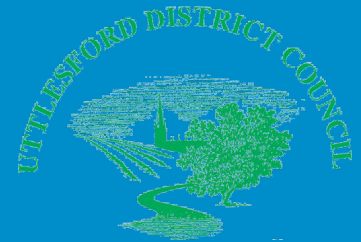

Uttlesford District Council: Local Plan Community Stakeholder Forum



Providing Homes to meet Local Needs

8 March 2021



Background

- Ark was commissioned to produce a Housing Study for Uttlesford and Braintree in 2019, and submitted the final report in June 2020
- Our work included two Listening Events in October 2019 with councillors and local stakeholders
- The key messages were about
 - Local people, their needs and the cost of housing
 - The challenges facing people working in Uttlesford
 - The relationship between housing, employment, community, environment and the quality of life

Uttlesford

- Large rural district with market towns and villages
- Employment in local communities (schools, health and social care, services and SME)
- Major employers - Biotech and Stansted
- Ageing population
- Needs of young people
- Housing is expensive



Average Income above National Average

- 60% residents earn below £34,000 p.a.
- 40% residents earn below £25,000 p.a.
- £50,000 household income required to buy 2-bedroom new-build home (£325K)
- £30,000 household income required to buy 2-bedroom shared ownership home
- Plus deposit



What does that mean?

- Significant need for Affordable Housing - affordable and social rented, and shared ownership
- Enhance the range and supply of Intermediate Housing eg Rent to Buy
- Potential to strengthen market rented offer through Build to Rent - targeted at young people, future demand?

And it also means...

- Commitment to quality
 - House Design - adaptable to changing needs, including space to work and study from home
 - Energy Efficient - construction, heating
 - Design of outdoor space



What do local people want?

- Major Housebuilders with different designs and layout
- Opportunities for local builders
- Custom and Self-Build
- Community-led housing and co-housing



The Three Key Themes

- Choice – innovation and variety in tenure, pro-active housing options and advice, allocations policy and local lettings plans
- Engagement and collaboration – with communities and residents, employers, promoters/applicants of major developments and housing associations
- Delivery – the council’s role in accelerating construction through planning and in providing with a new, expanded council-house programme, and facilitating custom and community-led housing
- The role of ‘stakeholders’ – as residents, as communities, as developers, as employers

To sum up

- Prioritise Affordable Housing – rented and shared ownership
- Strengthen intermediate and private rented offers
- Encourage diversity to ensure delivery and resilience
- Engage and inspire local people
- Work collaboratively with major promoters/developers and local builders
- Be ambitious
- Provide civic leadership

Any questions?

