

## Consultation Publications Websites Sept 2009

### Consultations

**Title..... Building A New Regulatory Framework**  
**Outline .....** From April 2010, the Tenant Services Authority (TSA) will for the first time regulate all landlords of affordable housing including housing associations, ALMOs and local authorities. The TSA has published *Building A New Regulatory Framework: A Discussion Paper* which sets out its proposals for the new regulatory framework and national standards for affordable housing.  
**Launch date.....** June 2009  
**Deadline date.....** 8 September 2009  
**Link to any further info .....** <http://www.housingfutures.cih.co.uk/>  
**Action agreed by CRHB.....**

**Title..... Proposed Changes to Part L and Part F of the Building Regulations**  
**Outline .....** CLG is seeking views on the proposed changes to Part L (Conservation of Fuel and Power) and Part F (Means of Ventilation) of the Building Regulations. The consultation also proposes a range of measures, including a strategy for training and dissemination, designed to further improve the levels of compliance and performance in buildings. Edited highlights:  
 The Government set out in its *Building a Greener Future - Policy Statement* (July 2007) that new homes will be net zero carbon from 2016. As steps to achieving this target, energy efficiency standards for new homes are to be improved by 25% in 2010 and 44% in 2013 relative to current 2006 standards. The Government also wants to introduce improved energy efficiency standards for new non-domestic buildings, and in its 2008 Budget announced an ambition for all new non-domestic development to be net zero carbon from 2019. We are therefore proposing a similar phased improvement beginning with 25% in 2010 and plan to consult on the further trajectory towards zero carbon new non-domestic buildings later this year.  
 Government is also committed to addressing the energy efficiency of existing buildings and the consultation therefore proposes appropriate changes to the requirements when people elect to carry out building work to existing buildings.  
 When the proposed energy efficiency standards in Part L are strengthened in 2010 there is likely to be a tendency to more airtight buildings. It is therefore necessary to propose changes to Part F of the Building Regulations at the same time to ensure adequate means of ventilation is provided.  
**Launch date.....** 18 June 2009  
**Deadline date.....** 17 September  
**Link to any further info .....** Slides from workshops held: <http://www.aecom.com/MarketsAndServices/59/28/index.html>  
 FAQs;  
<http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/partf2010consultation/>  
 Consultation (leads to a list of linked documents:  
<http://www.communities.gov.uk/publications/planningandbuilding/partf2010consultation>  
**Action agreed by CRHB.....**

**Title..... Lender Repossession and Protection of Property**  
**Outline .....** This consultation looks at how legislation could be changed to offer protection to unauthorised tenants, to entitle certain ones to two months' notice if they have to leave after landlord mortgage default and lender repossession.  
**Launch date.....** 5 August 2009  
**Deadline date.....** 14 October  
**Link to any further info .....** <http://www.communities.gov.uk/documents/housing/pdf/1304815>  
**Action agreed by CRHB.....**

**Title..... Community Infrastructure Levy**  
**Outline .....** CLG have published detailed proposals and draft regulations for the introduction of the Community Infrastructure Levy. It's 163 pages long with 54 consultation questions, so not for the faint-hearted! Horizons is coordinating a county-wide response. Anna Keyes is gathering responses from districts via Variable Tariff Infrastructure working group (mainly planning reps). Would be very useful to look at implications and effects on AH, suggest a discussion paper coming to October's CRHB.  
**Launch date.....** 30 July 2009  
**Deadline date.....** 23 October  
**Link to any further info .....** <http://www.communities.gov.uk/documents/planningandbuilding/pdf/communitylevyconsultation.pdf>  
**Action agreed by CRHB.....**

Title .....	<b>Improving Access to Social Housing for Service Personnel</b>
Outline .....	This Ministry of Defence consultation paper seeks views on the level of support offered to service personnel, their families and veterans, including help for forces leavers to get onto the housing ladder and fairer access to social housing.
Launch date .....	July 2009
Deadline date .....	31 October
Link to any further info .....	<a href="http://www.mod.uk/DefenceInternet/DefenceNews/DefencePolicyAndBusiness/PriorityHousingForInjuredServicePersonnel.htm">http://www.mod.uk/DefenceInternet/DefenceNews/DefencePolicyAndBusiness/PriorityHousingForInjuredServicePersonnel.htm</a>
Action agreed by CRHB .....	

Title .....	<b>Shaping the Future of Care Together</b>
Outline .....	Shaping the Future of Care Together sets out a vision for a new care and support system. The Green Paper highlights the challenges faced by the current system and the need for radical reform, to develop a National Care Service that is fair, simple and affordable for everyone.
Launch date .....	14 July 2009
Deadline date .....	13 November
Link to any further info .....	<a href="http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_102338">http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/DH_102338</a>
Action agreed by CRHB .....	

Title .....	<b>Cambridgeshire County Council Community Engagement Strategy</b>
Outline .....	Over the last few months the County Council has been developing a new strategy for Community Engagement which sets out our ambitions for ensuring that people in Cambridgeshire have the skills and confidence to take part in decision-making, and to be able to shape their local area and the services they receive, whether they live in a rural community, a market town or in our cities. Our proposed objectives are to: <ul style="list-style-type: none"> <li>Keep communities informed</li> <li>Support people to be involved in their local communities</li> <li>Promote local democracy</li> <li>Support community involvement in shaping places</li> <li>Support community involvement in shaping services</li> <li>Improve our understanding of how our communities work</li> <li>Coordinate our community engagement activity</li> </ul> We now need to test out the strategy and its underpinning action plan with you and all our partners. Will this strategy and action plan successfully achieve the above objectives? It is important that as many people as possible have the opportunity to take part in the consultation, so I would be grateful if you could please pass on the information to all relevant colleagues or contacts to ensure they are able to respond. (Mike Davey)
Launch date .....	1 September 2009
Deadline date .....	24 November 2009
Link to any further info .....	<a href="http://www.cambridgeshire.gov.uk/communityengagementconsultation">www.cambridgeshire.gov.uk/communityengagementconsultation</a>
Action agreed by CRHB .....	

Title .....	<b>Guidance Published On Local Economic Assessments</b>
Outline .....	The Government has published its pre-consultation draft guidance for county councils and unitary authorities on their new economic assessment duty. The aim is to give local authorities and their partners early sight of how the proposed new duty should be carried out. The Local Democracy, Economic Development and Construction (LDEC) Bill makes provision for the new local authority economic assessment duty. This requires all county councils and unitary district councils to prepare an assessment of the economic conditions of their area. The Government intends to formally consult on draft statutory guidance once the Bill has been enacted. We are publishing pre-consultation draft guidance now to give local authorities and partners early sight of the Government's thinking on how the proposed new duty should be carried out and to enable local authorities to start thinking about how they should prepare for the new duty. The draft guidance explains what the new duty is intended to achieve, how assessments should be taken forward and what they should address.
Launch date .....	Not yet, early warning
Deadline date .....	Not yet
Link to any further info .....	<a href="http://www.communities.gov.uk/documents/localgovernment/pdf/1314939.pdf">http://www.communities.gov.uk/documents/localgovernment/pdf/1314939.pdf</a>
Action agreed by CRHB .....	

Title .....	<b>Proposals For The Allocation Of Support For Eco-Towns Announced</b>
Outline .....	The Government has set out its proposals for the £60million allocation of funding for local authorities and their partners supporting Eco-towns in a consultation document.
Launch date .....	17 August 2009
Deadline date .....	25 September 2009
Link to any further info .....	<a href="http://www.communities.gov.uk/documents/housing/pdf/1312900.pdf">http://www.communities.gov.uk/documents/housing/pdf/1312900.pdf</a>
Action agreed by CRHB .....	

Title .....	<b>“Policy Statement on Regional Strategies and Guidance on the establishment of Leaders’ Boards”</b>
Outline .....	<p>The Government is consulting on its proposals which will consider how the regions prepare for Regional Strategies and Local Authority Leaders Boards once Royal Assent has been received on the Local Democracy, Economic Development and Construction Bill. CIH will be responding to the consultation Policy Statement on Regional Strategies and Guidance on the establishment of Leaders’ Boards and we invite your comments and feedback to shape our formal submission (more detail and questions will follow in due course).</p> <p>Regional Strategies are part of the Local Democracy, Economic Development and Construction (LDEDC) Bill which is in the final stages of going through Parliament. Regional Strategies will combine the current economic and regional spatial strategies into a single integrated vision. The consultation sets out how the Bill will be implemented after Royal Assent has been achieved. Local Authorities through their Leaders Boards will decide the Regional Strategy in partnership with the Regional Development Agency.</p> <p>This 12 week consultation covers the draft planning policy, guidance and regulations that will establish the process that responsible regional authorities will have to follow when they revise their regional strategies. It includes:</p> <ul style="list-style-type: none"> <li>* A Draft Policy Statement on preparing Regional Strategies to replace the current Planning Policy Statement 11: Regional Spatial Strategies</li> <li>* Draft Regulations for the LDEDC Bill set out what organisations will have to be consulted when regional strategies are prepared, what project plans should contain, when monitoring must be carried out and access to information requirements</li> <li>* Draft Guidance providing detail on how to establish and run Leaders Boards</li> <li>* Draft guidance on the sustainability appraisals of Regional Strategies.</li> </ul>
Launch date .....	6 August 2009
Deadline date .....	30 October 2009
Link to any further info .....	<a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/1303429.pdf">http://www.communities.gov.uk/documents/planningandbuilding/pdf/1303429.pdf</a>
Action agreed by CRHB .....	

Title .....	<b>Plans to give more protection to tenants in the private rented sector</b>
Outline .....	<p>The Government’s consultation <i>Lender Repossession of Residential Property: Protection of tenants</i></p> <p>Tenants in the private rented sector who are at risk of eviction with little or no notice due to their homes being repossessed may be given increased protection. The Government is consulting on proposals to change the law so that tenants will be given two months notice to vacate a property. It would also like to see alternative action to repossession such as lenders appointing Receivers of Rent to collect rent and manage occupied properties.</p>
Launch date .....	5 Aug 2009
Deadline date .....	14 October 2009
Link to any further info .....	<a href="http://www.communities.gov.uk/publications/housing/lenderrepossessionconsult">http://www.communities.gov.uk/publications/housing/lenderrepossessionconsult</a>
Further info .....	Due to the increased number of households living in the private rented sector, Shelter is calling on the Government to introduce stronger regulation of the sector.
Launch date .....	10 August 2009
Link to any further info .....	<a href="http://england.shelter.org.uk/news/august_2009/bring_private_rented_sector_up_to_scratch">http://england.shelter.org.uk/news/august_2009/bring_private_rented_sector_up_to_scratch</a>
Action agreed by CRHB .....	

Title .....	<b>Government Allocations Review</b>
Outline .....	<p>The government has announced a review into the allocations system which in addition to ensuring that those in greatest need are the first priority, also gives local authorities more flexibility. It proposes allowing councils to include extra criteria in their allocations process, e.g. attracting people with particular skills into an area or giving priority to those who have been on the waiting list for a particularly long time. Alongside, the government are looking at ways to prevent people from abusing their tenancies by illegally subletting their homes. CIH are writing the guidance for CLG on preventing and detecting illegal subletting and would be interested to hear from organisations about the strategies they use to avoid this.</p>
Launch date .....	31 July 2009
Deadline date .....	23 October 2009
Link to any further info .....	<a href="http://www.communities.gov.uk/documents/housing/pdf/1301299.pdf">http://www.communities.gov.uk/documents/housing/pdf/1301299.pdf</a>
Action agreed by CRHB .....	

Title .....	<b>Reform of Council Housing Finance</b>
Outline .....	<p>CLG has published the consultation paper heralded by Housing Minister John Healey when he promised last month to "dismantle" the council housing finance system. Supplemented by several background reports, the consultation paper proposes that:</p> <ul style="list-style-type: none"> <li>* the government moves to implement a self-financing model for councils with a start date of April 2012</li> <li>debt is redistributed by assessing the value of the existing stock as a business and either making a payment to each local authority, or requiring a payment from each local authority depending whether its current debt is higher or lower than the assessed value</li> <li>* management and maintenance costs should be 5% higher than current levels and major repairs costs should be based on an uplift of 24% for newly arising need. The report concludes that the ongoing post-decent homes backlog of works is 6 billion and the non-decent backlog is between 1.4 billion and 2.9 billion the ring-fence be retained receipts be retained locally, with 75% having to be spent on housing.</li> <li>* CIH will be producing a detailed response before the consultation closes on 27 October and welcomes input from members</li> </ul>
Launch date .....	21 July 2009
Deadline date .....	27 October 2009
Link to any further info .....	<a href="http://www.communities.gov.uk/documents/housing/pdf/1290620.pdf">http://www.communities.gov.uk/documents/housing/pdf/1290620.pdf</a>
Action agreed by CRHB .....	

## Publications and announcements

Title .....	<b>Bovis joins Barratt and Persimmon in positive housing message</b>
Outline .....	<p>Bovis Homes today joined Barratt and Persimmon in reporting signs of stabilisation in the housing market. But like its fellow house builders, Bovis said the continued lack of mortgage availability remained the biggest challenge facing the firm.</p> <p>Bovis sold 754 homes in the six months to 30 June, down from the 851 it sold in the comparable period last year. The volume of sales remains at low levels and prices are still well off their peak of 2007. Bovis said its average selling price was £160,400 compared with £196,700 in the first half of 2008. But Bovis said the rate of decline in house prices has eased and there has been an increase in mortgage approvals over the period.</p> <p>Actions taken by the Bovis to reduce its overheads during 2008 are now generating the expected level of saving in 2009. Overheads in the first six months of 2009 are anticipated to be around £13 million, some 45 per cent lower than the overhead in the first half of 2008.</p> <p>With this significant reduction in overhead, Bovis is confident it will achieve a pre-exceptional profit before interest and tax for the first half of 2009 despite the lower gross profit generated on legal completions.</p> <p>On Thursday, both Barratt Developments and Redrow blamed lack of availability of mortgages for continuing to hamper the recovery of the UK housing market. The trading update this morning said: "The housing market has shown signs of stabilisation during the first half of 2009, with external house price indices indicating that the rate of price decline has lessened over this period and the number of mortgage approvals for home purchase has increased, albeit from a low base."</p>
Gauge of housing relevance .....	Very!
Web link .....	<a href="http://www.cnplus.co.uk/5204912.article">http://www.cnplus.co.uk/5204912.article</a>
Date published .....	10 July, 2009

Title .....	<b>One Village School Closes Every Month As Families Are Priced Out Of The Countryside</b>
Outline .....	<p>One primary school is closing every month in rural England as young families are increasingly priced out of villages and migrate to urban areas where there is cheaper housing, a study by the National Housing Federation, National Association for Small Schools and the Association of Teachers and Lecturers has found. School closures are exacerbating problems faced by villages which have also seen the closure of pubs and shops, leaving many rural areas without a focal point for community life, according to the NHF.</p> <p>Figures obtained by the NHF show 62 rural primary schools closed between 2004 and 2008, an average of twelve a year. Government gave guidance to councils in 1998 to presume that schools should not close, but declining numbers of children in many rural areas has led many local authorities to close schools again.</p> <p>The trend has been criticised by education bodies, citing the ability of small schools to deliver both effective educational models and a focus for services which bind communities together.</p>
Gauge of housing relevance .....	Relevant for rural areas
Web link .....	"Save our villages" NHF campaign at <a href="http://www.housing.org.uk/default.aspx?TabID=1103">http://www.housing.org.uk/default.aspx?TabID=1103</a>
Date published .....	20/8/09

Title .....	<b>Exclusion of New Council Housing From HRA Subsidy System</b>
Outline .....	CLG have issued guidance on the exclusion of new local authority housing from the Housing Revenue Account subsidy system and pooling. CLG have also published a summary of responses from their consultation on changes to the rules on excluding new council housing from Housing Revenue Account Subsidy and Pooling. The guidance is for local authorities in England applying to exclude specified property from the Housing Revenue Account Subsidy System (HRASS). Section 80B of the Local Government and Housing Act 1989 ("LGHA 1989") enables local authorities to exclude specified properties from the operation of the HRASS by agreement with the Secretary of State. Local authorities will be able to retain the full rental income from houses specified in the agreement ("section 80B Agreement"). Amendments to the Local Authorities (Capital Finance and Accounting)(England) Regulations 2003 will enable authorities to retain the full capital receipt on any subsequent sale of excluded properties, provided the receipts are used for affordable housing and regeneration projects. Applications for a section 80B Agreement should be made to the Homes and Communities Agency (HCA). The HCA will assess the application having regard to the considerations set out and will make recommendations to the Secretary of State.
Gauge of housing relevance .....	Very for HRA authorities
Web link .....	<a href="http://www.communities.gov.uk/documents/housing/pdf/1317873.pdf">http://www.communities.gov.uk/documents/housing/pdf/1317873.pdf</a>
Summary of responses .....	<a href="http://www.communities.gov.uk/publications/housing/capitalruleschangesresponse">http://www.communities.gov.uk/publications/housing/capitalruleschangesresponse</a>
Date published .....	26 August 2009
Title .....	<b>Future of Building Control: Implementation Plan</b> (clearer rules for builders)
Outline .....	The government has set out plans to make it easier for builders to understand what standards are expected of them and to ensure buildings comply with high standards of safety and sustainability. The document <i>Future of Building Control: Implementation Plan</i> follows consultation carried out in March 2008. The final version of the partial impact assessment originally published in March 2008 is also now available. "The purpose of this review – to make the building control system work better – still resonates in this difficult economic climate. Its success will be measured by even better compliance at a reduced cost on users of the system and a much better understanding of what building control does and does not do." "Our vision is for a building control system which ensures buildings are safe, healthy, accessible and sustainable for current and future generations" Sets out roles and responsibilities for Local authority building control bodies, Approved inspectors, Communities and Local Government, Competent person scheme operators, Construction industry and Building owners.
Web link .....	<a href="http://www.communities.gov.uk/documents/planningandbuilding/pdf/1320090">http://www.communities.gov.uk/documents/planningandbuilding/pdf/1320090</a>
Date published .....	1 September 2009
Title .....	<b>Leaked Letter Warns Tories To Delay Property Developments</b>
Outline .....	Conservative MPs and councils have been advised to delay major commercial and housing developments until a Tory administration gets into power, according to a letter from Caroline Spelman, the Shadow Communities Secretary, seen by the Observer. The letter outlines the Conservatives' intention of introducing a new local government and housing bill in its first year of office.
Gauge of housing relevance .....	Very!
Web link .....	<a href="http://www.guardian.co.uk/business/2009/aug/30/conservatives-housing-property-delay">http://www.guardian.co.uk/business/2009/aug/30/conservatives-housing-property-delay</a>
Date published .....	30 Aug 2009
Title .....	<b>Buy-To-Let Market Shows Signs of Stabilising</b>
Outline .....	The buy-to-let market showed the first signs of stabilising in the second quarter as arrears improved significantly and the decline in new lending began to slow, according to the Council of Mortgage Lenders. There were 21,600 new buy-to-let loans advanced in the second quarter, a relatively modest 4% decline from 22,400 in the preceding three months.
Web link .....	<a href="http://www.cml.org.uk/cml/media/press/2358">http://www.cml.org.uk/cml/media/press/2358</a>
Date published .....	14 Aug 09
Title .....	<b>Mortgage Rescue Not Reaching Applicants Who May Be Eligible</b>
Outline .....	The Government released its Mortgage Rescue monitoring statistics this week for the quarter April to June. It shows that take up and completion of cases is disappointing. In the quarter around 3,800 enquiries were made to local authorities during the period of which around 1,800 met the basic eligibility criteria. But only around 50 offers were made and only 9 cases were completed and these were concentrated in two regions.
Web link .....	<a href="http://www.communities.gov.uk/publications/corporate/statistics/mortgagerescuestatistics">http://www.communities.gov.uk/publications/corporate/statistics/mortgagerescuestatistics</a>
Date published .....	14 Aug 2009

Title .....	<b>Social Housing Sales Statistics</b>
Outline .....	<p>CLG have published the latest statistics on housing sales to sitting tenants in England in 2008-2009, covering sales through Right To Buy, Right To Acquire and Social Homebuy. Figures show there were 7300 sales in 2008-2009, less than half the total recorded for 2007-2008. These statistics <b>do not</b> include Low Cost Home Ownership sales through shared ownership schemes.</p> <p>Key points from the release are:</p> <ul style="list-style-type: none"> <li>* There were an estimated 7,300 total social housing sales to sitting tenants in England in 2008-09. This is less than half the 19,360 sales recorded in 2007-08 and the fifth consecutive annual decline.</li> <li>* There were an estimated 3,860 Right to Buy sales in England in 2008-09 (53% of total sales), a decrease from 15,110 sales in 2007-08. Of these, 2,860 sales were of local authority properties, and 1,000 were of Registered Social Landlord properties.</li> <li>* The average market value of local authority properties purchased through the Right to Buy scheme in 2008-09 was £107,250, with average capital receipts of £81,840 and average discount of £25,410.</li> <li>* There were 180 sales of Registered Social Landlord properties through the Right to Acquire scheme in England in 2008-09 (3% of total sales), down two-thirds from 540 in 2007-08.</li> <li>* There were 100 sales through the Social HomeBuy scheme in England in 2008-09 (1% of total sales), compared with 160 sales in 2007-08.</li> <li>* A further 1,460 sales in 2008-09 (20%) were disposals of RSL properties to the private sector, while the remaining 1,700 (23%) were other shared equity and outright sales to sitting tenants.</li> </ul>
Gauge of housing relevance .....	Yes
Web link .....	<a href="http://www.communities.gov.uk/documents/statistics/pdf/1319692.pdf">http://www.communities.gov.uk/documents/statistics/pdf/1319692.pdf</a>
Date published .....	27 August 2009

Title .....	<b>Next Round of Low Carbon Projects Confirmed</b>
Outline .....	<p>The Homes and Communities Agency have announced the recipients of their second round of funding from the low carbon infrastructure initiative. The 8.8million funding will cover seven schemes in Leeds, Birmingham, Coventry, Gloucestershire, Hampshire, and London.</p> <p>The initiative, a partnership with the Department of Energy and Climate Change (DECC) and Communities and Local Government (CLG), will provide funding for schemes across the country to benefit from new and existing low carbon energy plants by creating the infrastructure needed to link them up. They are;</p> <ul style="list-style-type: none"> <li>* <b>Hackney, London</b> - £0.5m to install pipework to retrofit CHP energy to three high density housing estates. The funding will help provide risers in the high rise blocks and interface units in the homes.</li> <li>* <b>Greenwich, London</b> - £3m for a number of schemes that will eventually deliver 10,000 homes. The funding will make provision to connect the homes to a London wide heat network, provide two heat spines for CHP energy and will support the construction of an energy centre.</li> <li>* <b>Rowner, Gosport</b> - £1.12m to connect 700 new homes, of which 40 per cent will be affordable, to a CHP plant.</li> <li>* <b>Hanham Hall, South Gloucestershire</b> - £0.8m to extend planned onsite biomass CHP plant that will power 195 zero carbon homes and take waste heat for use in neighbouring secondary school.</li> <li>* <b>Manton and Reynolds Towers, Birmingham</b> - £0.78m to connect two thirteen storey tower blocks to a new biomass energy system at the nearby Holte School. There is also potential for some of the funding to be used alongside PFI funding to connect planned new housing in the area to the system.</li> <li>* <b>Wood End, Henley Green and Manor Farm (WEHM) estates, Coventry</b> - £1.6m to help develop a community energy scheme using ground source heat pump technology that will provide heating and hot water for 154 homes, the first phase of a scheme that is ultimately planned to include a district CHP plant to power the whole neighbourhood.</li> <li>* <b>Yarn Street, Aire Valley in Leeds</b> - £1m to provide a new heat network supplying CHP energy from waste plant and micro-technologies to power 280 new homes that will form part of the urban eco settlement vision for the area.</li> </ul>
Web link .....	<a href="http://info.homesandcommunities.co.uk/comq/ccr/WDHRW9TP@YXZYJWNY0W">http://info.homesandcommunities.co.uk/comq/ccr/WDHRW9TP@YXZYJWNY0W</a>
Date published .....	25 August 2009

Title .....	<b>Improved Mortgage Possession Statistics Will Help Local Authorities</b>
Outline .....	<p>The first in the new series of mortgage repossession statistics (for April to June 2009) was published this week. For the first time the series will show the number of possessions broken down by local authority area. The figures show sharp falls in most areas since the same quarter in 2008, except in Sunderland and parts of East Sussex and Northamptonshire where there were rises.</p>
Web link .....	<a href="http://www.justice.gov.uk/publications/mortgatelandlordpossession.htm">http://www.justice.gov.uk/publications/mortgatelandlordpossession.htm</a>
Date published .....	August 2009

**Title** ..... **Repossessions Fall But Shelter Warn of Second Wave as Economy Recovers**  
**Outline** ..... Ministers urged homeowners concerned about their mortgage payments to seek immediate help from their lenders and advice agencies to avoid repossession following the latest release of mortgage possession statistics. The latest release shows a sharp fall in possessions compared with the same quarter last year but a rise compared with the previous quarter. Ministers claimed that the figures show that various support measures put in place, including money advice, are taking effect. But Shelter warned of a second wave of repossessions as property prices recover whilst interest rates and unemployment continue to rise.  
**Web link** ..... <http://www.cml.org.uk/cml/media/press/2357>  
**Date published** ..... 14 Aug 09

**Title** ..... **Newly Built Private Housing Has Inadequate Space Standards**  
**Outline** ..... No room to cook dinner or seat guests? Welcome to 'rabbit hutch Britain'. The results of a survey carried out by the Commission for Architecture and the Built Environment shows that space standards in newly built private housing may not be 'fit for purpose.' Britain has the smallest rooms in Western Europe.  
**Web link** ..... <http://www.guardian.co.uk/society/2009/aug/10/rooms-private-housing-too-small>  
**Date published** ..... 10 August 2009

**Title** ..... **Advice on Future Housing Supply**  
**Outline** ..... The National Housing and Planning Advice Unit have revised their advice to government on the supply of housing, suggesting that the recession has not affected the need for more housing, and that as the economy recovers more homes will be needed and the lack of supply will renew affordability problems. (see table below)  
**Web link** ..... <http://www.communities.gov.uk/nhpau/newsroom/revisedadvice/>  
**Date published** ..... July 2009

**NAHPU - Comparison of new and old housing supply ranges**

England regions				Average annual net additions		
	June 08 minima, average 2008-26	New minima, average 2008-31	% change	June 08 maxima, average 2008-26	New maxima, average 2008-31	% change
North East	6,700	7,200	7%	7,500	8,200	9%
North West	26,600	26,400	-1%	29,500	29,900	1%
Yorkshire & Humber	23,800	26,400	11%	26,400	29,400	11%
East Midlands	23,400	25,100	7%	24,600	26,800	9%
West Midlands	19,000	19,600	3%	22,600	23,200	3%
East of England	30,600	31,600	3%	39,200	40,000	2%
London	33,800	33,100	-2%	42,600	44,700	5%
South East	37,800	38,000	1%	49,700	53,800	8%
South West	29,800	30,400	2%	34,800	34,500	-1%
<b>England</b>	<b>231,500</b>	<b>237,800</b>	<b>3%</b>	<b>276,900</b>	<b>290,500</b>	<b>5%</b>

**Title** ..... **Gypsy and Traveller Sites - Good Practice Guide**  
**Outline** ..... CLG has published good practice guidance for the management of gypsy and traveller sites. The guide helps to clarify the roles and responsibilities of managers and residents in maintaining well-run and sustainable sites, and promoting good relations within the wider community.  
**Web link** ..... <http://www.communities.gov.uk/documents/housing/pdf/1284475>  
**Date published** ..... July 2009

**Title** ..... **UK Low Carbon Transition Plan**  
**Outline** ..... The government has published plans on how to meet the cut in emissions set out in the carbon budget of 34% on 1990 levels by 2020. With regards to homes and communities, the White Paper contains a number of new policy proposals, including piloting the 'pay as you save' model of long-term financing of whole-house low carbon refurbishment, developing more proactive services from the Energy Saving Trust to provide households with information and advice, consulting on requiring Energy Performance

Certificates to be put on property advertisements, and creating a Green villages, towns and cities challenge to showcase pioneering green initiatives.  
 Web link ..... <http://interactive.bis.gov.uk/lowcarbon/>  
 Date published ..... 25 July 2009

**Title ..... HCA Guide to economic viability re-launched**  
 Outline ..... The HCA's economic appraisal tool helps development partners demonstrate how grants from the National Affordable Housing Programme (NAHP) will help them deliver more affordable housing over and above the level that can be supported from planning obligations alone. The tool can also assist Local Planning Authorities and developers negotiate and agree the viability of planning obligations generally.  
 Richard Hill, Director of Investment and Renewal at the HCA, said: 'This is a really useful planning tool which we're re-launching at a time when the economic viability of schemes has been brought more sharply into focus because of current market conditions.'  
 Web link ..... <http://info.homesandcommunities.co.uk/comq/ccr/TMHGSQ0H@YXZYJWWSNB>  
 Date published ..... 7 Aug 2009

**Title ..... £84 million for greener homes and cheaper energy bills**  
 Outline ..... The HCA has announced that 46 areas of the country will share a fund of up to £84 million to help insulate social homes – reducing fuel bills for tenants and cutting carbon emissions.  
 The Social Housing Energy Saving Programme (SHESP), first announced in April's 2009 Budget, will provide cavity wall insulation for thousands of homes.  
 The majority of the SHESP funding will be allocated to London-based social housing providers, due to the capital's housing stock having a higher proportion of flats than the rest of the country.  
 In total, 50 bids were received from a range of social landlords – including local authorities (14 bids), Registered Social Landlords (16 bids) and Arms Length Management Organisations (20 bids). Of these, 46 were successful.  
 Web link ..... <http://info.homesandcommunities.co.uk/comq/ccr/B9JN31TH@YYZYRQ6L23>  
 Date published ..... 28 July 2009

**Title ..... Attracting Finance Into Housebuilding**  
 Outline ..... Shelter's new report *Ground Breaking: New Ideas on Housing Delivery* puts forward a range of new ideas on attracting new forms of finance into house building to meet housing need, and provides a springboard of ideas to reinvigorate the housebuilding sector.  
 Web link ..... [http://england.shelter.org.uk/\\_data/assets/pdf\\_file/0010/201997/Ground\\_Breaking\\_new\\_ideas\\_on\\_housing\\_delivery\\_FINAL.pdf](http://england.shelter.org.uk/_data/assets/pdf_file/0010/201997/Ground_Breaking_new_ideas_on_housing_delivery_FINAL.pdf)  
 Date published ..... June 2009

**Title ..... Building a Society For All Ages**  
 Outline ..... The government has launched its strategy *Building a Society for All Ages* which outlines a series of proposals to help Britain prepare for an enormous demographic changes as more people than ever before are living longer. Key elements of the strategy involve providing support to people to plan earlier for longer lives, and making sure that services are suitable when the time comes to use them.  
 Published alongside the government's strategy on ageing, *Working Together for Older People in Rural Areas* is the final report of a joint project between the Social Exclusion Task Force and the Department for Environment, Food and Rural Affairs. This report examines evidence on the social exclusion experienced by older people in rural areas and identifies examples of innovative service delivery that can make a real difference in these areas. A number of practical policy actions from this report have been integrated into the government's strategy document.  
 Web link ..... [http://www.cabinetoffice.gov.uk/social\\_exclusion\\_task\\_force/short\\_studies/working\\_together.aspx](http://www.cabinetoffice.gov.uk/social_exclusion_task_force/short_studies/working_together.aspx)  
 Date published ..... 24 Aug 2009

**Title ..... Local Authorities and Mutuality**  
 Outline ..... The Commission on Co-operative and Mutual Housing has been set up to investigate the role that co-operative and mutual housing might play in national housing strategy. The commission brings together key representatives from the housing and co-operative sectors and will be hosting a Special Commission hearing for members to hear about mutual housing models. The hearing took place on 27 July in Redditch chaired by CIH Chief Executive Sarah Webb.

Title .....	<b>Housing and the Credit Crunch Report Published</b>
Outline .....	The Communities and Local Government Select Committee has published a follow up report on housing and the credit crunch. The report welcomes government initiatives to stimulate housing but acknowledges measures have not been enough to stimulate house building and housing market activity in the economic downturn. The report recommends government act to retain capacity in the house-building sector, take steps to ensure house-builders can sell the homes they build and address the flow of mortgage finance.
Web link .....	<a href="http://www.publications.parliament.uk/pa/cm200809/cmselect/cmcomloc/568/568.pdf">http://www.publications.parliament.uk/pa/cm200809/cmselect/cmcomloc/568/568.pdf</a>
Date published .....	14 July 09

Title .....	<b>Homelessness Code of Guidance</b>
Outline .....	Guidance for local authorities when dealing with applicants who have lost their home due to difficulties in meeting their mortgage payments has been published by CLG.
Web link .....	<a href="http://www.communities.gov.uk/publications/housing/intentionalhomelessnessguide">http://www.communities.gov.uk/publications/housing/intentionalhomelessnessguide</a>
Date published .....	<b>5 August 2009</b>

Title .....	<b>Community Land Trusts: Summary of responses</b>
Outline .....	Communities and Local Government Information. This is a summary of responses to a consultation on the regulation of, financial support for and access to social rented and affordable housing provided with public subsidy. The consultation also set out the concept of community land trusts and the development of a viable, well managed and robust community land trusts sector.
Web link .....	<a href="http://www.communities.gov.uk/documents/housing/pdf/1310666.pdf">http://www.communities.gov.uk/documents/housing/pdf/1310666.pdf</a>
Date published .....	12 August 2009

Title .....	<b>Investment and planning obligations: responding to the downturn</b>
Outline .....	The HCA's approach to co-ordinating investment decisions with planning policy obligations to help unlock many more developments across the country, is set out in a Good Practice Note. The publication, HCA investment and planning obligations: responding to the downturn has been produced for staff and partners of the national housing and regeneration agency. Based on existing policy guidance it suggests recommendations for maintaining more affordable housing from planning permissions and associated S106 obligations alongside HCA investment, in the current housing market downturn.
Web link .....	<a href="http://www.homesandcommunities.co.uk/public/documents/Investment_and_planning_good_practice_note.pdf">http://www.homesandcommunities.co.uk/public/documents/Investment_and_planning_good_practice_note.pdf</a>
Date published .....	July 2009

Title .....	<b>Supply of Affordable Housing Guaranteed In Rural Areas</b>
Outline .....	The Government has shared its plans to help guarantee a supply of affordable housing in rural areas. New shared ownership properties offered on a part-rent, part-buy basis after 7 September will be subject to measures to protect them so that they remain in the social sector. Affordable rural homes in thousands of newly designated 'protected' areas will be safeguarded for future generations of first time buyers under new provisions announced by Housing Minister Ian Austin. In rural areas where replacing affordable housing is difficult new shared ownership properties will have to remain shared ownership to ensure future buyers also have a chance to step on to the property ladder. Generally, shared owners can staircase up to full ownership. But in some rural areas it is incredibly hard to replace homes that become fully owned and are subsequently sold on the open market. Now under new powers in the Housing and Regeneration Act 2008, more than 13,000 small rural settlements will be designated 'protected' areas across England.
Launch date .....	13 Aug 09

## New websites

Website .....	Public land workshop videos on YouTube
Purpose .....	You can now view videos from the presentations given by the HCA staff at the public land workshop online. Our new HCA YouTube channel is a centralised location where you can see our public videos, favourites, comments, subscribers and recent HCA activity.
Agency .....	HCA
Web link .....	<a href="#">Watch HCA videos on our YouTube channel</a>