given powers to produce other documents, such as a Code of Practice, to provide further clarity about what is expected from the consumer standards?

31. Is “serious detriment” the appropriate threshold for intervention by the Regulator for a breach of consumer standards? If not, what would be an appropriate threshold for intervention?

32. Should the Regulator adopt a more proactive approach to regulation of consumer standards? Should the Regulator use key performance indicators and phased interventions as a means to identify and tackle poor performance against these consumer standards? How should this be targeted?

33. Should the Regulator have greater ability to scrutinise the performance and arrangements of local authority landlords? If so, what measures would be appropriate?

34. Are the existing enforcement measures set out in Box 3 adequate? If not, what additional enforcement powers should be considered?

35. Is the current framework for local authorities to hold management organisations such as Tenant Management Organisations and Arms Length Management Organisations to account sufficiently robust? If not, what more is needed to provide effective oversight of these organisations?

36. What further steps, if any, should Government take to make the Regulator more accountable to Parliament?

Chapter 4: Tackling stigma and celebrating thriving communities

Stigma was the most consistent theme raised by residents at the engagement events. Research by Shelter shows that 90% of social housing residents say the media portrays a stereotype of them. The Green Paper argues that the measures proposed to increase social housing supply and rebalance the relationship between residents and landlords will, over time, contribute to changes in attitudes. In addition this chapter proposes a “best neighbourhood” competition to celebrate successful communities, steps to embed good customer service and neighbourhood management in all social landlords and to promote good design in the social sector. It asks:

37. How could we support or deliver a best neighbourhood competition?

38. In addition to sharing positive stories of social housing residents and their neighbourhoods, what more could be done to tackle stigma?

39. What is needed to further encourage the professionalisation of housing management to ensure all staff deliver a good quality of service?

40. What key performance indicator should be used to measure whether landlords are

providing good neighbourhood management?

41. What evidence is there of the impact of the important role that many landlords are playing beyond their key responsibilities? Should landlords report on the social value they deliver?

42. How are landlords working with local partners to tackle anti-social behaviour? What key performance indicator could be used to measure this work?

43. What other ways can planning guidance support good design in the social sector?

44. How can we encourage social housing residents to be involved in the planning and design of new developments?

Chapter 5: Expanding supply and supporting home ownership

The first part of Chapter 5 sets out how the Government intends to increase the supply of social housing. There are no proposals for new money beyond the additional £2 billion for the Affordable Homes Programme announced in the 2017 Budget, and the £1 billion in additional borrowing headroom that selected local authorities were invited to bid for in June. However, the Government has published, alongside the Green Paper, a separate consultation paper offering greater flexibility in the use of Right to Buy receipts to fund the provision of new homes. The Green Paper also includes a commitment that the Government will not bring the Higher Value Asset provisions of the Housing and Planning Act 2016 into effect, and seek to repeal them as soon as Parliamentary time allows.

Without quite saying so in terms, the Green Paper asks for evidence that the Government needs to do more:

45. Recognising the need for fiscal responsibility, this Green Paper seeks views on whether the Government's current arrangements strike the right balance between providing grant funding for housing associations and Housing Revenue Account borrowing for local authorities.

The next part of the Chapter sets out the Government's position on Local Housing Companies in similar terms to last year's White Paper. It states that, where local housing companies are used to provide affordable housing, they are expected to offer an opportunity for tenants to become homeowners; where Government consent is required for disposal of local authority homes to a company, this would be a requirement. It also states that local housing companies should consider transfer of newly built affordable homes to a social housing provider when they are complete.

Views are invited on how best to promote housing coops.

46. How can we boost community-led housing and overcome the barriers communities experience to developing new community-owned homes?

The Government is also interested in exploring the case for giving housing associations longer-term certainty over funding, building on the 8 5-year strategic partnerships announced in July.

47. What level of additional affordable housing, over existing investment plans, could be delivered by social housing providers if they were given longer-term certainty over funding?

Paragraph 186 of Chapter 5 confirms that the Government has decided not to implement the fixed-term tenancy provisions of the Housing and Planning Act “at this time”, leaving local authorities free to decide whether or not to use them. The difference in wording from the commitment in relation to the Higher Value Assets Levy suggests that these provisions may not be repealed.

Despite abandoning the Higher Value Assets Levy, the Government remains committed to a regional pilot of the voluntary Right to Buy for housing associations, which is Government-funded. The Green Paper is silent on whether and when full implementation for housing associations will go ahead and how it will be funded.

The final paragraphs of Chapter 5 invite suggestions for reform of shared ownership, particularly the arrangements for “staircasing” – buying an additional share. They identify three obstacles:

- the requirement to buy an additional share of at least 10%;
- the problems caused when house prices rise faster than incomes;
- the additional fees payable whenever shared owners “staircase”.

The Green Paper asks:

48. How can we best support providers to develop new shared ownership products that enable people to build up more equity in their homes?

7/2018 Consultation on use of receipts from Right to Buy sales

15/8/18

Key Points

- MHCLG is consulting on reform of the arrangements for use of receipts from Right to Buy sales; the consultation is open until 9 October 2018.
- The consultation paper proposes:
 - To allow local authorities to hold receipts they currently retain for up to 5 years; future receipts would continue to have to be used within 3 years;
 - To increase the cap on the use of receipts from 30% to 50% of build costs for homes for social rent in “high demand” areas;
 - To allow local authorities to “top-up” insufficient Right to Buy receipts with funding from the Affordable Homes Programme of up to 30% of build costs for affordable rent or, in “high demand” areas, 50% of build costs for social rent;
 - To set an upper limit based on to average build costs on the price of dwellings acquired using receipts;
 - To allow authorities to use receipts to provide homes for shared ownership;
 - To allow authorities to gift General Fund land to the HRA for use for new housing provided it has been held in the General Fund for a number of years;
 - To allow a short window of three months during which local authorities could return receipts without incurring interest;
 - To replace the current target of one-for-one replacement of “additional” homes old under the Right to Buy with a wider measure covering net additions to the social housing stock held by both local authorities and housing associations.
- The consultation paper also invites views on whether there are circumstances under which it would be appropriate to allow local authorities to transfer receipts to ALMOs or Local Housing Companies and on other flexibilities that would help local authorities to use receipts more effectively to build new homes.

Background

In a written Ministerial statement on 29 March 2018, accepting that the current restrictions around the use of Right to Buy receipts are a barrier to delivery of more homes, the Government said it would consult with the sector on more flexible arrangements. The promised consultation paper was published on 14 August; views on its proposals are invited by 9 October.

The current arrangements were introduced in April 2012 as part of Government measures to reinvigorate the Right to Buy. Local authorities were enabled to enter into an agreement with the Government to retain receipts above the baseline assumed in the self-financing settlement (“additional receipts”) to fund the provision of replacement stock. The agreement specifies that receipts are to be used within 3 years and cannot fund more than 30% of the cost of a replacement unit. Receipts not used within 3 years must be returned to MHCLG together with interest of 4% over base rate.

The Government is consulting on several changes to these arrangements.

Timeframe for using receipts

The Government is not minded to extend the three-year deadline for all receipts, but is considering allowing authorities to hold receipts they currently retain for up to 5 years to give them longer to spend the receipts they already have. Receipts after a future date to be specified would continue to be required to be used within 3 years.

Cap on expenditure per replacement unit

Right to Buy receipts can currently be used to fund no more than 30% of the cost of a replacement home and cannot be topped up with Affordable Homes funding. The balance is assumed to be funded from borrowing repaid from rents. The 30% limit was set on the assumption that these would be affordable rents. The Government believes that this should be feasible for authorities in “typically higher-demand areas”, but accepts it may be problematic for authorities in such areas which are close to their borrowing cap and so unable to borrow, and for authorities in lower-demand areas where rents are too low to repay the necessary borrowing. It also recognises that homes let at social rents require a greater subsidy than 30%.

The consultation paper proposes:

- a. To increase the cap to 50% of build costs for homes for social rent in areas where authorities meet the eligibility criteria of the Affordable Homes Programme and can demonstrate a clear need for social rent over affordable rent;
- b. Allow local authorities to “top-up” insufficient Right to Buy receipts with funding from the Affordable Homes Programme of up to 30% of build costs for affordable rent or 50% of build costs for social rent where authorities can demonstrate a need for social rent, with bids for top-up to be submitted to the Affordable Homes Programme.

The June 2018 Addendum to the Affordable Homes Programme Prospectus makes it clear that only the local authorities which are eligible to apply for additional borrowing approval are eligible to bid to provide homes at social rent.

Use of receipts for acquisition

Local authorities can currently use Right to Buy receipts for the acquisition of existing properties as well as for new build. The Government is concerned that some acquisitions represent poor value-for-money compared with new-build and is considering two options for restricting their use:

- a. Introducing a price cap per dwelling based on average build costs at Homes England and Greater London Authority operating area level; this is intended to deter acquisitions in London and other high-value areas;
- b. Allowing acquisition in certain areas only, for example, where average build costs are more than acquisition costs.

The Government’s current preference is for option a.

Tenure of replacement home

Housing built or acquired by local authorities using Right to Buy receipts currently has to be let at affordable or social rents. The Government is considering whether to allow local authorities additionally to use receipts to provide homes for shared ownership.

Changing the way the cost of land is treated

Land already owned by the local authority is not currently counted as part of the scheme expenditure. Where such land is currently held in the General Fund and local authorities want to transfer it to the Housing Revenue Account in order to build on it they are expected to compensate the General Fund. The effect is that the authority is unable to use receipts to fund even 30% of the actual costs of providing the new housing.

The Government is considering allowing local authorities to gift land from their General Fund to their HRA, provided such land has been held in the General Fund for a number of years. Views

are invited on what number of years would be appropriate. It is also considering whether this flexibility should be restricted to previously undeveloped land or whether it should also include land with derelict buildings.



Transferring receipts to a Local Housing Company or ALMO

Instead of building or acquiring homes themselves, local authorities are currently able to use receipts to grant-fund a housing association to do so, but not a company they wholly own, such as a Local Housing Company or ALMO. While the Government believes affordable housing should continue to be provided predominantly in the HRA, it is considering whether there may be circumstances where it is appropriate to provide it through a company, and is inviting views on what these might be.

Temporary suspension of interest payments

The Government is considering whether to allow a short period of time (three months) during which local authorities could return receipts without added interest, to provide the opportunity for a realistic appraisal of the feasibility of spending receipts within the required timescale (which might be 5 years rather than 3 for existing receipts).

Other Issues

The consultation paper includes an invitation to suggest other flexibilities that would make it easier for local authorities to deliver replacement housing.

Reforming the replacement commitment

As part of the reinvigoration of the Right to Buy in 2012 the Government committed to ensuring that for every additional council home sold as a result of the increased discounts, a replacement home would be provided nationally through acquisition or newbuild. This commitment has not been met in the last two quarters and is unlikely to be met, under current rules, in future. The consultation paper argues that the target as it currently stands is not well-focused on the underlying policy objective of increasing the net supply of social and affordable housing. It considers only a proportion of the social homes lost through sale, and only a proportion of those added through acquisition or development. Specifically, it does not include:

- Homes sold by councils within the baseline forecast for Right-to-Buy sales from 2012
- Homes sold under the preserved Right to Buy
- Council homes sold other than through the Right to Buy
- Homes built by local authorities with grant and other funding
- Affordable homes built by housing associations.

The consultation paper asks whether the Government should drop the current target in favour of a wider measurement of the net increase in social and affordable housing.

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