



Appendix 1 Housing Principles

Strategic Housing Services

March 2012

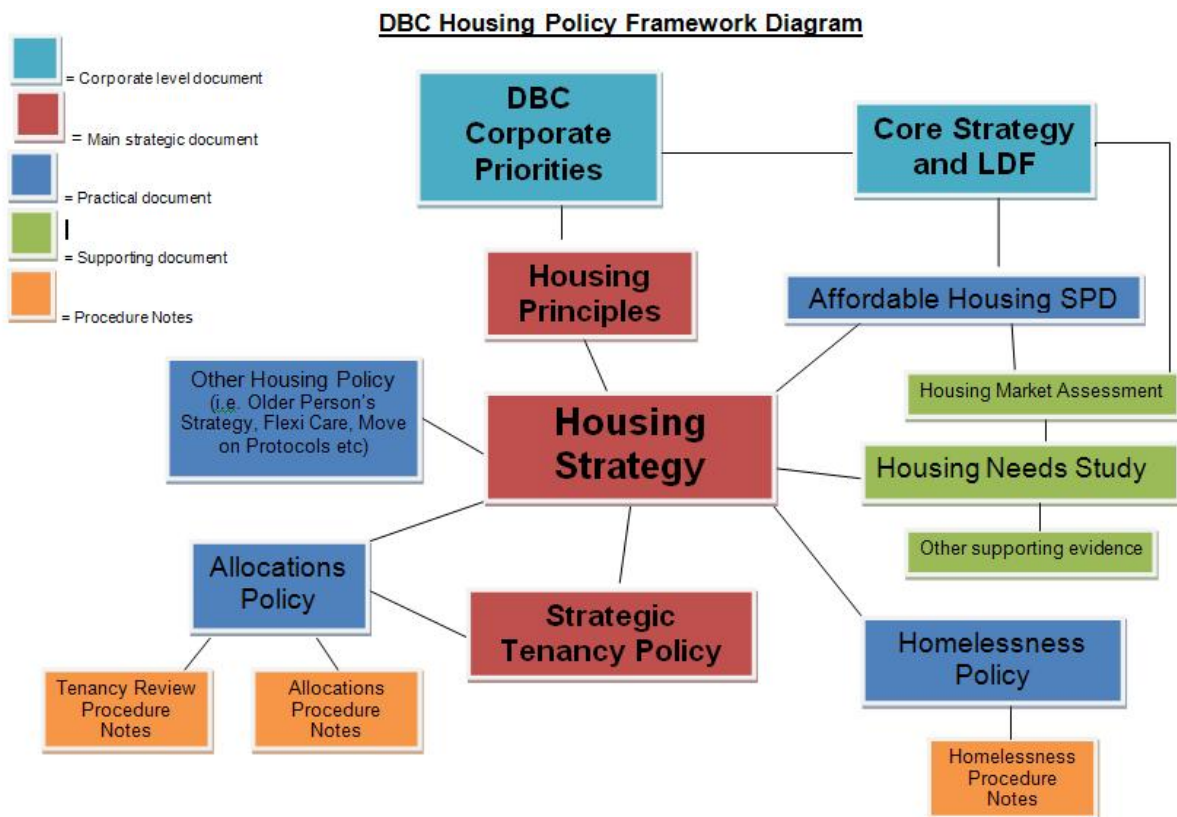
'Housing Principles'

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Background

- 1.1 Dacorum Borough Council is committed to affordable housing. The Council has developed several “Strategic Principles” in order to ensure that households currently living in, or those who require, affordable housing receive the highest level of service and are housed adequately.
- 1.2 The Housing Principles sit between the Council’s corporate priorities and policies (Appendix A) and the Strategic Housing Team’s housing policies; it is part of a suite of documents that make up the Housing Policy Framework. Overriding policy themes such as Equalities and Value For Money are dealt with at a corporate level.
- 1.3 The Strategic Housing Principles inform wider policy work and daily operations. Some of the policies and strategic documents that the council writes are specific, meaning that not every principle will be relevant in all instances.
- 1.4 The Council has a **Statutory Responsibility** to give precedence to legislation from Central Government and above all ensure that our policies and procedure meet statutory obligations. This also involves keeping up to date with Government guidance and best practice from other Authorities when updating policies and procedures.

Housing Policy Framework



Dacorum Borough Council Housing Principles

Dacorum Borough Council Key Housing Principles

There are four key principles that feed in to Dacorum Borough Council's core policies. These principles are reflected throughout the Housing Policy Framework:

- The Council will give priority to those in Housing Need
- The Council will maximise the use of our housing stock to meet local priorities
- The Council will seek to increase the delivery of Affordable Housing in the borough
- The Council will ensure that its policies are designed to continue promoting cohesive and sustainable neighbourhoods.

Further Housing Principles

The list below details the more specific Housing Principles which are likely to only be applicable in certain situations. They seek to build upon the direction in DBC's core policies and the Key Housing Principles as identified above. These principles are referred to as the Housing Policy Framework is updated and reviewed.

- Give priority to households in the greatest Housing Need when allocating Affordable Housing
- Aim to maximise the use of our housing stock in order to meet Housing Need
- Give preference to local people where possible when allocating housing
- Meet our Affordable Housing delivery targets by:
 - Working closely with our Registered Provider partners, developers and internal colleagues
 - Develop our own council owned housing delivery programme
- Engage with the community and partner organisations on housing issues and policy
- Work with the local Private Sector in Housing, including the Private Rented Sector
- Ensure that due consideration is given to any vulnerable client groups
- Give consideration to environmental sustainability issues within the borough's existing and prospective housing stock and attempt to promote sustainability best practice

Appendix

Appendix A: Wider Policy Context:

Dacorum Borough Local Plan – 1991-2011

Dacorum's Local Planning Framework – Core Strategy – Pre-submission October 2011

Local Investment Plan

London Commuter Belt West - Strategic Housing Market Assessment (SHMA) 2010

The Dacorum Partnership – towards 2021 the Dacorum Sustainable Community Strategy

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Strategic Housing Team contributing documents

Existing Allocations Policy

Strategic Tenancy Policy draft March 2012

Affordable Housing Supplementary Planning Document draft March 2012

Housing Market and Needs Assessment 2012

Appendix B: Short Glossary of terms

“Affordable Housing” - The technical definition of Affordable Housing is laid out in government policy (PPS3/NPPF). Affordable Housing comprises Social Rent, Affordable Rent and Intermediate Housing.

Affordable Housing is managed by a Registered Provider (as registered with the Tenant Services Authority or any successor body)

“Housing Need” - those in Housing Need can be defined as households who are unable to access suitable housing without financial assistance, and is defined further in the Council's Housing Allocations Policy.

“Maximise the use of stock” – This is defined as making better use of Affordable Housing and ensure that the most efficient use of publicly funded housing is being achieved.