

Consultation Publications Websites June 2009

Consultations

Title	Housing and planning delivery grant: Consultation on allocation mechanism for Year 2 and Year 3
Outline	This consultation paper seeks views on proposed changes to the allocation mechanism for years 2 and 3 of the Housing and Planning Delivery Grant (HPDG).
.....	This follows our commitment to monitor the housing market and the impact of the grant in Year 1 and make any changes necessary to ensure it remains an effective incentive over the three year grant period. It sets out the details and rationale of the proposed changes and how the reforms sit within the wider context of supporting economic recovery.
Web link	http://www.communities.gov.uk/documents/planningandbuilding/pdf/consultationdeliverygrant.pdf
Covering letter	http://www.communities.gov.uk/documents/planningandbuilding/pdf/letterhpdgconsultation.pdf
Launch date	12 May 2009
Deadline date.....	23 June 2009
Date added to list.....	2 June 2009
Link to any further info	Link to http://www.communities.gov.uk/documents/planningandbuilding/xls/datacheckform.xls
Date of CRHB meeting	5 June 2009
Action agreed by CRHB.....	

Title	Houses in multiple occupation and possible planning responses: Consultation
Outline	A consultation document seeking views on three options for addressing the impact of high concentrations of houses in multiple occupation (HMOs). The aim of the consultation is to test these options enabling Government to undertake a proper consideration of whether planning legislation needs to be amended in order to address the problems often associated with high concentrations of HMOs, particularly occupied by students and migrants. This consultation follows on from research work undertaken by ECOTEC research and consulting limited on behalf of CLG. This research work looked at HMOs occupied by students and migrants and did not consider HMOs more widely. The purpose of the research work was to: <ul style="list-style-type: none"> • identify good practice in areas that manage to cope relatively well with high concentrations of houses in multiple occupation (HMOs) (particularly those occupied by students) • test whether these ideas could have a wider application in those areas that are having more difficulty with such issues • determine whether (and if so what) planning policy can provide a suitable lever to tackle these problems.
Web link	http://www.communities.gov.uk/documents/planningandbuilding/pdf/housesmultipleconsultation.pdf
Launch date	13 May 2009
Deadline date.....	7 August 2009
Date added to list.....	2 June 2009
Date of CRHB meeting	5 June 2009
Action agreed by CRHB.....	

Other consultations

Joint Implementation Plan (on CRHB agenda separately)
Housing Reform Green Paper (on CRHB agenda separately)

Publications and announcements

Title	Go-East news
Outline	First edition of a new govt office newsletter
Gauge of housing relevance	Fair, variety of issues which would be of interest plus useful update on Go-East projects under way
Web link	http://www.goeast.gov.uk/goee/docs/187700/goeastnews109.pdf
Date published	Spring 2009
Title	Land Supply Assessment Checks
Outline	This report highlights best practice in establishing a 5 year supply of deliverable sites for housing as part of a Strategic Housing Land Availability Assessment. The findings and recommendations in this report are those of the consultant authors and do not necessarily represent the views or proposed policies of Communities and Local Government.
Gauge of housing relevance	May help with one of Camb's Nis and with districts preparing SHLAAs.
Web link	http://www.communities.gov.uk/documents/planningandbuilding/pdf/landsupplychecks.pdf
Date published	12 May 2009
Title	Rural proofing toolkit
Outline	This toolkit gives guidance on rural proofing, which is assessing how policies will work for rural people and places and ensuring that the policies are implemented fairly and effectively. Published by Commission for Rural Communities
Gauge of housing relevance	Very, in rural areas!
Web link	http://www.ruralcommunities.gov.uk/files/rural_proofing_toolkit.pdf
Date published	11 May 2009
Title	HCA's Monthly Housing Market Bulletin
Outline	The HCA regularly produces reports analysing trends in the housing market, the economy and the housebuilders industry. These reports help inform our regeneration and housing projects and are available here for external reference. The Housing Market Bulletin provides the latest information on the housing market, the economy and the housebuilding industry. The information is drawn from several different sources. It includes: * House price changes from the top house price indices including Nationwide, Halifax, the Land Registry and Royal Institute of Chartered Surveyors (RICS) * Housing market forecasts * Housing starts and completions as reported by Communities and Local Government and updates on key housebuilders * Mortgage trends and overall economy information
Gauge of housing relevance	Very
Web link	http://www.homesandcommunities.co.uk/public/documents/April_Housing_Market_Bulletin.pdf
Date published	12 May 2009
Title	Gypsy and Traveller Sites: Data and statistics
Outline	This links to documents that provide statistical data on Gypsy and Traveller caravans in England, including listings of local authority sites and an overview of the proposed changes to the bi-annual count of Gypsy and Traveller caravans. From CLG, statistics from the January 2009 count have been added.
Gauge of housing relevance	Very
Web link	http://www.communities.gov.uk/housing/housingmanagementcare/gypsiesandtravellers/gypsyandtravellersitedataandstat/
Date published	12 May 2009
Title	IDeA: Local area agreements 2008 (including 2009 refresh)
Outline	This IDeA page provides access to a comprehensive list of local area agreements by region. Alongside the agreements is a matrix, developed by the Government Office for London, which allows users to search by indicator and authority. 148 local area agreements have been refreshed to reflect the changing landscape for local strategic partnerships.
Gauge of housing relevance	At a tangent but enables comparison with other LAAs
Web link	http://www.idea.gov.uk/idk/core/page.do?pagelid=8399555
Date published	21 May 2009

Title	Enhanced hot water safety and efficiency measures for all new homes
Outline	All new homes will feature inbuilt protection from hot water scalding in baths and will use water more efficiently under measures announced by Housing Minister Iain Wright today. From October this year all new build homes will have protective devices fitted to baths to limit hot water temperature, and will need to meet a new minimum standard of 125 litres of water per person per day to improve water efficiency. Amendments to Part G (sanitation, hot water safety and water efficiency) of the Building Regulations were laid before Parliament today. The main amendments to the Building Regulations are: <ul style="list-style-type: none"> * the requirement that baths in new homes are fitted with protective measures, such as a thermostatic mixing valve, to limit the temperature of the hot water * a water efficiency standard of 125 litres per person per day for new homes * extending existing safety measures to all types of hot water systems (not just vented systems) * setting out where greywater and harvested rainwater can be safely used
Gauge of housing relevance	Very, specifically for new build
Web link	http://www.communities.gov.uk/news/corporate/1230815
Date published	13 May 2009

Title	Transforming Places, Changing Lives
Outline	Following consultation in 2008, the new framework for regeneration has been announced this week by Communities Secretary Hazel Blears. The new framework reflects the fact that in a declining economic climate the aim of regeneration to reverse economic, social, and physical decline is more important than ever. In his budget the Chancellor was clear that the public expected jobs help and for government to be more efficient in the downturn. Ms Blears also confirmed the planned £6.5bn investment in regeneration across the country over the next two years in reflection of this priority.
Gauge of housing relevance	Particularly relevant
Web link	http://www.communities.gov.uk/documents/citiesandregions/pdf/1227732.pdf
Date published	11 May 2009

Title	Tolerated Trespassers
Outline	This Communities and Local Government page provides information about the tolerated trespasser provisions in the Housing and Regeneration Act 2008 and the Successor Landlord Order, which came into force on 20 May 2009. Section 299 and Schedule 11 to the Housing and Regeneration Act 2008 and the Housing Order 2009 ("the Successor Landlord Order") (SI 2009/1262) came into force on 20 May 2009. Together these provisions remove the problems caused by the tolerated trespasser doctrine. Section 299 and Schedule 11 were brought into force in England and Wales by the Housing and Regeneration Act 2008 (Commencement No.5) Order 2009 (SI 2009/1261).
Gauge of housing relevance	CRHB received a report on this issue last year, this publication outlines how the issue is now resolved.
Web link	http://www.communities.gov.uk/housing/housingmanagementcare/toleratedtrespassers/
Date published	20 May 2009

Title	Real help for (private) tenants
Outline	A major new package of measures to strengthen consumer protections for tenants living in private rented accommodation is being announced today by Housing Minister Margaret Beckett. The Government wants to improve the quality of the private rented sector, by increasing professionalism, driving out bad landlords, and strengthening protections for tenants affected by repossessions. New proposals to be taken forward for consultation, as recommended in Julie Rugg's independent review of the private rented sector, include: <ul style="list-style-type: none"> * Introducing a light-touch national register of every private landlord in England to increase protection for both vulnerable tenants and good landlords. Landlords will need to include their registration number on all tenancy agreements and could be removed from the register for persistent poor performance like failing to carry out essential repairs, or not protecting tenants' deposits * Full regulation for private sector letting agents. Letting and managing agents do not currently need to have professional credentials. This means that both tenants and landlords have no realistic redress when things go wrong. To tackle these problems, the government proposes creating an independent regulator for all letting and managing agents * An improved complaints and redress procedure for tenants. For the first time, the Government will look to set up a mechanism whereby tenants are able to register official complaints about sub-standard landlords, and if these complaints are substantial and proven then landlords may be removed from the national register * Greater local authority support for good landlords. Local authorities will be encouraged to create 'local lettings agencies' to better facilitate tenancies in the private rented sector for those in housing need, including Housing Benefit recipients <p>The Government is today also announcing its intention to change the law to ensure that tenants have a minimum two months' notice if they have to leave their home because their landlord has been repossessed. At present, a gap in legal protections means that some tenants could be evicted at short</p>

notice if their landlord is repossessed - sometimes with less than two weeks to move their belongings and find somewhere new to live. These changes are part of a wider package of support the Government has put in place to support households at risk of repossession in the current economic climate. For tenants in danger of possible eviction due to their landlords facing repossession, the Council of Mortgage Lenders have agreed to work with their members to alleviate where possible any pressure on the tenant. They will continue to work with government to promote and share best practice between their members, ensuring tenants get the support they need at this time.

Changes to the rules for informing tenants if their landlord is due to attend a court repossession hearing have already come into effect. Since April, tenants will now get up to seven weeks notice of a hearing, up from the previous two week period.

Gauge of housing relevance..... Very

Web links * Government's response to the Rugg Review is available at www.communities.gov.uk/publications/housing/responseruggreview - Government is now consulting on these proposals and the consultation will close on 31 July 2009

* Julie Rugg and David Rhodes from the Centre of Housing Policy at the University of York were commissioned by the Government to examine the problems tenants and landlords face in the Private Rented Sector. Their findings can be viewed at www.york.ac.uk/inst/chp/Projects/PRSreview.htm

* The national register of landlords will be run by an independent organisation and landlords will be required to register annually for a nominal fee to cover the administration costs. To ensure this does not become an unnecessary burden on the market the register will be web-based and will require minimal information such as the name of landlord, their address and address of the property being let

* The HCA has said it is investigating how institutional investors could fund new homes specifically for private rental, and today the Government has announced that the HCA is also establishing an advisory board comprising leading industry bodies, construction firms and banks to help assess further potential investment opportunities during these difficult economic times, as part of the response to the Rugg Review

* The Government will be issuing a full consultation in the Summer on how best to change the law to improve protections for tenants whose landlords are repossessed

Date published..... 13 May 2009

Title..... **HCA and Metropolitan Housing Partnership lead the way with UK's first carbon zero homes.**

Outline The HCA and Metropolitan Housing Partnership (MHP) have today [12 May 2009] announced the first Code level 6* status for commercially built homes in the UK, seven years before the Government's 2016 zero carbon target for housing. The six houses to have received the status, at Upton in Northamptonshire, form part of a larger MHP housing development that is piloting a full range of eco technologies, distributed across all properties. The homes available for out right sale, shared ownership and affordable rent have been awarded BRE Code level 6* status under the Code for Sustainable Homes, which measures the overall sustainability performance against a wide range of environmental criteria including energy and water usage.

Gauge of housing relevance..... Good learning point

Web link..... <http://www.homesandcommunities.co.uk/uk-first-carbon-zero-homes>

Date published..... 12 May 2009

Title..... **Mortgage Rescue Scheme Monitoring Statistics: April 2009**

Outline Communities and Local Government Statistics have issued statistics on the number of households approaching local authorities with mortgage difficulties and households applying and accepted for the scheme.

The Mortgage Rescue Scheme monitoring statistics 'housing live table' gives information on the number of households approaching local authorities with mortgage difficulties and households applying and accepted for the scheme. The scheme has two elements:

* the 'Government Mortgage to Rent' option which involves a RSL purchasing the homeowner's property, enabling the household to remain in the property as a tenant on an assured short hold tenancy, paying an intermediate rent; and

* the 'Shared Equity' option which involves a RSL providing a loan to the homeowner to enable the homeowner's monthly mortgage payments to be reduced

The figures, presented by Government Office Region, are based on Mortgage Rescue Scheme returns submitted to Communities and Local Government by local authorities. The figures in the table are as reported by local authorities with no estimates made for missing local authority returns. Information on the local authority response rate is provided alongside the reported figures for each period. Figures for different periods are shown on separate tabs in the workbook.

Related article..... **Mortgage Support Helps Saves Homes, But Repossessions Still Rising**

Statistics released today by the Ministry of Justice suggest that recent measures introduced by the government to support homeowners have led to a fall in the number of orders issued against mortgage defaulters by courts. Orders issued from January to March 2009 were down 43% on the number of orders issued in the last quarter of 2008. Lord Chancellor and Secretary of State for Justice Jack Straw welcomed the news, stating the figures were proof that the government's active intervention was

succeeding, and urged householders at risk to take action as soon as possible by talking to their lenders and making use of in-court advice desk schemes. However, Shelter's Chief Executive Sam Younger expressed concern that some lenders were not doing everything they could to help struggling homeowners. He spoke as new repossession figures released showed an increase of 23% over the previous quarter and 50% over the same quarter last year. He urged all lenders to sign up to the government schemes (or an equivalent) and implement guidance consistently.

Gauge of housing relevance..... Very relevant

Web link..... <http://www.communities.gov.uk/publications/corporate/statistics/mortgagerescuestatistics>

Date published..... 29 May 2009

Repossessions and repossession prevention: Mortgage Rescue Scheme monitoring statistics, as reported by local authorities, by region.
Period: April 2009 – provisional (number of households)

	Households approaching local authorities with mortgage difficulties during the month	Of which, households at risk of repossession AND in a priority need category	Households applying for the scheme during the month	Households with 'live' applications for the scheme as at the end of the month					Households that have accepted an offer through the scheme during the month
				TOTAL	Of which, cases being assessed by the local authority	Of which, cases where local authority assessment is completed and request to lender to freeze possession proceedings	Of which, cases referred to a designated RSL	Of which, cases where an offer made to household	
North East	49	32	9	10	8	1	1	0	0
North West	150	59	31	107	69	17	19	2	0
Yorkshire and the Humber	140	53	9	12	11	1	0	0	0
East Midlands	82	30	5	20	8	4	7	1	0
West Midlands	125	60	18	31	20	2	7	2	0
East	184	63	15	29	18	1	8	2	1
London	74	41	17	75	49	6	20	0	0
South East	175	76	25	74	54	12	6	2	0
South West	105	38	10	18	6	2	9	1	0
England	1084	452	139	376	243	46	77	10	1