

Appendix B

Response to Member comments at the Development Strategy Task Force on
07 April 2010.

Development Strategy Task Force Comments	Response and amendments made
1. The document was unacceptable in its current form and needed to be reformatted prior to further publication. Officers needed to ensure the document was written in plain English throughout and that abbreviations were removed or explained.	The Housing Strategy has been drafted in line with the corporate template and in line with other strategies e.g. The Homelessness Strategy.
2. The appropriateness of the figures contained in the stock condition summary relating to non-decent homes standards needed to be reviewed if it was intended to use them as a means of identifying which wards were in greatest need of Council funding to raise them to decent homes standard. The Council needed to ensure that funding to improve insulation was diverted to those homes with the greatest level of need where residents could not themselves afford insulation.	The stock condition figures for all of CBC have been removed and a comparison of the average CBC figure and national figure has been included in the strategy.
3. The need to ensure the Council addressed issues relating to social integration resulting from strong levels of in-migration and the volume of international migrants as well as out-migration throughout the sub-region as identified in the SHMA.	Housing issues in terms of delivery to meet need have been incorporated into Housing Strategy. The needs as identified in the SHMA are incorporated in housing delivery and HMO licensing. Incorporated under Key Strategic Priorities 1 and 2.
4. The importance of providing a full range of housing options and support services to meet the needs and aspiration of older households, particularly relating to the level of extra-care housing (a type of specialised housing that provides independence and choice to adults with varying care needs and enables them to remain in their own home).	Incorporated in Key Strategic Priority 1, 5 and 6 incorporates the delivery and the needs which will be identified and focussed on.
5. The importance of delivering an appropriate mix of high and low density dwellings throughout Central Bedfordshire and ensuring that high density dwellings were appropriately designed.	Key Strategic Priority 1 states the need to identify the correct mix of housing to meet areas needs.

<p>6. The housing strategy should provide an appropriate level of detail regarding the Council's approach to the provision of affordable housing.</p>	<p>Key Strategic Priority 1 has incorporated this with</p>
<p>7. The importance of the Council pursuing an effective and proactive strategy towards the management of empty dwellings in Central Bedfordshire.</p>	<p>Key Strategic Priority 2 has incorporated Empty Homes and the measures to bring them back into use.</p>
<p>8. The need to ensure the Housing Strategy advocated a vision for a mix of housing types relevant to the needs of local residents and industry within the area and also takes into account future demands resulting from trends of in-migration.</p>	<p>Key Strategic Priority 1 states the need for a mix of types and tenures to meet all housing needs.</p>
<p>9. The strategy should refer throughout to the provision of accessible 'quality' homes and links with the Central Bedfordshire Design Guide.</p>	<p>The Central Bedfordshire Design Guide has been incorporated under Key Strategic Priority 1 to ensure delivery is sustainable and meets the characteristics and needs of CBC.</p>
<p>10. Regarding key strategic objective 1 the reference to assessing the accommodation needs of Gypsy and Travellers needed to be amended to reflect recent discussions by the Sustainable Communities Overview and Scrutiny Committee regarding the total number of sites required up to 2016. The total number of affordable housing units delivered in 2009/10 in Central Bedfordshire also needed to be amended to read 213</p>	<ul style="list-style-type: none"> • Incorporated under Key Strategic Priority 1. • Meet LDF targets for new Gypsy and Traveller site provision. In North Central Bedfordshire develop 40 additional pitches by 2016. • In 2008/09: 935 new homes with 218 affordable homes. • In 2009/10: 711 new homes with 270 affordable homes.
<p>11. With specific reference to key strategic objective 3 the reference to the commissioning date for the updated desktop stock condition projection needed to be amended to November 2009.</p>	<p>Amended to November 2009</p>