

CABINET AGENDA



TUESDAY 15 OCTOBER 2019 AT 7.30 PM
CONFERENCE ROOM 2 - THE FORUM

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

Councillor Williams (Leader)	Councillor G Sutton
Councillor Griffiths (Deputy Leader)	Councillor Anderson
Councillor Elliot	Councillor Banks

For further information, please contact Corporate and Democratic Support or 01442 228209

AGENDA

1. MINUTES (Pages 3 - 10)

To confirm the minutes of the meeting held on 10 September 2019.

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. DECLARATIONS OF INTEREST

To receive any declarations of interest

A member with a disclosable pecuniary interest or a personal interest in a matter who attends a meeting of the authority at which the matter is considered -

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent

and, if the interest is a disclosable pecuniary interest, or a personal interest which is also prejudicial

- (ii) may not participate in any discussion or vote on the matter (and must withdraw to the public seating area) unless they have been granted a dispensation.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Members' Register of Interests, or is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal and prejudicial interests are defined in Part 2 of the Code of Conduct for Members

[If a member is in any doubt as to whether they have an interest which should be declared they should seek the advice of the Monitoring Officer before the start of the meeting]

4. PUBLIC PARTICIPATION

An opportunity for members of the public to make statements and ask questions in accordance with the rules as to Public Participation.

5. REFERRALS TO CABINET

There were no referrals to Cabinet

6. CABINET FORWARD PLAN (Pages 11 - 12)

7. HOUSING STRATEGY (Pages 13 - 52)

8. TRING CONSERVATION AREA REVIEW (Pages 53 - 158)

9. HRA BUSINESS PLAN (Pages 159 - 184)

10. NEW BUILD UPDATE - APPROVAL OF THE CONTRACT FOR GADDESSEN ROW SITE (Pages 185 - 275)

11. EXCLUSION OF THE PUBLIC

To consider passing a resolution in the following terms:

That, under s.100A (4) of the Local Government Act 1972 Schedule 12A Part 1 as amended by the Local Government (Access to Information) (Variation) Order 2006 the public be excluded during the items in Part 2 of the Agenda for this meeting, because it is likely, in view of the nature of the business to be transacted, that, if members of the public were present during those items, there would be disclosure to them of exempt information relating to the financial and business affairs of the Council and third party companies/organisations.

Local Government Act 1972, Schedule 12A, Part 1, paragraph 3.

MINUTES

CABINET

10 SEPTEMBER 2019

Councillors: Williams (Leader)
Griffiths (Deputy
Leader)
Elliot
G Sutton
Anderson
Banks

Also in attendance: Councillors Birnie,
Tindall and Douris

Officers:	Mark Brookes	Assistant Director - Corporate and Contracted Services
	Farida Hussain	Group Manager (Legal & Corporate Services)
	Lorna Buckland	Human Resources Lead Officer
	James Deane	Corporate Director - Finance and Operations
	James Doe	Assistant Director - Planning, Development and Regeneration
	Mark Gaynor	Corporate Director - Housing & Regeneration
	Nigel Howcutt	Assistant Director - Finance and Resources
	Sally Marshall	Chief Executive
	Katie Mogan	Corporate and Democratic Support Lead Officer
	Layna Warden	Group Manager - Tenants and Leaseholders
	Fiona Williamson	Assistant Director - Housing

The meeting began at 7.30 pm

CA/77/19 MINUTES

The minutes of the meeting held on 30 July 2019 were agreed by Members present and signed by the Chair.

CA/78/19 APOLOGIES FOR ABSENCE

There were no apologies of absence.

CA/79/19 DECLARATIONS OF INTEREST

There were no declarations of interest.

CA/80/19 PUBLIC PARTICIPATION

There was no public participation

CA/81/19 REFERRALS TO CABINET

There were no referrals to Cabinet

CA/82/19 CABINET FORWARD PLAN

The forward plan was noted with the following changes:

- Move item 7 (Brownfield Land Register) to November

CA/83/19 TREASURY MANAGEMENT OUTTURN REPORT FOR 2018/19

Decision

RESOLVED TO RECOMMEND that:

The report on Treasury Management performance in 2018/19 and the Prudential Indicators for 2018/19 be accepted.

Corporate objectives

Optimising investment income for General Fund and Housing Revenue budgets whilst managing investment risk is fundamental to achieving the corporate objective of delivering an efficient and modern council.

Monitoring Officer

No comments to add to the report.

Section 151 officer

This is a S151 Officer report.

Advice

Councillor Elliot introduced the report which was an annual regulatory requirement. One key point is the council have earned an average rate of return of 0.69% compared with the budget assumption of average investment balances of £80.0m at 0.68% investment return.

Councillor Birnie asked for clarification around the issue of borrowing against slippage. He understood that this would have been in the budget.

J Deane said there is no borrowing for slippage.

Councillor Birnie asked if we invest what is not spent.

J Deane said yes, we invest all the time. All projects in the capital programme will be delivered but that sometimes delivery of a project is delayed. When that happens, the Council has more funds available to invest and therefore, all things being equal, the investment returns are higher than forecast.

Councillor Birnie referred to paragraph 5.3 and asked if there was any plans to borrow money to fund the development company.

N Howcutt said the development company has projected short and long term borrowing. There will be a holding pattern until we know what plans have been approved and at what cost.

Councillor Birnie asked if this would come under the general fund when social housing is built.

N Howcutt said it would be done under the General Fund because the Housing Revenue Account does not have the ability to lend to other companies.

Recommendations agreed.

CA/84/19 Q1 BUDGET MONITORING REPORT

Decision

1. Consider the budget monitoring position for each of the above accounts;

RESOLVED TO RECOMMEND that:

2. **The approval of the revised capital programme to move £1.5m slippage identified at Quarter 1 into financial year 2020/21 as detailed in Appendix C;**
3. **The approval of supplementary revenue budgets funded by grant income. This grant income has already been received by the Council and is ring-fenced for use in specific services. Details are set out below:**
 - **Supplementary budget funded by grant of £70k in the Benefits Administration service.**
 - **Supplementary budget funded by grant of £100k in the Strategic Planning service.**
 - **Supplementary budget of £62k in the Homelessness service, funded from the homelessness prevention grant currently held in reserves.**

- **Supplementary budget of £21k in the Partnerships service, and £18k in the Homelessness service, funded from Dacorum Partnership Reserve. This expenditure has been approved by the Dacorum Strategic Network.**
- 4. The approval of supplementary capital budgets required to deliver several service changes as set out below:**
- **A capital budget of £112k to fund arena seating at Hemel Sports Centre.**
 - **A capital budget of £36k for land transferred to the Council in lieu of a Community Infrastructure Levy contribution.**
- 5. £130k is drawn down from the Litigation Reserve to fund the legal costs and the fine associated with the recent HAVs case.**

Corporate objectives

Delivering an efficient and modern council

Monitoring Officer

No comments to add to the report.

Deputy Section 151 Officer

Comments included within the body of this report.

Advice

Councillor Elliot introduced the item and advised Cabinet that an additional recommendation had been added for consideration. The recommendation asks for Council approval for £130k to be drawn down from the Litigation Reserve to fund the legal costs and the fine associated with the recent HAVs case.

Councillor Tindall asked if the council had lost this case.

Councillor Williams said the council reported themselves and plead guilty.

Councillor Birnie asked if the judge imposed the minimum fine.

Councillor Williams said that was correct.

J Deane said that in mitigation it's worth remembering that the HSE only became involved in this issue because, despite the ongoing funding reductions, the Council proactively increased its investment in H&S, restructuring its teams and appointing more qualified professionals. The work that this new team did to bring the Council's processes up to the required standard highlighted historical shortfalls that we were

obliged to report to the HSE, which is what prompted their investigation. Effectively, it was impossible for us to move from the historical situation where our processes were below par to a situation where they were satisfactory without triggering the HSE investigation. This was reflected in the judge's comments, when he noted that this was a discrete case and that DBC was a concerned employer.

Recommendations agreed.

CA/85/19 ANTI-SOCIAL BEHAVIOUR POLICY

Decision

That the Anti-social Behaviour Policy as set out in the report be approved

Corporate objectives

- Working in partnership to create a borough that enables Dacorum's communities to thrive and prosper
- A clean, safe and enjoyable environment
- Building strong and vibrant communities

Monitoring Officer

No comments to add to the report

Deputy Section 151 Officer

Comments included within the body of this report.

Advice

Councillor Banks introduced the report and said it was the council's responsibility to effectively deal with anti-social behaviour. There are three elements of the council's responsibilities: as a social landlord, from a community safety angle and environmental protection. The policy ensures the council are complying with legislation and best practice.

L Warden added that the introduction of one policy means a more consistent approach and reduces the risk of legal action. The new policy sets out five commitments. The legal team, anti-social behaviour team and housing have been involved in the development of new policy as well as police and fire teams.

Recommendations agreed.

CA/86/19 BUILDING CONTROL SERVICE

Decision

RESOLVED TO RECOMMEND that:

- 1. The Borough Council's Building Control service is transferred to Broste Rivers Limited, holding company of Hertfordshire Building Control Limited and The Building Control (Hertfordshire) Company Ltd. on the terms set out in the Cabinet report.**
- 2. Authority be delegated to the Chief Executive as Head of Paid Service to agree any final and outstanding technical, financial and operational matters to be concluded in effecting the proposed transfer of the Building Control service and to authorise the completion of the respective Services Agreement, Inter-Authority Agreement , Shareholder's Agreement and Articles of Association with Hertfordshire Building Control Ltd., together with any other legal agreements and documents which are required to give effect to the transfer.**
- 3. An increase in the Building Control revenue budget for 2020/21 of £40k p.a.**
- 4. The draw down of £187k from reserves to fund the one off initial membership purchase, £152k and subsequent £35k set up costs of transferring the service to HBC Ltd.**
- 5. The following Officers are confirmed to serve in regard to Broste Rivers Limited as follows: The Chief Executive (as representative of Dacorum Borough Council as shareholder; The Corporate Director (Housing & Regeneration) as Director of Broste Rivers Limited and subsidiary companies; and the Group Manager – Development Management and Planning to the Commissioning Group.**
- 6. To pass a resolution to delegate statutory Building Control functions to one of the Building Control authorities ("LA1").**

Corporate objectives

The report supports the corporate objectives of:

A clean, safe and enjoyable environment – a sustainable and well-functioning Building Control service in the long term will continue to ensure that new buildings are constructed to safe standards in compliance with the national Building Regulations, and that an effective service to deal with the public safety issues of dangerous structures as they arise can continue to be provided and delivered effectively

Delivering an efficient and modern Council – The proposals aim to provide a resilient Building Control service in the public interest and offer the best available value for money to the local tax payer.

Monitoring Officer

Pursuant to section 101 of the Local Government Act 1972, any function of a local authority may be delegated to another local authority. Building control is a statutory function within which certain functions cannot be delegated to any external body (other than another local authority) even if the body itself is wholly owned by other local authorities.

Further to the above, where a local authority operates under executive arrangements, such delegations can only be made under Regulation 5(2)(a) of The Local Authorities (Arrangements for the Discharge of Functions) (England) Regulations 2012. Agreement to Recommendation 4 above would fulfil the necessary requirements with regards to delegation.

Hertfordshire Building Control Ltd has been set up as a “Teckal” company under regulation 12 of the Public Contract Regulations 2015, which means that it can benefit from contracts for works, services or supply from its controlling Contracting Authority (or Authorities) without having to go through a competitive tender process,

In order to qualify as a Teckal company the following circumstances must exist:

- The Contracting Authority/ies must exercise a control which is similar to that which it exercises over its/their own departments – this means it/they must exercise a decisive influence over both strategic objectives and significant decisions of the controlled company either itself or through another subsidiary; and
- More than 80% of the activities of the company must be carried out in the performance of tasks entrusted to it by the controlling Contracting Authority/ies.

Therefore as long as the above circumstances continue to exist then the Council can lawfully join the company and agree a service contract with the partnering authorities.

There are various agreements which the Council will need to agree as noted in the report and these are currently being reviewed by the Planning and Legal Teams. Authority is delegated to the Chief Executive to approve these documents once the Council are satisfied with their content.

Deputy S.151 Officer

The DBC Building control service has not delivered a balanced budget for the last 3 years with an average overspend of £150k p.a. and is currently projecting an in year pressure of circa £68K.

All options explored for the future of Dacorum building control required growth and the proposed option is the most cost effective ongoing revenue solution evaluated,

and would represent a cash saving on the existing projected revenue expenditure and that of the last 3 years.

The membership of HBC is expected to bring resilience and deliver economies of scale to the building control service, whilst also providing security as a wider Hertfordshire building control function.

Advice

Councillor G Sutton introduced the report and said a previous report came before Cabinet in June which received a lot of support. The background to this report is that the in-house service has had a number of issues including a lack of resilience, a dependence on agency staff and trouble recruiting full time staff. This report is a result of looking at alternative services and the preferred option was the Hertfordshire Building Service. J Doe and his team have put together the financial, staff and admin details and this thorough report show it is a credible option. This will go to Council next week and go live from 1st October.

The discussion moved into part 2.

Recommendations agreed.

CA/87/19 EXCLUSION OF THE PUBLIC

That, under s.100A (4) of the Local Government Act 1972 Schedule 12A Part 1 as amended by the Local Government (Access to Information) (Variation) Order 2006 the public be excluded during the items in Part 2 of the Agenda for this meeting, because it is likely, in view of the nature of the business to be transacted, that, if members of the public were present during those items, there would be disclosure to them of exempt information relating to the financial and business affairs of the Council and third party companies/organisations.

Local Government Act 1972, Schedule 12A, Part 1, paragraph 3

CA/88/19 BUILDING CONTROL SERVICE

Full details in the Part 2 minutes

The Meeting ended at 7.53 pm

CABINET FORWARD PLAN

	DATE	MATTERS FOR CONSIDERATION	Decision Making Process	Reports to Monitoring Officer/ S.151 Officer	CONTACT DETAILS	BACKGROUND INFORMATION
1.	12/11/19	Strategic Sites Design Guidance Supplementary Planning Document		24/10/19	James Doe, Assistant Director of Planning, Development & Regeneration 01442 228583 James.doe@dacorum.gov.uk Chris Taylor, Group Manager Strategic Planning 01442 228405 chris.taylor@dacorum.gov.uk	To set out the content of a new Supplementary Planning Document to address key issues of urban design guidance on large scale, strategic development sites within the Borough
2.	12/11/19	Council Tax Support Scheme		24/10/19	Nigel Howcutt, Assistant Director of Finance & Resources 01442 22862 Nigel.howcutt@dacorum.gov.uk Chris Baker, Group Manager Revenues, Benefits & Fraud 01442 228290 Chris.baker@dacorum.gov.uk	To be provided
3.	12/11/19	Discretionary Business Rate Relief		24/10/19	Nigel Howcutt, Assistant Director of Finance & Resources 01442 22862 Nigel.howcutt@dacorum.gov.uk Chris Baker, Group Manager Revenues, Benefits & Fraud 01442 228290 Chris.baker@dacorum.gov.uk	To be provided
4.	12/11/19	Brownfield Register		24/10/19	James Doe, Assistant Director of Planning, Development & Regeneration 01442 228583 James.doe@dacorum.gov.uk	To be provided
5.	12/11/19	Osborne five year review		24/10/19	Fiona Williamson, Assistant Director Housing 01442 228855 Fiona.williamson@dacorum.gov.uk	To approve the recommendations following a benchmarking review of the Total Asset management Contract
6.	12/11/19	New Normal Technology Pilot Projects		24/10/19	Linda Roberts, Assistant Director Performance, People & Innovation 01442 228979 linda.roberts@dacorum.gov.uk	Seek funding from Management of Change Reserve to fund technology pilots in Business Process Reviews and Re-Engineering and Robotic Process Automation (RPA)
7.	10/12/19	Council Tax Setting Base Report		21/11/19	Nigel Howcutt, Assistant Director of Finance & Resources 01442 22862 Nigel.howcutt@dacorum.gov.uk	To be provided
8.	10/12/19	Treasury Management 19/20 Mid-Year Report		21/11/19	Nigel Howcutt, Assistant Director of Finance & Resources 01442 22862 Nigel.howcutt@dacorum.gov.uk	To be provided
9.	10/12/19	Financial regulations		21/11/19	Nigel Howcutt, Assistant Director of Finance & Resources 01442 22862 Nigel.howcutt@dacorum.gov.uk	To be provided
10.	10/12/19	Committee Diary		21/11/19	Mark Brookes, Assistant Director Corporate & Contracted Services	To agree the committee timetable for 2020/21
11.	14/01/20			30/12/19		

	DATE	MATTERS FOR CONSIDERATION	Decision Making Process	Reports to Monitoring Officer/ S.151 Officer	CONTACT DETAILS	BACKGROUND INFORMATION
12.	11/02/20			23/01/20		

Future Cabinet Dates 2020: 10 March
21 April

Future Items:

Private Sector Housing Strategy 2020 (F Williamson)
 South West Herts Joint Strategic Plan (J Doe)
 CCTV Service (M Brookes)
 Flexible tenancy review (F Williamson)
 The Bury museum project (J Doe) - To update Cabinet on progress on options for delivering a new museum at The Bury, and seek agreement on the next stages of the project.
 Draft Corporate Plan (S Marshall)



Report for:	Cabinet
Date of meeting:	15 October 2019
Part:	1
If Part II, reason:	

Title of report:	Housing Strategy report
Contact:	Natasha Beresford, Strategic Housing Group Manager Margaret Griffiths, Portfolio Holder Housing
Purpose of report:	To inform members of the commitments within the council's new Housing Strategy.
Recommendations	1. For members to review and provide comments on the new draft Housing Strategy.
Period for post policy/project review	Annual review
Corporate objectives:	Building strong and vibrant communities Providing good quality affordable homes, in particular for those most in need.
Implications:	<u>Financial</u> This strategy is linked to the HRA Business Plan, which outlines the vision, priorities and financial position of Dacorum's Housing Service. This incorporates our latest asset management strategy outlining the investment we intend to make to our properties over the next five years. The Council has a financial model that demonstrates a sound financial long-term plan for its Housing Revenue Account.
'Value for money' implications	<u>Value for money</u> Regular benchmark reviews are undertaken using Housemark and all procurement is subject to evaluation criteria which are designed to demonstrate value for money is achieved.

Risk implications	Failure to have a Housing Strategy in place is contravention of The Local Government Act.
Community Impact Assessment	Assessment is attached at Appendix 2.
Health and safety Implications	Housing policies, procedures and contracts build in a requirement that all health and safety requirements are met and any higher risk matters are included in our risk register which identifies specific mitigating actions.
Monitoring Officer/S.151 Officer Comments	<p>Deputy Monitoring Officer</p> <p>Following the Deregulation Act 2015, there is now no legal requirement to have a Housing Strategy (although there is to have a Tenancy Strategy, Allocations Policy and Homelessness Strategy). However it is a useful policy document to set out the Council's approach to housing in a strategy and allows Members to scrutinise delivery.</p> <p>Deputy S.151 Officer</p> <p>The HRA financial business plan requirements are based on the overall housing strategy and the principles outlined in this report are funded through the approved HRA budgets and medium term financial plan.</p>

Consultees:	<p>Fiona Williamson, Assistant Director Housing</p> <p>Mark Gaynor, Director of Housing & Regeneration</p> <p>Layna Warden, Group Manager Tenants & Leaseholder</p> <p>Alan Mortimer, Group Manager Property & Place</p> <p>David Barrett, Group Manager Housing Development</p>
Background papers:	<p>Appendix 1 Housing Strategy</p> <p>Appendix 2 Community Impact Assessment</p> <p>Appendix 3 Tenancy Strategy</p> <p>Appendix 4 Sustainable Tenancy Strategy</p>
Glossary of acronyms and any other abbreviations used in this report:	HRA – Housing Revenue Account

1. Introduction

1.1 Under the provisions of the Local Government Act 2003, local authorities are required to develop a local housing strategy, outlining the vision for housing within the local area. The strategy should set out objectives on how the authority intends to manage and deliver its strategic housing role and provides an overarching framework against which the authority considers and develops policies or more localised strategies for specific housing issues.

1.2 The 2019-2021 Housing Strategy, replaces the former 2013-2018 Options, Solutions & Delivery - Dacorum Housing Strategy. The development of this strategy has taken into consideration a number of key issues that address relevant local issues, including fire safety, home energy conservation, homelessness and management of our assets. The Strategy has been reviewed by our Tenant & Leaseholder Committee, who provided positive feedback about the approach and the opportunity to work closely with the service to shape provision. This strategy supports and directly links to commitments within the Housing Service HRA Business Plan and other key strategy documents:

- Homelessness Strategy 2016-2020
- Asset Management Strategy 2016-2020
- Get Involved Strategy 2016-2020
- Older Persons Housing Strategy 2018-2022

This report outlines the commitments within the strategy and some of the work already underway to ensure that the council deliver's against these.

2. Commitment 1: We work in partnership to meet the demand for quality, affordable housing in Dacorum

2.1 Commitment 1 of the *Housing Strategy* looks at how we can address the demand for affordable homes across the borough. We acknowledge that effective joint working with local partners is crucial in making sure that people in our communities have access to a home through the development of new, affordable properties. Ensuring that local partners are all working towards the same goal is also key to providing people with the housing support they need.

We work closely with our Planning department colleagues, offering advice on the affordable housing elements of section 106 agreements.

2.2 We work with our Housing Association/Registered Providers on overall new housing provision and have been able to provide direct funding to increase the numbers of affordable homes. The Council is also a direct provider of new Council homes through its development programme. We have already delivered over 200 homes with a further 100 currently under construction. Over the next four years we will be delivering a further 400 much needed homes. All of our new build is at social rent levels, which are genuinely affordable rather than at the 80% of market rent that affordable rent delivers.

2.3. Further to the Localism Act 2011, local housing authorities are under a duty to prepare and publish a tenancy strategy. The attached Tenancy Strategy at Appendix 3, which was approved at Cabinet on 30 July 2019, sets out how Dacorum meets its obligations under section 150 to 153 of the Localism Act 2011. The aim of the Tenancy Strategy (Appendix 1) is to ensure that the Council has the ability to shape the affordability and security of all social housing properties let to Dacorum residents.

3. Commitment 2: We proactively and effectively tackle poor conditions across Dacorum's private housing sector

3.1 Commitment 2 of the *Housing Strategy* focuses on the development of our approach to regulating and improving conditions in the private housing sector in Dacorum. On a national scale, the private rented sector is the fastest growing housing tenure type, having more than doubled in size over the last decade. A 2016 Building Research Establishment Integrated Stock Model Report has identified that there are 65,289 dwellings in Dacorum, 11,700, or 18% of which, are privately rented properties, a further report is to be undertaken in Winter 2019 to obtain up to date information about our stock, this report will inform our strategic approach. It is important that we build a robust approach to tackling rogue landlords and strive to ensure that the private sector offers a safe and suitable housing option for Dacorum residents.

3.2 In the past year we have improved our approach to Private Sector Housing standards. Our Private Sector Housing team have in the past 6 months reviewed and updated the website pages, providing Dacorum landlords and tenants easily accessible guidance for the private sector. Individual factsheets have been created outlining the Housing Health Safety Rating System identifiable hazards and the standards required when letting a property in the private sector. All suspected HMO's are being logged and inspected by the Private Sector Housing Team. This involves writing to landlords of suspected Houses in Multiple Occupation informing them of the changes in definition and the requirement to apply for a licence.

3.3 A quarterly Private Housing Newsletter is now issued for landlords and tenants, the newsletter provides the latest legislation, news and updates from central government and advice for both parties on how to approach these changes as they happen in the sector. Our dedicated landlord forum is run in partnership with the National Landlords Association is ran twice a year. The forum provides update to attending landlords on the latest enforcement guidance and changes; this is to ensure landlords within the borough keep a consistent approach when letting properties in the area.

3.4 With the government's increasing focus on the private rented sector, we will need to provide our landlords and tenants guidance for various acts which will be affecting the sector. The Homes (Fitness for Human Habitation) Act 2018 we will be a crucial tool for tenants to use if their homes are not meeting the required standards for human habitation. A guidance and information booklet is currently being developed within the team to and is intended for publication online in early autumn 2019. This guide will provide tenants information on how to access support and advice from the Private Sector Housing Team if they are concerned about property standards.

3.5 The service will also be responding the current government consultation, which closes on 12 October 2019. The consultation seeks to explore how section 21 of the Housing Act 1988 has been used in the past, and the circumstances in which landlords should be able to regain possession once it has been abolished (including what changes may be necessary to Schedule 2 of the Housing Act 1988). It invites views on the implications of removing the ability of landlords to grant assured shorthold tenancies in the future, and how the processing of repossession orders through the courts could be improved.

4. Commitment 3: We understand our housing stock and use it to provide the right homes to meet tenant's needs

4.1 Commitment 3 of the *Housing Strategy* shows how we will work to make best use of our housing stock to meet the needs of our tenants. Ensuring that we are making effective use of the properties we manage is key to delivering housing services that offer value for money. By reviewing our current stock and making improvements to maintenance programmes, we can work towards an increasingly efficient and cost effective housing service.

4.2 The existing stock condition information, has been supplemented with details of the investment programmes that have been delivered by our strategic partners over the last 10 years. The current focus is to obtain survey information on external and communal areas of all our blocks. This additional detail will enable the investment and improvement programmes to be developed to include estate wide projects and inform decisions about the longer term options for the potential use of district heating systems or other energy efficiency measures. Estate wide projects will need consideration of the impact on residents, especially if decants are required and it comply with the Section 20 process, for leaseholder consultation.

4.3 The remaining external stock condition surveys, for all non-block properties, plus internal surveys of all properties will then follow on, where we are working towards achieving in excess of 2000 survey updates per financial year. By working in partnership with both Tenancy management & our contractors, we are aiming to survey each property at least once every 5 years, in a rolling stock condition survey programme.

4.4 The data can then be used and cross referenced with any repairs patterns and enable us to plan and continuously review the projected reinvestment programme to ensure that expenditure is targeted on the correct areas at the correct time, and maximise the lifespan of the buildings components by targeting replacement just ahead of projected failures.

4.5 The stock condition survey is just one element required to assist in informing future delivery programmes and consultation with tenants, on their preferences and expectations is required to ensure the housing stock remains fit for purpose. The sheltered schemes are currently undergoing a review, which will feed into the asset management strategy and provide options for future investment or use.

4.6 The asset management strategy will be reviewed and updated to reflect the climate change agenda and increasing requirements in respect of fire safety and compliance with the Fitness for Human Habitation Act 2018.

4.7 The service will proactively look at ways to reduce our Carbon footprint and minimise our impact on climate change. The service has have optimised the use of historic grant funding from, the Green Deal, Energy Company Obligation (ECO), Carbon Emissions Reduction Targets (CERT) and Community Energy Saving Scheme (CESP), along with its own capital funding, to undertake a raft of energy improvements to existing stock. We will ensure that all of our new build homes have above regulation insulation and energy efficient heating and hot water systems. By undertaking consultation with our residents and consider measures to improve energy efficiency across our stock.

4.8 The Aids & Adaptations process is also under review, to determine if the policy and decision matrix are still relevant, or if any refinements are required. It is expected that with the improved knowledge of all our stock, we will be able to utilise and offer those

properties where suitable adaptations are already in place, or could readily be achieved, to benefit the needs of the tenants by facilitating a move.

5. Commitment 4: We support and empower our Dacorum Borough Council tenants

5.1 Commitment 4 of the *Housing Strategy* emphasizes the importance of empowering and supporting our tenants. Understanding the needs and priorities of our tenants is key to effectively targeting any support and communication they need. By building on our strong foundations in engagement, we can provide personalized support and work to strengthen their voices on key issues.

5.2 During 2019, we'll be reviewed our current and developing a new tenant Involvement strategy, which builds on our approach to engagement and sets out how we can facilitate our tenants participation at a national level. The development of this new strategy, will be undertaken in line with the 2018 Green Paper, this paper and the guidance of the Tenant Participation Advisory Service, which will enable us to develop our approach to engaging with residents and ensuring they have a voice in how our services are delivered.

5.3 We've developed a new Sustainable Tenancy Strategy, Appendix 4, which outlines our approach to ensuring that we can support our tenants to sustain their current home and prevent enforcement action, by working in partnership with key statutory and voluntary agencies. The Tenancy Sustainment Team are working closely with other teams within the Council to deliver a service that meets the commitments set out in the Sustainable Tenancies Strategy. We are continually developing ways to promote wellbeing around both finances and mental health enabling tenants to feel safer in their homes and within the local community. We do this by working with a variety of partners at the council, within Dacorum and the surrounding area including Community Action Dacorum, Strive at the South Hill Centre and CMHT. Our aim is to enable tenants to succeed where they may have failed or struggled without intervention. We work with the tenant to 'level the playing field' through working together, we identify areas to work on, issues around rent arrears, isolation or effects on the home such as hoarding.

5.4 In order to maximise full potential we work with other departments to identify those in need of help as soon as possible, before they have even picked up the keys to their home in some cases. We enable the tenant to understand and take responsibility for their tenancy, to report repairs in a timely way to prevent the property falling into disrepair or maximising their income to prevent them falling into rent arrears or debt crisis.

5.5 We want our tenants to enjoy good quality homes and be part of a strong community. We recently formed and facilitated a peer hosted coffee afternoon at the Liberty Tea Rooms, tenants that we have worked with or who are still involved with the team can meet up for a relaxed chat over a cup of tea, we have seen some friendships develop that now extend beyond the group. This has reduced significantly the social isolation of those involved.

5.6 We regularly refer tenants via the Tenancy Academy to access further education and training to improve their prospects of employment or to build on an established career. Access to holistic courses can be found at the New Leaf College, working on strategies to help with stress and emotional wellbeing, building resilience and confidence building.

5.7 We have reviewed our systems and introduced In-Form, this enables us to accurately record and report on clients that we are supporting across the service. As a result we now have improved systems and processes in place to effectively identify an individual's support needs and the capability to monitor changes to these. Using technology we can monitor progress against goals and outcomes set by individuals and use this information to proactively provide support to prevent them reaching crisis point.

5.8 The service leads a Supported Housing tenant forum, which provides a regular, ongoing opportunity to work with involved older tenants to place them at the centre of service development. The group worked with officers to develop a number of areas including the Older Person's Strategy, community alarm service provision and our Supported Housing Officer procedures. We have worked with them to understand what their priorities are and how we can consider them going forward. Additionally, to allow tenants to raise more localised issues we have regular scheme based tenants meetings with officers from a number of departments attending.

Social isolation – we carried out a survey of tenants to understand how much of an issue social isolation is within the service, the results challenged some of our assumptions and has enabled us to provide targeted interventions such as the Meet and Eat project and events to raise awareness about particular issues such as safeguarding. It has also given us a greater understanding of the support required to alleviate social isolation and loneliness.

5.9 As a council we are passionate about giving our tenants a voice and empowering them to feel part of the wider community. We know that loneliness is a growing problem for many older people. This can be a result of lost confidence or physical limitations such as mobility. We are committed to a robust approach to engagement, developing relationships with partners in the voluntary and community sector and investing in activities.

6. Conclusion

6.1 This report provides Cabinet members with an overview of the work across the Housing Service and our commitments within this new strategy. We ask members to provide any comments in relation to the strategy and our approach.

6.2 Request that Cabinet members approve the Housing Strategy.



'Homes for the Future' Housing Strategy

2019 - 2022

Introduction

At Dacorum Borough Council, we are committed to our role as a local leader in housing provision and regulation. We aim to meet the challenges and opportunities of the wider housing sector, and work towards the best possible outcomes for people living in Dacorum.

This three-year strategy focuses on people, setting out how we can influence the housing options available to them across the borough. It provides a positive, clear vision for ensuring quality, safe and affordable homes for Dacorum residents.

This strategy provides an evidence base and introduces four key, outcome-based commitments, which the housing service will work in partnership to deliver over the next three years.

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I am pleased to introduce our Housing Strategy 2019-2022. Throughout this strategy, we outline how we will work in partnership to deliver safe, affordable homes for Dacorum residents, support them to maintain successful tenancies and work towards efficient, effective housing services.

Councillor Margaret Griffiths

The Vision for Housing in Dacorum

Our vision is that *'...People living in Dacorum have access to a safe, affordable home that meets their needs and they feel supported and empowered to speak up and have their voice heard.'*

This Housing Strategy supports the councils corporate vision of *'...working in partnership to create a borough that enables Dacorum's communities to thrive and prosper'*.

By focusing on the development of quality, affordable homes for those most in need, we can support the evolution of strong and vibrant communities across Dacorum. Ensuring that homes meet required standards means that residents can thrive in safe and clean environments, encouraging economic growth and prosperity. By continuing to consider how we can improve the housing services we deliver, we are driving forward progress towards becoming an increasingly efficient and modern council.

This strategy will cover a three-year period and will be reviewed following the development of a new Dacorum Borough Council Corporate Plan in 2021.



The National and Local Context

Government Policy and Consultation

The government has recognised the need to address the UK's housing crisis. In 2017, they published *'Fixing our Broken Housing Market'*, a White Paper which set out plans to drive forward the building of new homes at a faster pace, and support local authority planning departments to effectively challenge building developers who don't deliver. In 2018, the government published its Green Paper *'A New Deal for Social Housing'*. This highlights the importance of ensuring safe and decent homes, effective complaints resolution, tackling social housing stigma and proposals to strengthen the regulator. The Green Paper consultation closed in November 2018 and results will be published in 2019.

As a local authority, it is crucial that we continue to champion the provision of homes at social rent for those who need them, as well as working closely with local housing partners to deliver truly affordable homes for local people.

In the Wake of Grenfell Tower

The Grenfell Tower tragedy moved affordable housing into the spotlight, not only with regard to fire safety and building compliance, but also with a renewed focus on the importance of effective resident involvement. Dame Judith Hackitt's report *'Building a Safer Future: Independent Review of Building Regulations and Fire Safety'* identifies the need for tighter regulation and a visible 'golden thread' when it comes to building and compliance information. Developing excellent knowledge and understanding of the housing stock we manage is key in continuing to ensure the health and safety of our tenants and leaseholders, as well as providing best value for money through repairs and maintenance programmes.

Both the review carried out by Dame Judith Hackitt and the Social Housing Green Paper highlight the importance of re-asserting the role of residents and creating conversations that matter. At Dacorum, we have strong foundations in engagement, having become the first organisation to achieve the TPAS Pro Landlord Accreditation in 2017. As a landlord, we must continue to develop our engagement offer, ensuring that we are working with tenants to improve processes and make the right decisions when it comes to their homes and the services we deliver. TPAS, and other organisations representing tenants' interests, are actively supporting tenants to have a voice on a national level, such as responding to government consultations that influence housing policy. As a social landlord, we aspire to build on our existing approach to tenant engagement and empower our tenants to have their voice heard at a national level.





Continued...

An Ageing Population and Tackling Loneliness

Across Dacorum there are approximately 65,000 properties housing over 153,000 people and more than 15% are aged 65 and over. Projection figures from the Office of National Statistics (ONS) suggest that this is likely to grow significantly over the next 20 years, predicting an increase of 60% in people aged 65 and over living in the borough.

As the likelihood of developing disabilities or mobility issues is known to increase with age, the projected rise in over 65's in Dacorum highlights the importance of creating homes that are progressively more suitable for older people and which can be easily adapted for those with physical mobility needs.

Within the recently published '*A Connected Society – A Strategy for Tackling Loneliness*', the government have identified loneliness as "one of the greatest public health challenges of our time", specifically finding older people and those aged 16 – 24 as groups most likely to suffer from it. Research shows that loneliness can negatively affect physical, mental and social wellbeing. This, in turn, increases the pressure on key public services, such as the NHS and Social Care, as well as influencing people's ability to maintain a tenancy.

With the full roll out of Universal Credit across Dacorum due to take place during this strategy period, it is crucial that as a housing landlord we are working with tenants to deliver a holistic service, and support them in addressing issues that may impact their ability to sustain a successful tenancy.

Continued...

Homelessness and the Private Sector

The Homelessness Reduction Act 2017 placed renewed emphasis on the prevention of homelessness by introducing new statutory duties for local authorities. The new duties mean that we can be proactive in preventing homelessness by acting sooner and developing a more personalised approach to addressing housing concerns. On a national scale, one of the most common causes of homelessness is the end of a tenancy in the private rented sector, accounting for a 74% growth in households across England who qualify for temporary accommodation since 2010.

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Across all privately rented properties in Dacorum, the Local Housing Allowance rate falls below the rent level by between 15 – 25%, and our homelessness statistics reflect the national picture, in that more than 35% of those accepted as homeless throughout 2017-18 lost their last settled home due to the termination of an assured shorthold tenancy.

The housing service has recently developed a new Private Sector Housing Team, tasked with tackling rogue landlords and addressing poor property conditions that affect the health and wellbeing of Dacorum residents. As need for more affordable housing continues to grow and resources struggle to meet demand, it is increasingly important that we work to develop a private rented sector that offers a safe and accessible housing option for people living in Dacorum.



Delivering a Great Service

Equality and Diversity

As a local authority, we believe that all Dacorum residents should have access to safe, affordable housing, regardless of; age, disability, gender, race, religion, belief or sexual orientation (Equality and Diversity Act 2010). We are committed to being inclusive in all services we offer, ensuring that our policies, procedures and working practices reflect this. When developing or reviewing our housing services, we take the different and varying needs of local people into account.

Value for Money

It is important to us that we deliver value for money for our tenants and those accessing other housing services. Taking an outcome focused approach to delivering housing services means that we can capture where improvements have been made, as well as any associated costs or savings. Shaping our annual service plans using our tenants' priorities, and working to identify more efficient ways of delivering services (e.g. moving to digital channels where possible), supports us to maximise resources available.

Striving for Best Practice

As a service, we always aim to be the best we can be at what we do. During the previous *Housing Strategy* period, we have achieved a number of accreditations, awards and certifications including:

- National Practitioner Support Service (NPSS) Gold Award for Homelessness Services;
- Centre for Housing Support Three Star Excellence Standard;
- TPAS Pro Landlord Accreditation;
- RSPCA Community Animal Welfare (CAWF) Gold and Platinum Footprint; and
- ISO 9001:2015 Quality Management Standards.

During this next strategy period, we aim to maintain these standards, as well identifying any further opportunities for continuous improvement of the services we deliver.



The Commitments

To develop this strategy we considered a number of key changes in the housing sector, on both a national and local scale, as well as the needs of the service. Through our Tenants and Leaseholders Survey we were also able to shape this further by identifying trends within our tenants' satisfaction and their thoughts on what our priorities should be.

From this we have developed four, outcome based commitments:

Commitment 1: We work in partnership to meet the demand for quality, affordable housing in Dacorum

Commitment 2: We proactively and effectively tackle poor conditions across Dacorum's private housing sector

Commitment 3: We understand our housing stock and use it to provide the right homes to meet tenant's needs

Commitment 4: We support and empower our Dacorum Borough Council tenants

These commitments will underpin this strategy and ultimately enable us to deliver our vision: *'...People living in Dacorum have access to a safe, affordable home that meets their needs and they feel supported and empowered to speak up and have their voice heard.'*



Commitment 1: We work in partnership to meet the demand for quality, affordable housing in Dacorum

Commitment 1 of the *Housing Strategy* looks at how we can address the demand for affordable homes across the borough.

Effective joint working with local partners is crucial in making sure that people in our communities have access to a home through the development of new, affordable properties. Ensuring that local partners are all working towards the same goal is also key to providing people with the housing support they need.

To achieve this, we will:

- Write and start to implement a new Housing Development Strategy which will set out our plans for providing new homes in Dacorum
- Work with local housing associations to develop and encourage buy in to an updated Strategic Tenancy Policy, which will outline an approach to effective joint working
- Identify and utilise underused garage sites to build new homes for local people at social rent
- Work more closely with our planning department colleagues, offering advice on the affordable housing elements of section 106 agreements

Commitment 2: We proactively and effectively tackle poor conditions across Dacorum's private housing sector

Commitment 2 of the *Housing Strategy* focuses on the development of our approach to regulating and improving conditions in the private housing sector in Dacorum.

It is important that we build a robust approach to tackling rogue landlords and strive to ensure that the private sector offers a safe and suitable housing option for Dacorum residents.

To achieve this, we will:

- Develop a Private Sector Housing Strategy which sets out how we will tackle rogue landlords and sub-standard property conditions
- Work with landlords to identify and appropriately license all Houses in Multiple Occupation (HMO's) across the borough
- Explore the option of developing a Local Lettings Agency to bridge the gap and provide supported access to the private rented sector
- Review our approach to supporting tenancy sustainment in the private rented sector across Dacorum

Commitment 3: We understand our housing stock and use it to provide the right homes to meet tenant's needs

Commitment 3 of the *Housing Strategy* shows how we will work to make best use of our housing stock to meet the needs of our tenants.

Ensuring that we are making effective use of the properties we manage is key to delivering housing services that offer value for money. By reviewing our current stock and making improvements to maintenance programmes, we can work towards an increasingly efficient and cost-effective housing service.

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To achieve this, we will:

- Drive forward our Asset Management Strategy which outlines our approach to utilising and developing our stock in an efficient way
- Carry out a stock condition survey across all properties which can inform effective planning of future repairs and maintenance programmes
- Manage the balance between under-occupying and overcrowding in our properties by reviewing our 'Moving to a Smaller Home' scheme
- Review our approach to managing the disabled adaptations process, identifying where we can make smarter choices in order to make best use of our existing housing stock

Commitment 4: We support and empower our Dacorum Borough Council tenants

Commitment 4 of the *Housing Strategy* emphasizes the importance of empowering and supporting our tenants.

Understanding the needs and priorities of our tenants is key to effectively targeting any support and communication they need. By building on our strong foundations in engagement, we can provide personalized support and work to strengthen their voices on key issues.

To achieve this, we will:

- Implement our new Sustainable Tenancies Strategy which sets out how we will work with tenants to ensure they thrive in their homes
- Develop a robust approach to tenancy audits, working with tenants to collect and update information that will allow us to build a better picture of their needs
- Design targeted approaches to engaging with those who have been found most likely to suffer from loneliness (elderly and ages 16 – 24)
- Develop a new Tenant Involvement Strategy which builds on our approach to engagement and sets out how we can facilitate our tenants participation at a national level

Moving Forward

Within this strategy, Dacorum Borough Council commits to driving forward positive changes to the housing services we deliver.

By *'working in partnership to meet the demand for quality, affordable housing in Dacorum'*, we can lead the delivery and supply of new homes for local residents. Through *'proactively and effectively tackling poor conditions across Dacorum's private housing sector'*, we can ensure that the private sector provides a safe and accessible housing option. By *'understanding our housing stock and using it to provide the right homes to meet tenant's needs'*, we can work to 'future-proof' our assets and ensure long term effectiveness of services we deliver. As a result of *'supporting and empowering our Dacorum Borough Council tenants'*, we can encourage successful and sustainable tenancies, ensuring the wellbeing of our tenants and work with them to make better decisions and improve services.

This strategy will be monitored by the Housing and Communities Overview and Scrutiny Committee (HCOSC), who will receive an annual update on progress against the stated commitments.



Community Impact Assessment

Name and description of project, policy or service	
Housing Strategy 2019-2022	
Identifying the impact of this project, policy or service on the community and environment	
<p>On the community in general e.g. social or economic benefits, negative impacts</p>	<p><u>Positive</u> – The development of more affordable homes and the focus on ensuring effective, efficient repairs and maintenance services across Dacorum will benefit DBC tenants through providing good value for money. It will also benefit housing register applicants by making it easier to access a safe and suitable home.</p> <p>Due to the development of the Private Rented Sector (PRS), a PRS focused commitment has been included which will benefit those who are living in privately rented homes and HMO's across the borough by improving property conditions and tackling rogue landlords.</p> <p>By developing the support we offer in ensuring sustainable tenancies, this strategy benefits DBC tenants as it will help them in maintaining a successful tenancy, supporting economic and social wellbeing.</p> <p><u>Negative</u> – Some local landlords will now be expected to pay HMO licence fee's when previously they would not. Early and effective communication of the implementation of these fee's has been carried out to reduce any negative impact.</p>
<p>On the council as an organisation e.g. on staff, services or assets</p>	<p><u>Positive</u> – The cleansing of data held in our internal systems (on both property and people) will benefit the council as an organisation through an ease to deliver services in a more targeted way, providing better value for money. This will also allow staff to develop trust in the systems and information we hold.</p> <p>Improved, data-led repairs and maintenance programmes will also allow the service to protect and upkeep assets in a more efficient and effective way.</p> <p>Working to deliver tenancies that are sustainable means less time and resource spent on enforcement action i.e. rent arrears processes or evictions etc.</p> <p>Delivery of more affordable homes and working to create a private sector that is a viable, safe and accessible housing option will mean less strain on housing register and homelessness services.</p>

Community Impact Assessment

	<p><u>Negative</u> – There is likely to be a cost and/or staff time resource implication regarding a number of projects within the strategy (e.g. tenancy auditing). These should be planned in to budgets and service/team plans for 2019/20 to ensure effective delivery.</p>
<p>On the protected characteristics Age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation (Specify where impacts are different for different characteristics)</p>	<p><u>Positive</u> - The Housing Strategy has been reviewed with full consideration of the Equality and Diversity Act 2010. The Allocations Policy sets out that all groups within the community have fair access to social and affordable housing, therefore any new homes as a result of this strategy will be allocated fairly.</p> <p>A review of the aids and adaptations process will improve the services received by tenants and applicants who are disabled.</p> <p><u>Negative</u> – A tenancy audit project may impact negatively on those who do not wish to share details re. the protected characteristics. It will be clearly communicated that tenants do not have to share any information that they do not wish to and any information that is shared will be confidential and stored in line with data protection regulations.</p>
<p>On the environment e.g. effects on the climate, trees, amenity space, biodiversity, water, energy, waste, material use, air quality</p>	<p><u>Positive</u> - Development of underused garage sites will mean more effective use of space to deliver much needed affordable homes.</p> <p>Developing an approach to tackling Empty Homes in the private sector will work to prevent issues that can arise through leaving properties empty i.e. Legionella.</p> <p><u>Negative</u> – Some building of new homes may require the removal of trees. This can be addressed through partnership working with CSG to protect or replace trees where possible and requiring social and community responsibility from any development companies used.</p>
<p>On the specific target community / location e.g. if the project is based in a specific area or targeted community group</p>	<p>N/A – Strategy is Dacorum wide.</p>

Community Impact Assessment

<p>Outline the approach you took to identify the need for this project, policy or service. Please include use of research, data and consultation with residents and/or staff.</p>	
<p>Results from the housing service biennial tenants and leaseholders satisfaction survey were analysed in order to identify service-user priorities. The Tenant and Leaseholder Committee will also have the opportunity to comment on the drafted strategy.</p> <p>The senior management team for housing were consulted with in terms of what they thought the key aims of the housing service should be over the next few years. A desktop review and horizon scanning was also utilised which identified key themes from recent central government documents e.g. Housing White Paper, Social Housing Green Paper, Loneliness Strategy etc. which were used to support the shaping of commitments.</p> <p>Data held by ONS and Herts Insight on community profiling, as well as on our internal systems was also used to inform the development of this strategy and its resulting focus.</p>	
<p>Which commitment(s) does this policy, project or service support from the Equality and Diversity CIH Charter Housing Framework?</p>	
<p>The strategy has been written with full consideration of the Equality and Diversity Act 2010 and supports all commitments within the CIH Equality and Diversity Charter for Housing Framework.</p>	
<p>How will you review the impact, positive or negative once the project, policy or service is implemented?</p>	
<p>This will be monitored on a regular basis throughout the lifetime of the strategy, in line with changes in regulations and service/demand requirements. The HCOSC will receive an annual update on performance against commitments.</p>	<p>SIE Team Leader Strategic Housing Group Manager Assistant Director - Housing</p>

Completed by:

Name: Jodi Cooper
Role: SIE Team Leader (Interim)
Date: 12 November 2018

Reviewed and signed off by relevant GM

Name: Natasha Beresford
Role: Group Manager, Strategic Housing
Date: 02 August 2019



Tenancy Strategy

Last reviewed May 2019



Foreword

I'm pleased to introduce our Tenancy Strategy 2019 which details our...

The strategy also...

National considerations/VFM...

Councillor Margaret Griffiths

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1.0 Introduction

2.0 Our vision

3.0 National and Local Considerations

4.0 Tenancy Detail

5.0 Relationships with Registered Providers

6.0 Conclusion

1.0 Introduction

2.0 Our vision

1.0 Introduction

Dacorum Borough Council (DBC) is committed to ensuring that local people have access to genuinely affordable homes.

This strategy applies to all homes owned and managed by the Dacorum Borough Council housing service. As a local authority, we aim to work closely with housing associations that also own and manage properties in the borough.

Details of our approach to allocating homes in Dacorum are covered in the Housing Allocations Policy.

This strategy will...

- Outline different types of tenancies used by DBC and our approach to granting and reviewing them;
- Outline the approach to social and affordable rents in Dacorum; and
- Outline our approach to working with local housing associations to make sure that all the borough's residents have access to affordable, safe housing.

2.0 Our vision

Dacorum Borough Council is committed to providing good quality affordable homes, in particular for those most in need.

This strategy also supports the councils corporate vision of ‘...working in partnership to create a borough that enables Dacorum’s communities to thrive and prosper’.

The Council’s corporate priorities are set out in [‘Delivering for Dacorum – Corporate Plan 2015-2020’](#)



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3.0 National and local considerations



3.1 National changes

This strategy has been developed to align with all relevant current statutory legislation and best practice guidance.

Nationally, with a lack of tenure security and affordable properties in the private rented sector there is an ever increasing pressure on local authorities to build and deliver more affordable homes.

Central Government introduced new types of tenancies through the Localism Act 2011, with the aim of creating greater flexibility for tenants and housing providers.

Through this Tenancy Strategy, Dacorum Borough Council will outline our approach both to offering different types of tenancies and towards social and affordable rents within the borough.

3.2 Local impact

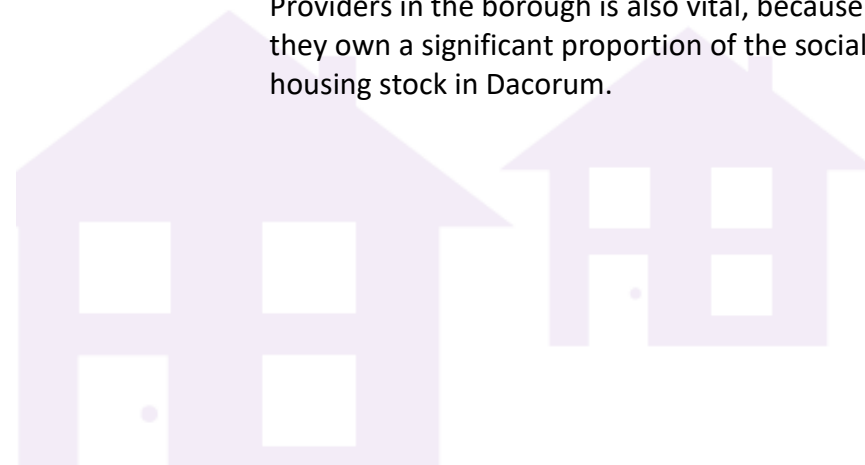
Dacorum experiences significant levels of housing need and demand is high for housing of all tenures. There are currently around 6,000 households on the Council's Housing Register.

Housing in Dacorum has an important part to play in supporting the local economy, as well as being critical in promoting well-being and achieving positive health outcomes.

It is important to maintain a mix of different sizes, types and tenures of housing to meet a wide range of housing needs.

Dacorum aims to make sure that all the borough's residents have access to affordable, safe housing.

We work to achieve these aims with our own housing stock by following our Homelessness, Housing and Older Persons strategies, but the relationship the Council has with Registered Providers in the borough is also vital, because they own a significant proportion of the social housing stock in Dacorum.



4.0 Tenancy Detail

4.1 Introductory Tenancies

In all cases, we will offer an introductory tenancy to new tenants for an initial probationary period of 12 months. Towards the end of this one-year tenancy, an introductory tenancy review will take place. Provided that there are no rent arrears, anti-social behaviour and/or any other tenancy issues, then the tenants will automatically be issued with a flexible or secure tenancy, depending on the type of property or the tenant's circumstances (see 4.2). In the case of a tenant committing anti-social behaviour during their introductory tenancy, it may be extended for an additional six months to allow tenants the opportunity to address the issues identified.

4.2 Secure & Flexible Tenancies

Some existing tenants hold secure or 'lifetime' tenancies with us. This means that they are entitled to keep their tenancy and remain in their homes indefinitely, so long as they consistently comply with all tenancy conditions as set out in their Tenancy Agreement. Dacorum Borough Council no longer offers secure tenancies to new general needs tenants. Supported housing tenants, however, will receive a secure tenancy once they have successfully completed their introductory tenancy. In addition, any tenant who had held a secure tenancy but had to leave their home due to domestic abuse, will be offered a further lifetime secure tenancy for their new home. New general needs tenants, on successfully completing their introductory tenancy, will receive a flexible tenancy.

A flexible tenancy is a tenancy that is provided on a fixed-term arrangement and is reviewed at the end of that fixed term to determine whether or not a new tenancy will be issued. The use of flexible tenancies allows us to ensure that our housing stock is being utilised in an effective way, prioritising those most in need.

At Dacorum Borough Council, we will offer flexible tenancies with a fixed-term period of five years. Towards the end of this period, we will carry out a flexible tenancy review.

4.3 Reviewing and ending Flexible Tenancies

A flexible tenancy review will begin approximately nine months before the scheduled end date of the tenancy and will be used to determine whether or not we will issue a new tenancy

A tenancy review will take into account the tenant's circumstances at that time, including:

- Any changes to household make-up or under occupation;
- Tenant(s) income, savings and assets or any other financial resource; Those earning over £60,000 as a joint income will not be offered another tenancy;
- Vulnerabilities and disabilities of any household members; those that need more suitable accommodation to meet their needs will be offered alternative accommodation



- Adherence to tenancy conditions throughout the current tenancy; any rent arrears or other breaches of tenancy that are current at the time of the review will result in our refusal to offer a further tenancy

If a household is assessed as being in the same or a similar level of housing need as when the tenancy was issued (and tenancy conditions have been adhered to consistently), then we will issue a new flexible tenancy. The household's housing need will be assessed in line with the Housing Allocations Policy. In the event that the property is no longer suitable for a household's needs (in line with the Dacorum bedroom standards), then we may offer an alternative property with a new flexible tenancy. If any breaches of tenancy or changes to circumstances take place after the review date but before the sign-up to the new tenancy, we reserve the right to change the decision made at the review.

Tenants will have a right to appeal against the outcome of their flexible tenancy review. Information on the review and appeal process will be available to tenants when they sign up to a flexible tenancy.

If we refuse to grant another tenancy we will give help and advice around finding alternative accommodation:

- We will provide advice and assistance on where to look for accommodation
- We will complete a **Personal Housing Plan (PHP)** with the tenant, which sets out what steps they could take to find accommodation within their own network of family, friends or other contacts.
- We will offer help with negotiating with a landlord once the former DBC tenant has found somewhere suitable to rent.
- We can refer to any appropriate support services to assist with the search

2.4 Demoted Tenancies

In some cases of anti-social behaviour (ASB), the Council can request a court order to demote a tenancy. A demoted tenancy allows the tenant an opportunity to address their ASB. Under a demoted tenancy, the tenant holds the same rights as with an introductory tenancy, so it is easier for the council to proceed with an eviction or to address any form of tenancy breach.

A tenancy demotion lasts for 12 months but can be extended for a further six months if required. If the ASB in question is addressed appropriately during the length of the tenancy demotion, the tenancy will be reinstated to its former status as flexible or secure.

5.0 Relationships with Registered Providers

DBC has working relationships with all Housing Associations that operate within the borough. The main providers are; Aldwyck, Affinity Sutton, Clarion, Guinness, Hightown, Paradigm and Thrive.

The overarching aim of this section of the policy is to ensure that measures are in place so that regardless of whether an applicant is a Council or Housing Association tenant, all social housing stock let to Dacorum residents is affordable and secure.

Dacorum will achieve this by a robust joint working approach with the aim of ensuring that all Registered Providers are also committed to this goal.

We will do this via individual Service Level Agreements (SLA's) or partnership agreements with each of our registered providers, based on these aims.

Whilst these agreements will be tailored to the specific Registered Provider and will reflect their requirements and property numbers in the borough, they will all be driven by and encompass these same fundamental values to ensure the needs of Dacorum residents are the focus of any agreements made.

These agreements will not only include allocation arrangements, but also regular meetings between relevant service managers to discuss analysis of figures, trends and development progress, as well as any concerns or updates on any service changes that could have an impact on service delivery from either side.

Affordable Rents

Affordability is a key focus. Through increased joint working and robust SLAs, DBC is committed to ensuring that any Housing Association properties let through the Council are let at an affordable rent and therefore that tenants are charged an absolute maximum of 80% of market rent levels.



5.0 Continued

Tenure Type

During consultations with Registered Providers, Dacorum Borough Council has sought clarification on the tenure types being offered. Typically, Registered Providers offer starter/introductory tenancies for one year that are then followed by longer term tenancies. This is a similar approach adopted by DBC.

As a council, through collaborative working with Registered Providers, we are committed to ensuring this approach continues so that a consistent level of tenure security is offered to all new social housing tenants in the borough, regardless of who their social landlord is.

Allocations

Dacorum Borough Council is committed to ensuring that there is consistency between our own Housing Allocations Policy and that of our partners.

Whilst the Council cannot dictate the policies and procedures of other Registered Providers, we expect that, in the interests of partnership working, all Registered Providers with landlord responsibilities in the borough should consider the needs of Dacorum residents and apply similar principles to our own.



6.0 Conclusion

6.0 Conclusion

The introduction of new types of tenancies through the Localism Act, aimed to create greater flexibility both for tenants and housing providers.

Dacorum is committed to ensuring that through this the needs of residents are being met and ensuring that local people have access to genuinely affordable homes.

To conclude, this strategy demonstrates Dacorum Borough Council's commitment to ensuring that through enhanced joint working processes that the Council has the ability to shape the affordability and security of all properties owned, advertised and let through us to Dacorum's residents.

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Sustainable Tenancies Strategy

2018 - 2022

Introduction

Dacorum Borough Council is committed to delivering a great housing service to those living in council owned homes.

This strategy sets out how we as a housing service will work in partnership with our tenants and focus our services so they have successful tenancies. We know that our role as a social landlord is more than giving someone a home at an affordable rent. It is about enabling our tenants to develop their skills and aspirations, advocating on their behalf in times of change and recognising when they themselves need a helping hand This strategy explains how we will support tenants to combat issues threatening their tenancies and how our approach to enforcement is based on being fair and proportionate.

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For the purpose of this strategy, the term tenant refers to all household members living in a Dacorum Borough Council owned home.

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I'm pleased to introduce our Sustainable Tenancies strategy. Throughout this strategy, we outline how our service will support tenants to maintain a good standard of living and reach their optimum level of independence

Councillor Margaret Griffiths



The Housing Vision for Sustainable Tenancies

To deliver a great housing service our vision is to *'empower our tenants to maintain a good standard of living and make informed choices on their lifestyle so they can fulfil their tenancy agreement and have a positive impact within their home and community.'*

P This strategy supports the councils corporate vision of *'...working in partnership to create a borough that enables Dacorum's communities to thrive and prosper'.*

By empowering tenants to sustain their tenancies, we are able to support them to live in safe and clean environments and build strong and vibrant communities. This also supports our commitment to continuing to provide good quality and affordable homes, particularly to those most in need. Promoting independence through employment contributes to the economic growth and prosperity of our borough. As a landlord we will also work with our tenants to achieve efficient and modern services.



The National Context

There have been a number of changes in legislation that have a direct impact on our tenants and their tenancies. This strategy has been developed so our services minimise the impact of these changes to our tenants.

Universal Credit

Universal Credit is replacing most means tested benefits, including Housing Benefit, Job Seekers Allowance and Working Tax Credits. This means our tenants will instead receive a single monthly payment. This change places more pressure on tenants to have the right budgeting skills to cover their bills and day to day needs. We already know this is increasing the likelihood of rent arrears. Delays to applications or the risk of sanctions can also cause further stress to tenants, especially tenants dealing with issues such as addiction.

Household Trends

Trends in living arrangements have changed significantly which has impacted on the types of households living in social housing. Factors such as a breakdown of relationship, second families, merging households and cultural expectations can lead to issues such as overcrowding, illegal subletting and under occupancy. This strategy takes into consideration the importance of tenancy audits and knowing who is living in our homes.





Continued...

The Local Context

In Dacorum, there are approximately 60,000 properties housing over 147,000 people. Dacorum Borough Council owns over approximately 10,000 of these properties and is responsible for 1,700 leaseholds.

With 5,700 people actively bidding on the housing register at the time this strategy was written and a further 24,000 people living in our homes the demand for social housing is significant.

The purpose of social housing is to ensure people on low incomes or receipt of benefits can afford a place to come home. However increasingly, we as the housing landlord are working with tenants that have a higher support need. With less homes available at social rent, homes are being allocated to those considered most vulnerable. This is having a knock on effect on the role of the housing landlord.



Delivering a Great Service

Equality and Diversity

As a Housing Service, we believe anyone facing issues that affects their ability to sustain their tenants should have access to the right support regardless of; age, disability, gender, race, religion or belief and sexual orientation (Equality and Diversity Act 2010). We do however recognise that some tenants are more likely to need support.

Value for Money

It is important that we deliver value for money for our tenants. Increased demand for social housing as well as increasing complex need requires us to explore new ways to create sustainable tenancies. Through effective housing management and targeted interventions, we will work alongside our tenants to achieve positive outcomes.



The Commitments

To develop this strategy, current tenants and people on the housing register as well as, staff and stakeholders. Through focus group we were able to identify how our service can allow our tenants to have successful tenancies.

From this we have developed five outcome based commitments:

Commitment 1: Every tenant has the best possible start

Commitment 2: We have the right support in place for people that need it

Commitment 3: Our tenants take responsibility for themselves and their tenancy

Commitment 4: We take an informed approach to managing tenancies

Commitment 5: Our tenants make positive choices for themselves and their homes

These commitments will underpin this strategy and ultimately enable us to deliver our vision of tenants and leaseholders feel listened to, empowered to influence decisions and have the opportunity to challenge us.



Commitment 1: Every tenant has the best possible start

How a tenancy starts can play a big part in the relationship we have with our tenant. We want to make sure our tenants have the best possible start to their tenancy. This includes working with them to outline not only our expectations of them as a tenant, but their rights and what support we can offer.

Through this commitment we will explore how our service can give tenants the best experience when they move into one of our homes and get them up so they can enjoy their home.

To achieve this, we will:

- Review our sign up process with the aim to improve new tenants experience
- Identify what information our tenants need when they start their tenancy and how they would like to receive it
- Review how we can identify any support needs at the earliest point and ensure we have this support in place
- Be proactive as a landlord in building relationships with support agencies
- Develop a new set of standards called 'Our House – Your Home' to facilitate a good working relationship with our tenants

Commitment 2: We have the right support in place for people who need it

As a landlord our main job is to provide a safe and secure home for our tenants. We recognise that some of our tenants will need extra support. This support can range from a short intervention aimed at helping them through a specific issue or on-going.

The housing service's priority when providing support is centred around equipping tenants with the tools and skills they need to resolve issues for themselves. It is also about working with them to identify how their choices or behaviour can influence their ability to maintain their tenancy.

To achieve this, we will:

- Continue to develop the services use of support plans and help tenants to track their progress
- Use Tenant Academy as a way of building life skills for our tenants and explore their aspirations beyond their home e.g. budgeting, DIY and decorating
- Establish a service dedicated to helping tenants with hoarding disorder
- Use our Tenancy Sustainment team to help tenants struggling to maintain their tenancy
- Use our internal Housing Panel to review cases in detail and make decisions where exceptions to policy are needed

Commitment 3: Our tenants take responsibility for themselves and their tenancy

Being a responsible tenant is about getting the basics right. Its understanding not paying rent, engaging in anti-social behavior, not keeping a home or garden clean and tidy impacts not just the tenant but the wider community and housing service.

It's also about establishing a relationship with tenants where they feel confident to act on our advice.

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To achieve this, we will:

- Explore how we can recognise and encourage 'responsible tenants'
- Be proactive in our approach to tenancy audits to identify issues and work with tenants to solve them
- Ensure our approach to enforcement is proportionate but sets out clear consequences
- Review our approach to managing anti-social behaviour so we can help tenants resolve issues between themselves
- Identify tenants that create high levels of demand on the service and work with them to understand the cause

Commitment 4: We take an informed approach to managing tenancies

With our commitment to continuously improving our service we can use the knowledge, skills and experience of our officers combined with data to make informed decisions.

We recognise it is important to invest in getting the basics right so we as a landlord are meeting our responsibilities while still investing in opportunities to do things differently. We are committed to working with our tenants and partners to get this balance right.

By investing in improvements and building our knowledge we can streamline our approach to managing tenancies and provide better value for money.

To achieve this, we will:

- Build up the information we hold on our tenants and use it to tailor our services based on changes in need or demographics
- Ensure our approach to health and safety, compliance and safeguarding is at the forefront of decision making
- Develop a better understanding of why some houses need more repairs and maintenance than others
- Continue to work with tenants to review our performance and find areas for improvement
- Review demand across the service to ensure all tenants receive a good service not just those who 'shout the loudest'

Commitment 5: Our tenants make positive choices for themselves and their homes

A home is about feeling safe, secure and having a space that allows a good quality of life. We want our tenants to make positive choices that supports this.

This includes considering whether their home is the right fit for them. It is also about understanding that we as the landlord prioritise safety and this plays a big part in shaping the policies we put in place.

To achieve this, we will:

- Use the Our House – Your Home initiative to raise tenant’s awareness of their responsibilities and help officers manage expectation
- Explore how we can better support older tenants to move to a smaller home
- Ensure all tenants are aware of where permission needs to be granted e.g. home alterations, keeping a pet
- Promote the importance of health and safety in the home and communal areas e.g. clear landings
- Publish key policies so tenants understand what is required of them e.g. safety in communal areas, fire safety

Conclusion

Within this strategy we have set out how Dacorum Borough Council housing service will work with key stakeholders, partners and older residents to fulfil our role as a housing landlord and ensure our tenants have sustainable tenancies.

This strategy is centred on empowering tenants so they can enjoy their homes and feel safe and secure.

As the demand for social housing increases, we will continue to see people living with complex needs. This means we as a landlord must do everything possible to help tenants. We also recognise that most of our tenants are ‘responsible tenants’. Where tenants do cause pressure on the service through high demands or expectations, it is important we understand the causes and have open conversations so we as a service meet and consider the needs of all not just those who shout the loudest.

This strategy will be monitored by the Tenant and Leaseholder Committee, Supported Housing Forum and the Housing and Communities Overview and Scrutiny Committee will receive an annual update.



Report for:	Cabinet
Date of meeting:	15 October 2019
Part:	1
If Part II, reason:	

Title of report:	Tring Conservation Area: Character Appraisal and Management Proposals
Contact:	Councillor Graham Sutton, Portfolio Holder for Planning and Regeneration Philip Stanley, Team Leader Specialist Services (Planning) Ext: 2579
Purpose of report:	To consider the adoption of the Tring Conservation Area Character Appraisal and Management Proposals for use in Development Management and Strategic Planning.
Recommendations	That Cabinet recommends Council: <ul style="list-style-type: none"> 1) Adopt the Tring Conservation Area: Character Appraisal and Management Proposals as: <ul style="list-style-type: none"> a) Technical guidance for use in development management and to inform the Dacorum Borough Local Plan. b) A material planning consideration for use in the determination of planning applications. 2) Delegate authority to the Assistant Director, Planning, Development & Regeneration to undertake all steps required for the completion of the 'Locally Listed Buildings' section of the Appraisal, to be attached as an Appendix. This includes the assessment, consultation and adoption of this Appendix.
Corporate Objectives:	The Appraisal will make a significant contribution to the Council's overall vision by: Creating a clean tidy and safe environment. Informing and consulting our communities and stakeholders on local issues.

	Promoting civic pride and an active community. Committing to excellence and best conservation practice.
Implications: 'Value for Money implications' 'Value For Money Implications'	<u>Value for Money</u> The appraisal was produced by consultants BEAMS at a cost of £6,000 plus VAT. This represents excellent value for money in terms of thoroughness and attention to detail. The appraisal is intended to save officer time in the future in processing planning applications within the Tring Conservation Area, as well as in defending appeals against refused planning applications.
Risk Implications	The appraisal complies with legislation and best practice and the intention is therefore to avoid the risk of non-compliance and wasting resources.
Community Impact Assessment	A consultation exercise was carried out during March 2019. The results of this are summarised in the body of the report below and full details provided in Annex 1 and Annex 2. The proposal relates to the built form and is not felt to have any negative impact on any of the protected groups under the Equality Act.
Health And Safety Implications	N/A
Monitoring Officer/S.151 Officer Comments	Monitoring Officer: No comments to add to the report. Deputy S.151 Officer The implementation of the Tring conservation area and the support required to deliver the appraisal of this concept are to be funded from within approved budgets.
Consultees:	Residents within the proposed area including: <ul style="list-style-type: none"> • Those whose properties would be included in the proposed extensions. • Visitors to the public exhibition at The Council Chamber, The Market House, 61 High St, Tring during the consultation period (a site notice was displayed on the High Street, advertising this exhibition). National Historic Amenity Societies Tring Town Council Historic England Chiltern Society

	Tring Historical Society
Background papers:	Tring Conservation Area: Character Appraisal & Management Proposals Annex 1: Qualitative Account of Comments Annex 2: Online survey responses – Summary document Annex 3: New addresses in Conservation Area
Glossary of acronyms and any other abbreviations used in this report:	CACA: Conservation Area Character Appraisal NPPF: National Planning Policy Framework

Background

1. Introduction

- 1.1 Providing a full assessment for all the Conservation Areas (25 in all) within Dacorum form part of the Council's Conservation Strategy. Conservation Area Appraisals have now been provided for Aldbury, Berkhamsted, Bovingdon, Chipperfield, Frithsden, Great Gaddesden, Hemel Hempstead (Old Town), and Nettleden.
- 1.2 The Strategy includes a programme for the review and production of Conservation Area Character Assessments for all 25 Conservation Areas.
- 1.3 The Conservation Area Appraisal (see Annex 1) highlights the special qualities and features that underpin Tring's character and justify its designation. Guidelines provided in the Management Proposals are designed to prevent harm and encourage enhancement. This type of assessment conforms to Historic England guidance and to Government advice in the NPPF. It also supports and amplifies those policies aimed at protecting the overall character of conservation areas and forming part of Dacorum Borough Council's Local Planning Framework.

2. Consultation Arrangements

- 2.1 The formal consultation process involved a combination of letters to addresses affected by the boundary change, letters to a variety of other interested parties (principally the Town Council and Historic bodies), a site notice, a public exhibition evening, messages on the Council's website, and an online survey.
- 2.2 The formal consultation period covered a four-week period from 5th March 2018 – 30th March 2018.
- The draft document could be viewed on Dacorum Borough Council's website, www.dacorum.gov.uk, and at the Council's offices at The Forum, Hemel Hempstead.
 - An exhibition was held in Tring Town Council, Council Chamber on Thursday 22nd of March 3pm-7pm, where details of the document

were displayed and Officers were present to answer any questions in relation to the draft Conservation Area Appraisal.

- A Public Notice was displayed on Tring High Street, informing of both the consultation period and the exhibition.

2.3 DBC carried out an online survey, which received 27 responses. Written/E-mail responses were also received from Tring Town Council, Historic England, the Tring Historical Society, the Chiltern Society, and a local resident.

3. Number and Nature of Responses Received

3.1 Twenty-seven individuals and organisations submitted responses via the on-line survey. A further five individual written and e-mailed representations were received.

3.2 The qualitative representations and the Council's responses are set out in Annex 1. This includes a full list of these representations and a suggested response to the issues raised. It also includes recommended changes to the Character Appraisal and Management Proposals.

3.3 Annex 2 provides a quantitative analysis and Officer commentary of the responses received through the online survey.

General Comments

3.4 The vast majority of comments made were on specific points. However, where general comments were made, they were largely positive. A number of particularly helpful comments were provided in relation to proof reading of the documents, especially from Tring Town Council and the Tring Historical Society.

3.5 It is very pleasing to note that Historic England were complimentary in their response to the document:

"We welcome this conservation area appraisal for Tring. It clearly and coherently sets out the historical development and special architectural interest of Tring, is well written in an engaging and articulate style, and is helpfully illustrated. In particular, the inclusion of a number of early historic maps and historical illustrations of Tring Park was helpful in providing a sense of the town's earlier development. The brief exploration of the architect William Huckvale, whose influence on the form of Tring was extensive, is also considered helpful, as is the diversion to discuss the presence of the Rothschild family, and both excursions from the narrative add depth to the analysis"

3.6 Other positive endorsements of the document were received via the online survey:

"The consultation document was very helpful and gave a good history of the metamorphosis of historic Tring".

"I thought the Appraisal Document was very informative and interesting".

“This document is largely encouraging and useful, and contains much of value. It also reads well”.

3.7 One respondent appeared to question the need for the document due to the wider context of planning controls:

“We feel that the proposed expansion of the Conservation Area aims to incorporate areas that are not generally accessible to the public and therefore have little impact on the overall character of the Town. While we fully support the sympathetic maintenance and restoration of some of the historical buildings, we believe that the current planning regulations, as they stand, provide sufficiently robust controls to ensure that such buildings retain their character and historical attributes while ensuring that any proposed development must take into account the historical significance of certain buildings”.

3.8 One respondent had a negative view of the Appraisal and questioned the purpose of the document:

“You have done nothing here to convince me this consultation is set up earnestly to preserve the area more likely, I believe it’s an attempt by some to develop the area”.

However, the primary concern of this respondent was the protection of green spaces from developers.

Conservation Area Extensions

3.9 The Appraisal includes three extensions of the Tring Conservation Area

- Extension 1: Home Farm, White Cloud House, North Cottage and Thrift Cottage.
- Extension 2: Woodland Close
- Extension 3: Western Road and Cemetery

3.10 In general, there was strong support for these extensions. 20 out of 26 (77%) respondents agreed or strongly agreed with the proposal for Extensions 1 and 3, whilst 18 out of 26 (69%) did so for Extension 2.

3.11 In terms of objections 4 respondents (15%), 3 (12%), and 2 (8%) disagreed or strongly disagreed with the proposals to extend the Conservation Area at Home Farm, Woodland Close and Western Road respectively.

3.12 It is noted that Historic England did not make any comments in respect of the Home Farm and Woodland Close extensions. Where it did comment on the Western Road extension this was simply to question the distance of the cemetery to the town centre and therefore whether this area would be better suited by a stand-alone Conservation Area:

“When considering whether to add to the area, regard should be had to the requirements of p.127 of the NPPF, which makes clear that local authorities should ensure that an area justifies being designated as a conservation area by virtue of its special architectural or historic interest, and that the concept

of conservation is not devalued through the designation of areas that lack special interest. This should also be applied to boundary changes.

Whether an addition proposed might be better served and its particular special interest better and more coherently defined through being an independent conservation area is also an element to be considered, and we note that the proposed Tring cemetery extension is located some distance from the relatively compact and well defined town centre”.

- 3.13 It is also worth noting that several answers were received, stating that the extensions did not go far enough and should also include the area of Tring Park and the fields and buildings located within the historic park to the south of the A41 with the following being a typical comment:

“Surely the Conservation area should encompass the fields from Hastoe Lane to Home Farm with the rationale that these were all part of the Rothschild’s Tring Park domain”.

Creation of two Character Areas

- 3.14 One of the most noticeable aspects of the Appraisal is to split the Tring Conservation Area into two character areas and it is important to note Historic England agreed with the document taking this approach:

“We consider that the proposed division of the area into the two character areas is logical, and clearly reflects the urban form and grain of the area”.

- 3.15 There was no equally no disagreement with this proposal within the online survey. 21 out of 26 respondents (81%) agreed or strongly agreed with the creation of Area A, whilst 19 out of 26 (73%) agreed or strongly agreed with the creation of Area B. The remaining respondents (for both Areas) neither agreed or disagreed.

- 3.16 Although there was no disagreement, some questioned the necessity of the division into two areas. Three respondents thought that it made no real difference and that it did not add to the process. The final point raised was should there be a third area which concentrated on the shopping core leaving the other two areas to cover the mainly residential streets.

Current situation in Conservation Area

- 3.17 The online survey asked about the current situation in the Conservation Area. 85% of respondents (22) strongly agreed or agreed that there is the right balance of uses within the Conservation Area, whilst 79% of respondents (19) strongly agreed or agreed that the buildings are generally in a good condition (with none disagreeing). 85% of respondents (22) stated that the Conservation Area felt safe. On the contrary only 8% of respondents (2) considered there was enough parking within the Conservation Area, whilst 50% of respondents (13) strongly agreed or agreed that new development has generally been successful in preserving the character of the conservation area.

- 3.18 The additional comments provided in response to this question all highlighted issues in relation to the lack of parking in particular in relation to the Tring Triangle/ Western Road area. Various respondents noted that this

is a consequence of the age of the area's building stock, the impact of the museum, the increasing size of vehicles, and the issue of pavement parking. Other comments noted, however, that the public car parks in Tring are largely adequate for the current number of visitors and that new development, such as in Langdon Street, have been built with sufficient parking.

3.19 Two respondents commented on some unfortunate shopfronts in the Conservation Area, for example:

"Some of the shop fronts on High Street East don't fit in well. I think the guidelines should be tightened up so that changes are in keeping with the original building".

3.20 In respect of shopfronts Historic England suggested in their comments that:

"With regard to shop fronts on p.50, it would be useful to illustrate good and bad examples with photographs, to aid clarity, and help decision-making".

Character details within the Conservation Area

3.21 All of the character details were seen as fairly or very important by at least 65% of the respondents. The details that scored highest were 'Traditional shop fronts', 'The continued use of matching materials for extensions', and 'The Trees'. 100% of respondents said that these details were important or very important.

3.22 The areas of disagreement were low for all the character details. The elements considered to be 'Not very important' or 'Not very important at all' by the most respondents were 'The rear elevations of historic buildings' and 'The absence of roof lights to front elevation roof pitches' (both 35%).

3.23 When asked whether there were any other details that the respondent considered important to the Conservation Area the responses were varied. However, they generally fell into categories of highway works in particular traditional street signs, lighting and clutter in general. Complaints were also made about the noise from the A41. The other broad area of response was the green spaces both within and outwith the conservation area, preservation of these spaces and access to them.

3.24 In terms of improving the Conservation Area there was a general desire to improve the public realm. In particular, the pavements, road surfaces and as noted previously the management of parking and car movements through the town centre. Associated with this was a desire to reduce street clutter and signage where possible. A second major concern was the quality of shopfronts within the town and improvements that could be made to them. Further points raised were to ensure that appropriate materials were used for new buildings and that some problem buildings most notably the scaffolding on the modern block of the natural history museum be removed.

4. Summary of Proposed Changes resulting from the Consultation

4.1 The proposed changes to the Appraisal that was published for consultation include minor corrections and updating to the text, assessment of areas

suggested as further extensions to the Conservation Area, amendment to the maps, and updating photographs.

4.2 The following is a summary of the changes that have been made:

- A number of amendments have been made in line with the consultation responses – specifically from Tring Town Council and the Tring Historical Society (mainly minor discrepancies / spelling mistakes / updating of building names, etc.).
- A number of changes but not all have been made in relation to the Historic England consultation response – see below for further information.
- A number of photographs have been updated and a couple more added.
- Character area maps now exclude Locally Listed Buildings as the suggested Local List was not completed, references to ‘locally listed’ buildings have been removed from the text.
- Section 3.6 (public realm) has been amended, it is more positive in tone in relation to Church Square and includes reference to the improvement works that have been undertaken in the latter part of the 20th century.
- Regarding boundary changes: The text for proposed Area 3 (Cemetery / Western Road villas) has been expanded upon. The reason for not including Tring Park in the CA now includes a sentence stating this area is a Grade II listed Registered Park and Garden.
- Minor spell checking was also altered e.g. aerals.

4.3 A number of changes were made to the document in respect of Historic England comments:

- A ‘summary of special interest’ has been placed at front of CACA.
- Required proofreading done and corrections made.
- Section and paragraph numbers have been added.
- Where the appraisal and management plan refers to “Scheduled Ancient Monument”, the contracted term “Scheduled Monument” is used instead.
- The maps have been enlarged where possible.
- The section where Harrow Yard is discussed on p.47 has been amended to deal with the inconsistency highlighted.
- References to Conservation Area Consent have been updated so that Planning Permission is now referred to.
- The web address for Historic England’s Heritage at Risk Register has been updated.

4.4 The document has also been altered to take into account some of the specific comments the Conservation Department received.

- 4.5 The revised CACA provides more understanding of the history of Tring, e.g. land given by 1st Lord Rothschild in Frogmore Street as public open space; Converted Chapel in Chapel Street was not Methodist but Ebenezer.
- 4.6 The land between the Home Farm site and Tring Park were again reconsidered by officers in light of the requests. However, it was felt that as part of this space is designated as a park and garden it had a reasonable level of protection. In addition, the conservation area legislation is designed to protect buildings rather than large areas of open space. However, it is acknowledged that the land forms the setting to the conservation area and as such has a level of protection from this.
- 4.7 Conservation Officers disagreed that Sutton Court was a negative building as it won an award at time of its construction. The CACA has been revised to state that the design of building was reasonable, but issue was its context.
- 4.8 The design of Church Square required further comment. It was felt to be an improvement on the previous situation. Church Square was reconsidered and the document was revised to address the issues raised and emphasis the improvements to the area and the positive outcomes of the works.

5. Next Steps

- 5.1 Officers recommend the adoption of the draft Tring Character Appraisal & Management Proposals (published for consultation) incorporating the amendments and reviews referred to above.
- 5.2 The adopted Appraisal & Management Proposals will prove additional guidance to the Local Plan, and thus become an important material consideration in all relevant planning applications. The weight attached to the Character Appraisal is greater because of the consultation carried out and the comments received. It is now important for the revised Appraisal & Management Proposals to be published as soon as possible, together with a statement of the public consultation.
- 5.3 In respect of the work required to establish a Tring list of Locally Listed Buildings the following course of action will be taken:
- The conservation department will meet with relevant interested individuals to discuss the local listing of buildings within the Tring Conservation Area.
 - A working party and timetable for the programme will be agreed.
 - The local listings will follow the criteria set out in the local listing guidance and previously used for Berkhamsted.
 - A list of potential buildings for local listing will be drawn up.
 - The conservation department will assess the list to ensure that the criteria are met.
 - The local listing will follow the process set out in the Conservation Strategy.

Annex 1: Qualitative Account of Comments of the Tring Conservation Area Appraisal & Management Proposals

	Summary of Comments	Respondent Name	Council Response	Proposed Changes to Appraisal
	<u>GENERAL REMARKS</u>			
1.	Detailed response in relation to specific proof reading points. At end appeared to suggest the need for a shopfront grant scheme.	Tring Town Council	Comment noted	Amend proof read elements.
2.	We welcome this conservation area appraisal for Tring. It clearly and coherently sets out the historical development and special architectural interest of Tring, is well written in an engaging and articulate style, and is helpfully illustrated. In particular, the inclusion of a number of early historic maps and historical illustrations of Tring Park was helpful in providing a sense of the town's earlier development. The brief exploration of the architect William Huckvale, whose influence on the form of Tring was extensive, is also considered helpful, as is the diversion to discuss the presence of the Rothschild family, and both excursions from the narrative add depth to the analysis.	Historic England	Comment noted	No change
3.	We recommend that this appraisal utilise section and paragraph numbering. This will allow readers and users of the document to easily reference specific extracts, rather than, for example, referencing "the third paragraph on page 37".	Historic England	Comment noted	To be addressed in final version
4.	Although not essential, we suggest that a brief "Summary of Special	Historic England	Comment Noted	To be addressed by consultant

	Interest” might helpfully be included at the front of the document, which succinctly sets out the area’s extent and the core elements of its special architectural and historic interest. This enables the reader to quickly gain an appreciation of the essentials, which they can then follow up in detail should they wish. The information set out on p.25 could easily be summarised to provide this in prose form, but summaries are sometimes also presented in the form of a table with bullet points.			
5.	We recommend that where the appraisal and management plan refers to „Scheduled Ancient Monument“, the contracted term „Scheduled Monument“ is used instead. This reflects the more recent usage found in national policy, and also the fact that not all monuments are ancient. We would also recommend that the Hertfordshire HER is consulted and referenced here, as not all of Tring’s archaeological interest is likely to be represented by Scheduled sites alone.	Historic England	Agreed	To be amended by consultant
6.	We might suggest that, where historic maps are shown, they are at least half a page in size to aid clarity (for example, the map on p.15 is difficult to make out). It might also be useful to reproduce the modern OS map on p20, to support the appraisal’s discussion regarding the present street pattern of the area.	Historic England	Agreed	To consultant to examine options

7.	We consider that the proposed division of the area into the two character areas is logical, and clearly reflects the urban form and grain of the area. We suggest that a very brief summary before Character Area 1 on p.26 could be helpful, as is provided for Character Area 2 on p.42. The discussion in Character Area 1 is very detailed, which is useful, but we suggest that a few more photographs of key buildings could also aid the reader here. On p.46, photographs of key elements of architectural character and materials would also enhance this section.	Historic England	Agreed	Amend doc as necessary
8.	We note that, in the „Neutral and Negative Buildings and Features“ on p.47, the appraisal describes the development at Harrow Yard as „exemplary“. If this development is considered to be of a high quality design, we would question its inclusion under this heading, and suggest it could be included as an area that makes a positive contribution. Although a conservation area appraisal will naturally focus on the historic character of an area, we would suggest that well designed twentieth and twenty-first century development can often make a positive contribution to an area, and shouldn't necessarily be overlooked owing to lack of age, or be dismissed as neutral.	Historic England	Agreed	Consultant to address inconsistency
9.	The map showing negative and neutral buildings/sites on p48 is helpful, but we would recommend that, in an	Historic England	Agreed	To be addressed by consultant

	appropriate place in the appraisal, another map showing open spaces, focal points, important boundary treatments or frontages etc., is included.			
.10.	Paragraph 2 on p.49 refers to Vicarage Gate, whereas the corresponding photograph (bottom right) refers to Vicarage Lodge.	Historic England	Comment noted.	Amend doc
11.	With regard to shop fronts on p.50, it would be useful to illustrate good and bad examples with photographs, to aid clarity, and help decision making.	Historic England	Comment noted	Show good shopfronts examine issues around general shopfront guidance.
12	We welcome the inclusion of a separate „Conservation and Management Proposals“ section (p.51).The only comment we have regarding this section is that the NPPF is now 6 years old, and perhaps could not be considered „recent“ (third paragraph from bottom, p.51), and that under „Demolition“ on p.54 (and anywhere else), the appraisal should refer to Planning Permission instead of Conservation Area Consent.	Historic England	Comment noted	Amend doc
13	We welcome the stated desire to prepare shop front design guidance for Tring, again to provide clarity. However, we are aware that the resources to prepare this might not be available, and therefore suggest a cost effective way of providing design guidance on shop fronts in an adopted document would be to include a short set of guidelines under the Shop fronts section in the main appraisal.	Historic England	Comment noted	See point 11.

14	<p>Finally, on p.60, the appraisal refers to an out of date web address for Historic England's Heritage at Risk Register. The correct one is: https://historicengland.org.uk/advice/heritage-at-risk/.</p>	Historic England	Agreed	Amend doc
15	<p>It isn't clear from the combination of the maps and text in the Boundary Review (p58- 60) precisely which areas - except the cemetery - are to be included for consideration as additions to the conservation area. Specifically, the text suggests Home Farm be included, and the map on p.60 excludes it.</p> <p>When considering whether to add to the area, regard should be had to the requirements of p.127 of the NPPF, which makes clear that local authorities should ensure that an area justifies being designated as a conservation area by virtue of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. This should also be applied to boundary changes.</p> <p>Whether an addition proposed might be better served and its particular special interest better and more coherently defined through being an independent conservation area is also an element to be considered, and we note that the proposed Tring cemetery extension is located some distance from the relatively compact and well defined town centre.</p>	Historic England	Comment noted	Disagree with points although justification to be considered further by consultant.

16	Q2 As most of the houses in the Tring Conservation Area don't have garages, parking is a huge problem. This is made worse by the popularity of the Natural History Museum - and also by office workers parking all day in Park Road	Chiltern Society	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
17	Q4 Important to have green spaces, such as the field opposite Park Road.	Chiltern Society	Comment noted	
18	Q6 Parking is a major problem.	Chiltern Society	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
19	Q8 Perhaps the streets with mainly shops should be in an additional area - High Street, Western Road etc.	Chiltern Society	Comment noted	
20	The Chiltern Society would always encourage the expansion of the Conservation Area. The drains by the Natural History Museum on the Park Street corner quickly get blocked when it rains heavily, and cause a flood on the dangerous corner with Hastoe Lane. The water then runs down Akeman Street.	Chiltern Society	Comment noted	
21	Detailed response in relation to specific proof reading points.	Tring Historical Society	Comments Noted	Consultant to address
Q2	New builds look too new -upv windows and doors etc. Can look cheap	R6	Comment noted	No action Article 4 ?

	<p>Clearly there is insufficient parking within the conservation area owing to the period when the area was built. The Council should consider providing designated and dedicated residents parking facilities. The specialist consultants have highlighted in their report numerous instances of unsympathetic extensions and new buildings. The Council should enforce the planning restrictions related to conservation areas more vigorously.</p>	R11	Comment Noted	<p>Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.) Article 4?</p>
	<p>Parking is very difficult, also the number of cars parked on the pavements is a problem. Perhaps a one way system could be introduced on some streets. Resident permits/restricted would also be good as a lot of people park and then walk to the town or to the museum.</p>	R12	Comment noted	<p>Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.</p>
	<p>Largely increasing cars around and in conservation areas can not but damage the character of the area</p>	R13	Comment noted	<p>Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.</p>
	<p>The parking in Tring triangle is a joke! It's like running the gauntlet most days just to battle through it! As for getting Park Road cleaned and drains cleared, well I have given up asking, I use to email year upon year to get passed around before anything being done, so I don't bother anymore. Yet the road</p>	R14	Comment noted	<p>Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.</p>

	sweeper can sit there for a lunch break and not even think about it getting added to his list!!			
	Parking is always a problem as the density of cars and their larger size forces owners and visitors to park on the pavement with two wheels, as described in the document	R15	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	Parking on Park Rd can sometimes be problematic - especially when the Museum is busy - The Museum should direct people to their car park. However I would not like to see parking restriction signs on Park road.	R17	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	There is clearly not enough parking for people visiting friends or relatives in the Tring Triangle area: but this problem doesn't have an obvious solution, bearing in mind the nature of the buildings and roads. Some of the shop fronts on High Street East don't fit in well. I think the guidelines should be tightened up so that changes are in keeping with the original building.	R18	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	Parking is horrific in Tring and the proposed outlying expansion up the Western Road (400 houses?) will only make it worse for the Conservation area. Worse, the pavements and road surfaces are not maintained so that walking the streets/pavements is a positive hazard.	R20	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.

	Many homes have no off road parking and more than one car. The roads are very narrow thus forcing people to park on the pavements. In some roads this results in one lane only with no passing place. The recent snow	R21	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	Parking is very difficult in Tring Triangle, but there is really no solution to this. New developments such as in Langdon Street have been built with sufficient parking, and this should be continued.	R22	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	Not enough parking in Tring Triangle.	R23	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	As in most conservation areas the age and nature of the residential development (largely Victorian and Edwardian) means that there is insufficient parking space for cars. Thus the residential streets appear overwhelmed with vehicles. However, the size and capacity of the public car parks in Tring make them largely adequate for the current number of visitors.	R24	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
	Short statement, in favour of protecting green belt land, for future generations. Louis Quail Please review my statement below in the	R27	Comment noted	No action

<p>light of your consultations. I don't have the knowledge, time or experience to answer all your questions. You have done nothing here to convince me this consultation is set up earnestly to preserve the area more likely, I believe its an attempt by some to develop the area. Apologies for the brevity of my language or if i am incorrect in my assumption. Any changes to the Conservation area should be to extend its value and preserve its character. Its absolutely vital that green spaces and green belt land are preserved for future generations and any attempts by developers and or other persons to use the green belt for building as way of making money (or improving their employment prospects) against the welfare of current and future residents should be resisted at all costs. There are plenty of other places in the UK and local area to build on first such as brown field, and existing housing sites that could be developed more intensively first. Once the countryside is built on it is lost, for many, many, generations. Councils and housing charities should also be given the right to build social housing. This must be tried first as its quite obvious that if this and other state interventions were tried, instead of relying on the private</p>			
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<p>sector, the housing crisis could be solved very quickly indeed. Our green belt must not be sacrificed at the alter of neo liberalist ideology or right wing popularism. It is so clear that these attempts to build on green belt land is very likely to be against the welfare of local, current and future residents, and local communities and their children, that councilors and government officials who vote to build on green belt land, should be prepared to sign statements saying they are acting and thinking independently and have no previous or planned connections with property developers or similar organisations, other than in a purely professional capacity. They should not be allowed to work privately in the same area for at least five years of working for the state. I do accept that sometimes green field sites will need to be developed but it is not for the private sector to decide this. Ideally any developments of green field sites should always be carried out with the highest standards of investigation as to the negative risks versus the positive benefits. These sites must be allocated utterly independently of the private sector for the benefit of the public and with the highest standards of probity and independence of the planners. Any collusion with the</p>			
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	private sector to corrupt the process should be considered a crime.			
	There are parking wars on Park Road and the Tring Triangle, everyone fighting for space and have more cars than ever!	R29	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.
Q4	One thing not mentioned in the report is sound. The noise of A41 can be heard from the conservation area most of the time and is loudest during rush hours. Therefore any improvements to the A41 in the future should consider the impact of traffic noise and suitable road resurfacing and sound barriers/planting could be considered. Access to Tring Park should also be improved, particularly for wheelchair users. I agree that the presence of satellite dishes and uPVC windows is a problem that distracts from the area and any measures that prevent an increase in these would be welcomed. Additionally, street lighting has been installed on Akeman Street which is not in keeping with the area i.e grey modern LED lighting. In considering lighting, Highways should install lights that match the area's style.	R12	Comment noted	Useful points article 4 should be investigated by consultant. Will forward comment to county council highways dept for review.
	In the above cases one has to move with the times somewhat!	R14	Comment noted	No action
	All covered.	R15	Comment noted	No action

	Trying to preserve the feeling of unity of an area and its purposes. It is a lot more than just preserving individual buildings. Preserving the setting and the context in which it evolved gives a conservation area a narrative.	R18	Comment noted	Useful points article 4 should be investigated by consultant.
	Implementation of them	R22	Comment noted	No action
	Signage, particularly street name plates. Traffic signs.	R24	Comment noted	Will forward comment to county council highways dept for review.
	Important to have green spaces, such as the field opposite Park Road.	R25	Comment noted	No action
	Maintaining traditional street lighting	R26	Comment noted	Will forward comment to county council highways dept for review.
	Change still has to be accomodated, we can't live in the past for ever!	R29	Comment noted	No action
Q6	Keeping the attractive features and replacing ugly shop fronts and signs that look rundown	R5	Comment noted	
	I am unfamiliar with the term "landscaping to the public realm," - I might have selected it as one of my three selections	R11	Comment noted	No Action
	More care should be taken with where telecoms companies are installing broadband boxes as these are being installed with little care or attention to the buildings that they are being put in front of. Any street lighting should match the look and feel of the area. Improvements to parking would be welcomed, reducing cars parked on pavements and encouraging visitors to the town and museum to use the town car	R12	Comment noted	Article 4 Will forward comment to county council highways dept for review.

	parks rather than parking in the conservation area. There are also excessive road signage on the High Street and joining roads. Most notable is the sign on Akeman street that informs users there are humps to the left and humps to the right which to me doesn't offer much to the road user. All road signs should be reviewed and unnecessary ones removes			
	Harmonising pavement surfaces, kerbs etc in Tring Triangle area in keeping with the area and its buildings.	R18	Comment noted	Will forward comment to county council highways dept for review
	The inclusion of land to the South of Park Road, including Home Farm and Woodlands Close.	R22	Comment noted	No action considered within appraisal.
	No more new buildings that are not in keeping with the older properties in Tring. Also ensure there are enough parking spaces provided with any new developments for residents and visitors. Removing the scaffolding on the museum building as it has been there for years.	R23	Comment noted	Conservation Dept to discuss with museum and highlight issues with planning dept.
	Encouraging retail outlets to improve both the design and quality of their shop fronts. Encouraging home owners to take pride in conforming to the accepted design norms.	R24	Comment noted	Design guide for shopfronts to be considered as noted above point 11 Historic England comments
	Better traffic management in the very narrow streets	R26	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals.

Q8	Why are two character areas required?	R14	Comment noted	No action
	I don't know why it had been sub divided into two different areas.	R23	Comment noted	No action
	It might make it easier to review the CA in two divisions, but it is not necessarily enlightening.	R24	Comment noted	No action
Q10	I do not but Woodland Close should absolutely not be included! I live on this street and although it isn't an eyesore it is not particularly attractive and there should not be restrictions to improvements. The houses in general	R5	Comments noted	Pass to consultant for review.
	I would like to see Tring Park included in the conservation area as I consider the Mansion and it's setting should be treated as a contiguous whole, as originally constructed.	R11	Comment noted	Already dismissed in doc
	I like the idea that Tring Park could form part of the conservation area. Consideration should also be given to The Akeman Business Park which provides local employment opportunities but is likely to be redeveloped. Any redevelopment should be sympathetic to the conservation area with sufficient parking provision provided. A previously mentioned, anything that can be done to reduce the noise of the A41 would be welcomed	R12	Comment noted	Akeman street would be considered following policy and guidance. Forward comments to county council highways dept.
	No I have no further suggestions on the above! However I will give my	R14	Comment noted	Forward to consultant for review/ comment.

	explanation to your previous question where you allowed no further comment these properties are private dwellings on private roads and not seen			
	None	R15	Comments noted	No action
	I would like to see Dunsley gate lodge and the garden cottage with the estate wall included in the conservation area. The wall ties the area in with the wall opposite the forge car park and also with the estate wall running along the London Road, past Tesco and almost up to the A41. The wall ties Tring in to Tring Park and the Rothschild esate.	R18	Comment noted	Unlikely to be practical however forward to consultant to consider local listing.
	You don't have the infrastructure or services for more homes. Start thinking about this before you decide further	R19	Comments noted	No action
	The boundary of the proposed extension to the east of Home Farm into the field (known as Bateman's Field) fronting Park Road and going up to the A41 only extends to part of that field. Surely the Conservation area should encompass the fields from Hastoe Lane to Home Farm with the rationale that these were all part of the Rothschild's Tring Park domain.	R20	Comment noted	Already dismissed in doc.
	I am unsure how the proposed boundary in the fields to the east of Home Farm has been arrived at. I	R26	Comment noted	No action?

	also wonder how the boundary of the conservation area relates to (or not) the AONB boundary. I believe Home Farm lies within the AONB but would appreciate clarification.			
Q11	Do not add Woodland Close to the conservation area. Glorifying mid-century Council housing is a stretch of the imagination.	R5	Comment noted	Forward to consultant for further review.
	A total waste of time and money, to pay someone to do such a report on what any lay person can see each day! We all have to move with the times! Whilst maintaining everything in moderation!	R14	Comment noted	No action
	The consultation document was very helpful and gave a good history of the metamorphosis of historic Tring.	R15	Comment noted	No action
	I thought the Appraisal Document was very informative and interesting and wonder if it is available in hard copy.	R17	Comment noted	No action be available on line no publications
	The appraisal is very thorough and informative.	R18	Comment noted	No action
	This document is largely encouraging and useful, and contains much of value. It also reads well. However it is much overdue, and contains many, fairly small but irritating errors. Since it was written, for example, all the banks	R24	Comment noted	Amend errors see other responses where points have been noted. Will pass to consultant to amend as necessary. .
	As before I question how the boundary to the East of the fields next to Home Farm has been arrived at . It appears to be part of the AONB and I wonder if it could not be co	R26	Comment noted	No action covered in document consultant to be forwarded comment to add to specific point if necessary.

	terminus?			
	Short statement, in favour of protecting green belt land, for future generations. Louis Quail Please review my statement below in the light of your consultations. I don't have the knowledge, time or experience to answer all	R27	Comment noted	No action
	We feel that the proposed expansion of the Conservation Area aims to incorporate areas that are not generally accessible to the public and therefore have little impact on the overall character of the Town. While we fully support the sympathetic maintenance and restoration of some of the historical buildings, we believe that the current planning regulations, as they stand, provide sufficiently robust controls to ensure that such buildings retain their character and historical attributes while ensuring that any proposed development must take into account the historical significance of certain buildings.	R28	Comment noted	No action
	The proposed additions are private residences that are on private roads and cannot therefore be seen by the General public.	R29	Comment noted	No action
	Landscaping of the Public Realm. Improvements to signage of shops. Car and lorry parking, which in its uncontrolled form, is blighting Tring. I also have specific comment on	Email respondent	Comment noted	Comments will be referred to the Council's Parking Department to assess whether any controlled parking scheme would be appropriate / achievable in this area. Potential consideration of parking in Management Proposals. Points in relation to church square

Church Square which I set out as below.

Church Square.

I believe that a little more should be said of Church Square. The opening up of space along the High Street at the Former Rose and Crown and the Parish Church is of prime importance. Not existing in the 19th Century but since 1905 it has formed the heart of Tring and the Hotel once a social focus. In the 1980's it was a poor car park. The works on the Square of 1991, built on the establishment of this space albeit with a constrained palette of materials but including York stone paving.

The recent change of use of the former Rose and Crown has diminished the social context; the pub opposite the church, linked by public space. We await the reinstatement of the promised restaurant. The Rose and Crown is now separated by unfortunate signifiers of private space defence at its forecourt and soon to be hidden by a line of maturing trees.

Church Square's own trees, introduced to frame, not hide the space, have succumbed due to lack of hydrated soil. Blocked gullies the culprits. The tree grids now sadly

forwarded to consultant to amend document.

<p><i>infilled with pockets of concrete. More is yet to be done to forward the spirit of the 1991 works. Roadways of Church Square to the east and west, linking Vicarage Gate and the Church's West Door respectively, deserve more than a tarmac surface. Extension by way of paviers or better, setts, would be welcome. A programme of care, attention and repair at Church Square should be encouraged.</i></p>			
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	<p>Number and Nature of Responses</p> <p>27 Responses were received to the on-line survey: Historic England, Tring Town Council, Tring Historical Society and The Chiltern Society also submitted general remarks and an email response was also submitted.</p> <p>Comments were fairly positive, though one respondent considered the Appraisal had been produced to aid developers rather than preserve the character of the Conservation Area. A number of particularly helpful comments were provided in relation to proof reading of the documents.</p>
Q1	When looking at the conservation area as a whole, please tell us to what extent you agree or disagree with the following statements
(a)	There is the right balance of uses within the conservation area
(b)	The buildings are generally in a good condition
(c)	The area feels safe
(d)	There is enough parking for owners and visitors alike
(e)	New Development has generally been successful in preserving the character of the conservation area
	26 people answered Q1(a) and 24 people answered Q1(b) 26 People answered Q1(c) 26 People answered Q1(d) and People Answered Q1 26 (e)
	85% of respondents (22) strongly agreed or agreed that there is the right balance of uses with 1 disagreeing and 3 neither agreeing or disagreeing. 79 % of respondents (19) strongly agreed or agreed that the buildings are generally in a good condition, with 21% of respondents (5) neither agreeing nor disagreeing. When considering if the area feels safe 85% strongly agreed or agreed 1 respondent disagreed and 3 respondents neither agreed nor disagreed. When considering if there was enough parking 8% of respondents (2) agreed. 62% of respondents (16) disagreed or strongly disagreed with the rest neither agreeing nor disagreeing. In terms of new development 50% respondents (13) strongly agreed or agreed that new development has generally been successful in preserving the character of the conservation area. A further 35% of respondents (9) neither agreed or disagreed, whilst 15% respondents (4) disagreed or strongly disagreed.
Q2	If you 'disagree' or 'strongly disagree' with any of these statements in Q1, please tell us why
	16 people answered this question.
	All 16 highlighted issues in relation to the lack of parking in particular in relation to the Tring Triangle/ Western Road area. There were also 2 comments noted about the design and in particular the materials used in new builds and some of the shopfronts.
Q3	When looking at the details which make up the character of the conservation area, how important are the following to you?
	26 people answered the sections within this question.
	The answers were as follows:

	Very important	Fairly important	Not very important	Not at all important
The original timber windows and doors of traditional buildings	15	8	2	1
Traditional shop fronts	18	8	0	0
The rear elevations of historic buildings	7	10	8	1
The continued use of matching materials for extensions	17	9	0	0
The colour and type of signage used on shop fronts	17	6	3	0
The colour of paint on brickwork and render	15	10	1	0
The survival of traditional floor surfaces (such as stone cobbles)	12	11	3	0
Views across the Conservation Area	16	8	2	0
Roof features, such as chimney stacks	9	13	3	1
Mixture of old red clay tiles and slates	12	10	4	0
Absence of roof lights to front elevation roof pitches	7	10	8	1
The lack of satellite dishes	14	8	1	3
The trees	19	7	0	0
The private garden spaces	13	10	3	0
<p>In general, most elements of the conservation area were seen as very important or fairly important. The areas of disagreement were confined to the appearance of the rear of buildings 9 considering these lack importance, the absence of rooflights to the street frontages again with 9 considering these unimportant and to a lesser extent the roof materials and chimneys with 4 response each considering them of lesser importance.</p>				
Q4	Please add any other details which you consider important to the conservation area			
	8 people answered this question.			
	The responses were varied but generally fell into categories of highway works in particular traditional street signs, lighting and clutter in general. Complaints were also made about the noise from the A41. The other broad area of response was the green spaces both within and outwith the conservation area, preservation of these spaces and access to them.			
Q5	Which of the following would be your priorities for improving Tring Conservation Area? (Please select up to three from this list)			
	<p>The number of people selecting an item from the list is as follows:</p> <ul style="list-style-type: none"> 16: Improvements to parking 16: General improvements and repair of buildings 14: Landscaping to the public realm 12: Street furniture (benches, letter/postboxes, rubbish bins, etc.) 			

	6: Street lighting 4: Improvement of signage to shops 4: More heritage interpretation – information boards, blue plaques, etc. 2: Street signage																		
Q6	Please add any other comments which you consider important to improving the conservation area																		
	9 people answered this question.																		
	In general, there was a desire to improve the public realm. In particular the pavements, road surfaces and as noted previously the management of parking and car movements through the town centre. With this there was a desire to reduce street clutter and signage where possible. A second major concern was the quality of shopfronts within the town and improvements that could be made to them. Further points raised were to ensure that appropriate materials were used for new buildings and that some problem buildings most notably the scaffolding on the modern block of the natural history museum be removed.																		
Q7	The Conservation area has been sub divided into areas which have a particular character, could you tell us whether you agree with this analysis																		
	26 people answered this question.																		
	The answers are as follows: Character areas:																		
	<table border="1"> <thead> <tr> <th></th> <th>Strongly Agree</th> <th>Agree</th> <th>Neither agree or disagree</th> <th>Disagree</th> <th>Strongly disagree</th> </tr> </thead> <tbody> <tr> <td>Area 1 Brook Street, High Street (east), Churchyard, High Street (centre), Frogmore Street, Akeman Street, High Street (west), Park Street, Park Road, Tring Park</td> <td>3</td> <td>18</td> <td>5</td> <td>0</td> <td>0</td> </tr> <tr> <td>Area 2 Albert Street, Old Weavers Place, Chapel Street (formerly 'Dark Lane') Park Road (West end of), Charles Street, Queen Street, Henry Street, Stanley Gardens, Upper High Street (West end of) West Passage, Langdon Street, Western Road (East end of)</td> <td>1</td> <td>18</td> <td>7</td> <td>0</td> <td>0</td> </tr> </tbody> </table>		Strongly Agree	Agree	Neither agree or disagree	Disagree	Strongly disagree	Area 1 Brook Street, High Street (east), Churchyard, High Street (centre), Frogmore Street, Akeman Street, High Street (west), Park Street, Park Road, Tring Park	3	18	5	0	0	Area 2 Albert Street, Old Weavers Place, Chapel Street (formerly 'Dark Lane') Park Road (West end of), Charles Street, Queen Street, Henry Street, Stanley Gardens, Upper High Street (West end of) West Passage, Langdon Street, Western Road (East end of)	1	18	7	0	0
	Strongly Agree	Agree	Neither agree or disagree	Disagree	Strongly disagree														
Area 1 Brook Street, High Street (east), Churchyard, High Street (centre), Frogmore Street, Akeman Street, High Street (west), Park Street, Park Road, Tring Park	3	18	5	0	0														
Area 2 Albert Street, Old Weavers Place, Chapel Street (formerly 'Dark Lane') Park Road (West end of), Charles Street, Queen Street, Henry Street, Stanley Gardens, Upper High Street (West end of) West Passage, Langdon Street, Western Road (East end of)	1	18	7	0	0														
	There was no disagreement with this proposal.																		
Q8	If you disagree with the proposed sub-division of the conservatio area into two character areas in Q7 please tell us why.																		
	4 people answered this question.																		
	There was no disagreement but it was noted that it appeared unclear as to the necessity of this. 3 respondents thought that it made no real difference and did not add to the process. The final point raised was should there be a 3 rd area which concentrated on the shopping core leaving the other 2 areas to cover the mainly residential streets.																		
Q9	The Approasal has proposed three amendments to the boundary of the conservation area. Can you tell us whether you agree or disagree with the suggested changes.																		
	25-26 people answered this question.																		

	Strongly agree	Agree	Nether agree nor disagree	Disagree	Strongly disagree
Extension 1: Home Farm, White Cloud House, North Cottage and Thrift cottage	11	9	2	2	2
Extension 2: Woodland Close	7	11	4	2	1
Extension 3: Western Rd and Cemetery	10	10	3	1	1
	In general there was strong support for the extensions the most positive being for Home Farm area 77% (20 responses) and the least positive for Woodland Close 72% (18 responses). There appeared to be little objection to the extension the most coming for Home Farm with 4 objections and the least for Western Road with 2 objections.				
Q10	If you have any suggestions for further areas that should be included in the existing Conservation Area, please specify the area(s) below with your reasons as to why they should be considered for inclusion.				
	There were 9 responses to the question . The responses related in general to the area of Tring Park and the fields and buildings located within the historic park to the south of the A41. There was also an object to Woodland Close being included.				
Q11	Please add any further comments relating to the Tring Conservation Area Appraisal and Management Plan Here:				
	There were 12 responses. These varied from praising the document to 1 stating it was a waste of time and money. 3 further comments were made objecting to the inclusion of Woodland Close 1 respondent and Home Farm extensions 2 respondents. Other matters noted were the need to revise and update elements in general proof reading. A further comment was made on the need to better highlight the importance of Church square and to undertake further works to this area.				

PROPERTIES/ADDRESSES TO BE ADDED TO THE TRING
CONSERVATION AREA

AYLESBURY ROAD

Tring Cemetery, Aylesbury Road, Tring, HP23 4DH
Cemetery Lodge, Aylesbury Road, Tring, HP23 4DH
Westfield, Aylesbury Road, Tring, HP23 4DH
The Haven, Aylesbury Road, Tring, HP23 4DH
Woodlands, Aylesbury Road, Tring, HP23 4DH
Braybrooke, Aylesbury Road, Tring, HP23 4DH
The Hermitage, Aylesbury Road, Tring, HP23 4DH
Longfield, Aylesbury Road, Tring, HP23 4DH

Chiltern View, 1a Longfield Road, Tring, HP23 4DQ

1 Chiltern Villas, Aylesbury Road, Tring, HP23 4DH
2 Chiltern Villas, Aylesbury Road, Tring, HP23 4DH
3 Chiltern Villas, Aylesbury Road, Tring, HP23 4DH
4 Chiltern Villas, Aylesbury Road, Tring, HP23 4DH
Hillside, 5 Chiltern Villas, Aylesbury Road, Tring, HP23 4DH
6 Chiltern Villas, Aylesbury Road, Tring, HP23 4DH

7 Gordon Villas, Aylesbury Road, Tring, HP23 4DJ
8 Gordon Villas, Aylesbury Road, Tring, HP23 4DJ

WOODLAND CLOSE

1-6 Woodland Close, Tring, HP23 6BY
7-40 Woodland Close, Tring, HP23 6BZ
41-46 Woodland Close, Tring, HP23 6BY

HOME FARM

North Cottage, White Cloud Farm, Park Road, Tring, HP23
6BU

White Cloud Farm, Park Road, Tring, HP23 6BU

White Cloud House, Park Road, Tring, HP23 6BU

Thrift Cottage, Park Road, Tring, HP23 6BU

Woodlands Farm, Park Road, Tring, HP23 6BS

The Courtyard, Park Road, Tring, HP23 6DB

Woodlands Stables, Park Road, Tring, HP23 6AS

1-17 Home Farm, Park Road, Tring, HP23 6QU

Tring Conservation Area



Character Appraisal and Management Proposals

September 2019



Acknowledgements

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Cover photographs:

Main picture: 26 High Street, seen from Akeman Street

Insect pictures from left to right: The church and War Memorial
Tring Park Mansion, south elevation
Louisa Cottages, Park Road

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Summary of Special Interest

Tring is a busy market town located on an ancient route through the Chiltern Hills with considerable historical and architectural significance. The tight medieval settlement pattern is evident from the narrow building plots and tight street layout.

Near the centre lies the 15th century church of St Peter and St Paul within an open green space and public square providing an attractive spacious counterpoint. Good examples of 17th and 18th century buildings make particular contribution to the central core. However, the great wealth of important features and architectural interest dates from the 19th and early 20th Century when the Rothschild family who lived at Tring Park with Architect William Huckvale transformed the centre of the town. Many of the finest buildings date from this period.

Local brick and clay tiles are used throughout with occasional timber framing and some limited flint and Totternhoe stone most evident on the church.

These features combine to form the special historic and architectural qualities of the conservation area.

PART 1: CONSERVATION AREA CHARACTER APPRAISAL

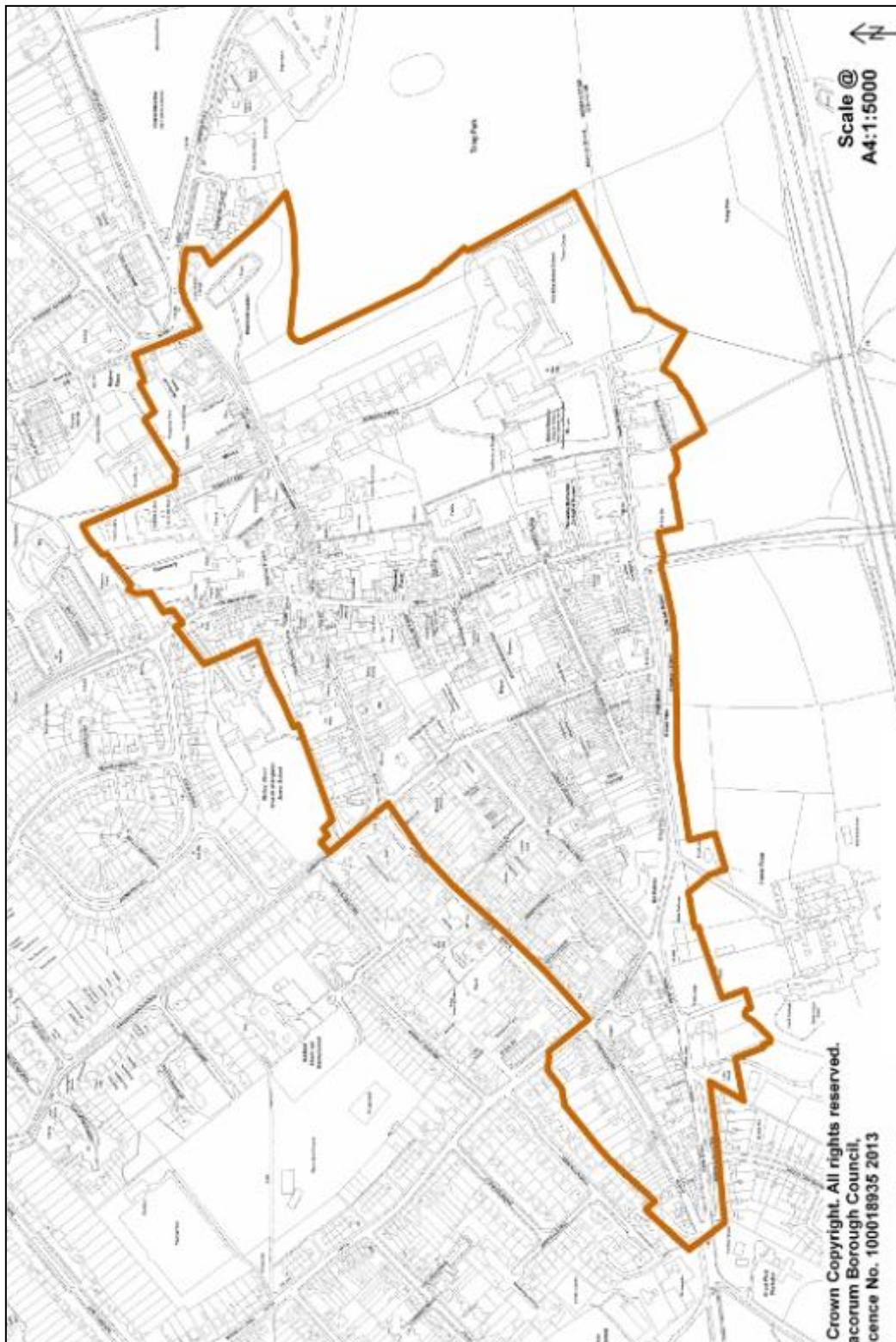
1.0 INTRODUCTION

1.1 Conservation Area designation

1.1.1 A 'conservation area' is a statutory designation intended to conserve the historic environment of a settlement. It is defined in the Planning (Listed Buildings and Conservation Areas) Act 1990 as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Local planning authorities have a duty to designate and review conservation areas under Section 69 of the same Act. Section 71 requires them, from time to time, to formulate and publish proposals for the preservation and enhancement of their conservation areas. Section 72 requires them to pay special attention to the desirability of preserving or enhancing the character or appearance of their conservation areas in the exercise of their planning functions.

1.1.2 Conservation area designation requires a local planning authority:-

- to preserve and / or enhance the area, in accordance with legislation and national planning policies
- to adopt local planning policies which pay special attention to the desirability of preserving or enhancing the character or appearance of the area
- Conservation area designation gives a local planning authority:-
- control over demolition of unlisted buildings
- control over work to trees
- more control over advertisements - fewer can be displayed with deemed consent
- more control over development - fewer types can be carried out without the need for planning permission.



Tring Conservation Area

1.2 Designation and Review of Tring Conservation Area

1.2.1 Tring conservation area was first designated by Dacorum Borough Council on 6th October 1969, and the boundary was reviewed in February 1978. The boundary was extended in 1978 to include the majority of properties fronting the southern side of Western Road and all properties fronting Chapel Street, Queen Street, Langdon Street, King Street, Albert Street and Akeman Street.

1.2.2 A conservation area appraisal is now being produced for the first time. It offers guidance

intended to assist all those involved in the management of development in Tring, including residents, architects, developers, council officers and members, and planning inspectors.

- 1.2.3 It traces a brief history of Tring, and appraises the special historic and architectural interest of the conservation area which justifies its designation. It also gives an account of interesting characteristics other than buildings, such as green spaces and materials, and identifies negative features. Finally it makes management proposals intended to preserve and enhance the area's character, and incorporates a review of the boundaries. The appraisal also includes a list of statutory listed buildings (Appendix 1) and Historic Environment Records within the Conservation Area (Appendix 2).

1.3 Location

- 1.3.1 The historic medieval market town of Tring is in the extreme west of Hertfordshire. It is some thirty miles north-west of London, nine miles east of Aylesbury in Buckinghamshire, and seventeen miles west of St Albans. It is one of three main settlements in the Borough of Dacorum, lying about six miles north-west of Berkhamsted, and some twelve miles north-west of Hemel Hempstead, the administrative centre of Dacorum.
- 1.3.2 The London-to-Birmingham railway line passes two miles to the east of the town, in Aldbury parish, while the Grand Union Canal runs alongside it on the east. A group of four reservoirs lies two miles to the north, built to feed the Canal. They have been a nature reserve since 1955, and were designated a Site of Special Scientific Interest (SSSI) in 1987. Their significance is analysed in *Dacorum Landscape Character Area Number 113: Tring Reservoirs*. The A41 road, a busy dual carriageway, lies close to the south of the town and runs through Tring Park.

1.4 Boundaries

- 1.4.1 The conservation area is wedge-shaped, and encompasses the historic centre, comprising High Street and Western Road to the north, and Park Street and Park Road to the south, from Brook Street and Tring Park in the east, to the point where Western Road and Park Road join in the west and form Aylesbury Road. Most of Tring Park itself is excluded, although Tring Park Mansion and its former stables and north gate lodge are included.
- 1.4.2 The conservation area forms the southern part of contemporary Tring. The majority of the town is modern development north of the historic centre, reaching to the Icknield Way (B488) in the north and Grove Road in the east, which is excluded from the conservation area. The conservation area boundaries are reviewed in part 2 section 6 of this document.

1.5 Topography and setting

- 1.5.1 Tring is situated in a break in the Chiltern Hills known as Tring Gap. It is set in a slight declivity, at about 100 metres above sea level, with land rising gently east and west of the town, and sloping gradually from north to south.



Aerial view of Tring with Conservation Area boundary outlined

- 1.5.2 The town is surrounded by the Chilterns Area of Outstanding Natural Beauty (AONB), designated for the fine quality of its landscape, which around Tring consists primarily of fields and woodland. It is approached from the east and the railway station along an avenue of chestnuts and lime trees. From the south-east, the long flint boundary wall and tree belt of Tring Park, and London Lodge, the former gate lodge, give an introduction to the conservation area well before one reaches the town. On the opposite side of the road to the park is agricultural land. The western approach is through open country along a road lined with hedges and trees which passes Tring cemetery. All the approaches to Tring provide glimpses of the Chiltern Hills visible in the distance.
- 1.5.3 The setting to the south and west is marred by the sight and sound of the A41 road, a busy dual carriageway. Immediately to the south of the town, bordering High Street and Park Street and Park Road, is Tring Park.
- 1.5.4 The wider parish of Tring is scattered with small villages and hamlets in a rural and sylvan setting. Immediately to the east is Pendley Manor (now a hotel), and some miles to the east is the vast woodland of the Ashridge estate.

1.6 Geology

- 1.6.1 The geology of Tring consists of chalk rock substrata, which underlie softly contoured hills of chalk downland. North of Tring is a watershed which divides the drainage basin of the Great Ouse River to the north from that of the River Colne to the south. Springs emerge from the chalk land and turn into rivers flowing south, which join the Colne in the west, and ultimately the Thames at Staines.

1.7 Archaeology

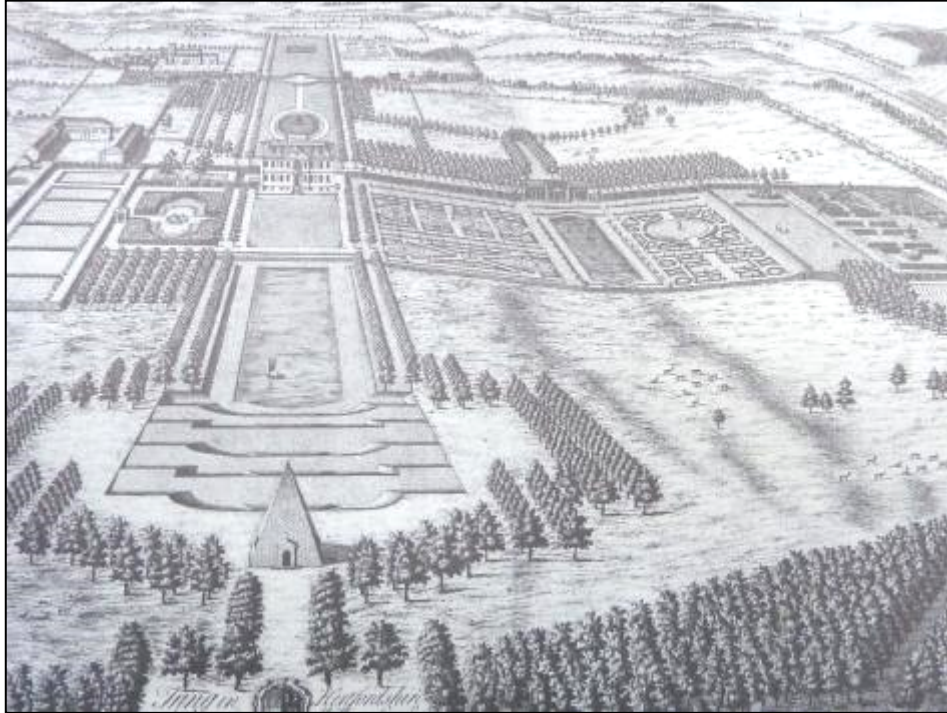
- 1.7.1 There are no scheduled monuments in Tring conservation area or in the town. However the scheduled ancient monument of Grim's Ditch lies about three miles to the south of the town near Hastoe. It consists of earthworks forming a prehistoric boundary, visible as a bank and ditch, which run east-west through Shrub's Wood.
- 1.7.2 The Hertfordshire Historic Environment Record (HER) includes 53 records within the Tring Conservation Area (appendix 2). The HER includes details of archaeological finds, archaeological remains, buildings / structures and historic parks and landscapes in Hertfordshire.

2.0 HISTORICAL DEVELOPMENT

2.1 Medieval Tring

- 2.1.1 The manor of Tring is mentioned in the Domesday Book (1086), when it was held by Count Eustace of Boulogne. It was granted to the Abbot of Faversham from the mid-

twelfth century, to the Archbishop of Canterbury from the mid-fourteenth century, and reverted to the Crown from the reign of Henry VIII (1509-47) to that of Charles II (1660-85). It was granted to Colonel Henry Guy in 1680, and subsequently passed to the Gores and the Rothschilds, until it was sold and dispersed in 1937. The existence and site of an early manor house is uncertain, and it may or may not have coincided with the present house, begun by Guy in 1682.



An engraving showing how Tring Park was meant to look at the time of Sir William Gore, c.1700 (Woodhouse, 1996)

- 2.1.2 Surrounding manors were Tring Rectory, Miswell, Bunstrux, Riccarins, and Pendley, which had a medieval park. There were no monasteries in the area.
- 2.1.3 By the later eleventh century, the Icknield Way was one of four great roads of England, making up the King's Highway (Matthew Paris maps c. 1250), and enjoying the king's peace, a right of passage. It ran along the chalk ridge that linked the Norfolk coast and the downlands of southern England in Sussex. In the Hertfordshire area it led from Royston, through Bedfordshire, passing just north of Tring, and on to Buckinghamshire. There was also an early principal thoroughfare running from London through Watford, passing just south of Tring, and meeting the Icknield way. This was the former Roman road of Akeman Street. Tring grew up east of the intersection of these two roads.
- 2.1.4 There is evidence to show that a settlement at Tring was established early, although little is known in detail. The parish church is a medieval foundation, with a thirteenth-century chancel, a fourteenth-century tower, and a fifteenth-century nave and aisles. A market was established in 1281 south of church, and confirmed by a charter of Charles II, when it sold straw-plait in the morning and corn in the afternoon. Mills are recorded in the parish in 1291, 1414, 1591, and 1650. There was also a fourteenth-century fair. The long narrow walled plots still seen in the town, especially to the south of High Street, are evidently medieval burgage plots.



Early 20th century postcard of Tring Parish Church
www.hertfordshire-genealogy.co.uk

- 2.1.5 Tring evidently had a market house well before 1650, when it was described as “the old house called the Market House with the court loft over... containing two rooms or shops below stairs, with an entry and staircase up into the court loft used for keeping of the courts, bounded South with the Market Street and the churchyard North.” This suggests that Tring market already had some importance, because many small market places had no market house. As a committee room standing on wooden piers, it was a form characteristic of its time and type.



The Old Market House (Hay, 1989)

2.2 Post Reformation

- 2.2.1 The layout of Tring until the eighteenth century, as recorded in historic maps, differed from the modern town plan. It included Brook Street and London Road to the east, High Street and the parish church to the north, and a road to the west (contemporary Akeman Street). However, Tring Park was bisected by Akeman Street, which ran close to the house to the south. Thus Tring House was located in a square of roads (Oliver 1695). The southern road was closed in 1710, and subsequent maps show the park without it (Dury and Andrews 1766). Its course immediately west of the park is represented by modern Park Street and Park Road. Thus the main elements of the modern street plan were established. Thereafter the town grew as a T-plan, with the High Street as the

cross bar and Akeman Street as the stem.



Extract from the John Oliver map of Hertfordshire, 1695 (HALS)



Extract from the Dury and Andrews Map, 1766 (HALS)

2.2.2 Before the Reformation, economic reasons for travel were not important, as markets and trade were local. Later, however, pilgrimage traffic declined but commercial travel increased, and the major routes established by the eleventh century gave Tring an advantage. The London Road was turnpiked in 1711, and the Icknield Way in 1769, and Tring had a toll bar by 1820/1 (Bryant's Map). Tring was also a principal post town, with two mail coaches and twelve other coaches a day passing through it on the London Road. The traffic from these two routes led to much inn building in the town.

2.2.3 The London and Birmingham Canal Act of 1792 led to the extension of the Grand Junction Canal, which had an important impact on Tring. It was the highest point on the

route. Big reservoirs were located near the town to feed the canal in both directions, at Little Tring and Wilstone, which each had three reservoirs, fed by springs and pumping stations. A branch canal which led from the Grand Junction Canal to a wharf at Tring transformed communications. The county directory of 1832 boasted that Tring offered "conveyance to London, and nearly all parts of the kingdom" by the Grand Junction Canal.



Extract from the Tring Inclosure Map, 1788 (HALS)

2.3 Early-Nineteenth Century

2.3.1 Tring underwent significant change and industrial and commercial development in the early nineteenth century, becoming a modest but thriving trade centre. Earlier accounts of the town record one principal street (High Street, or Market Street as it was originally known), but the county directory of 1832 notes two principal streets, including Akeman Street. An 1851 directory records that the town was well paved and lighted. At the same time, it experienced rapid population growth, with numbers doubling between 1801 and 1841, as the following Census figures show:-

1801	1811	1821	1831	1841	1851	1861	1871	1881	1891	1901
2,156	2,557	3,286	3,488	4,260	4,746	4,841	5,076	5,357	5,424	5,054

2.3.2 At the beginning of the nineteenth-century, Tring was a centre for agricultural trades, including cattle, malt, manure, hay and corn, and for associated craftsmen such as wheelwrights, market gardeners, and saddlers. Canvas-weaving and straw-plaiting were old-established trades. Straw plait supplied the hat industry, and trade was boosted by the Napoleonic Wars, which removed Italian competition.

2.3.3 Trade grew and diversified in the early nineteenth century, changing Tring from an agricultural settlement to a commercial town. Some thirty occupations were recorded in the town in 1823-24, including attorneys, auctioneers, bakers, blacksmiths, boot and shoe makers, brewers, brick layers, butchers, carpenters, collar makers, corn dealers,

fire office agents, grocers, hairdressers, ironmongers, linen drapers haberdashers and hosiers, liquor merchants and coopers, maltsters, millers, plumbers, painters and glaziers, surgeons, tailors, watch and clock makers, and wheelwrights. There were also ladies' and gentlemen's' academies, and numerous taverns and public houses. The market hall was felt to be inadequate for Tring's new prosperity, as it was described in 1819 as "a mean edifice on wooden pillars", although it was not replaced till later.

- 2.3.4 Important new trades grew up at the time, including parchment-making, printing, book-binding, book-selling, and brewing. There were several breweries and malt houses, and by 1832 there were also six retailers of beer, mostly in Akeman Street.
- 2.3.5 However the major new development in the town was the building of a silk mill on Brook Street in 1824. It is courtyard complex, now Silk Mill Business Park, and listed, but outside the conservation area. It was built by William Kay, who bought the manor of Tring in 1823, and it worked for seventy-five years. It was one of the three major silk mills in the county, rivaled only by those at Watford and St Albans. Tring was a particularly attractive site for a mill, because it had waterpower from the River Bulbourne, and its canal provided good communications with the London labour market, and the Midlands silk-weaving centres.
- 2.3.6 The Silk Mill was a throwing mill, which made thread from imported raw silk, to be sold on for weaving. In 1851 it employed three-hundred-and-thirty-five hands, most of whom were female, and of whom one-hundred-and-twenty-five (or thirty-seven per-cent) were children aged fourteen or less. At peak production it had a work force of four to five hundred, making it the largest silk mill in the county. On average, twenty-per-cent of its work force had been pauper apprentices, mostly from Berkhamsted, London and elsewhere.
- 2.3.7 Throwing was the poorest-paid and least-skilled part of the process. Recruitment of labour was always difficult because of the competition from straw plaiting, which was better-paid. The mill affected the population and the buildings of the town, because it employed migrant workers who needed accommodation. Workers' cottages were built on Brook Street and elsewhere to lodge child and adult mill workers.
- 2.3.8 The area to the west of Akeman Street was still undeveloped in the early nineteenth century, although the course of King Street is marked (Bryant 1822), but it was built up by the later part of the century (OS 1st edition).
- 2.3.9 A further boost to the town was given when the London and Birmingham Railways Company Act was passed c. 1835. The new line opened in 1838, with Tring station two miles to the east of the town, in the adjacent parish of Aldbury. The distance made Tring less readily accessible by rail than Berkhamsted, and perhaps restricted its growth as a commuter town.
- 2.3.10 Tring was a centre of Baptist and Protestant Dissent after 1650. There was a Quaker Meeting House on the corner of Hastoe Lane and Park Street, and in 1854 General and Particular Baptist Chapels were recorded in West End (Western Road), Frogmore Street, Akeman Street, which had two, and one outside the town at New Mill. Another, the Ebenezer Chapel, was built on Chapel Street. The Baptist Church (1832) on Akeman Street is a listed building. Free schools were established in 1829, on West End and King Street, but neither survives.



1st edition Ordnance Survey map, 1877 (HALS)



2nd edition Ordnance Survey map, 1899 (HALS)

2.4 Late-Nineteenth and Early-Twentieth Century

- 2.4.1 After a century of steady population growth from 1801 to 1891, numbers fell in 1901, reflecting Tring's failing economic fortunes at the start of the twentieth century. This may be contrasted with neighboring Berkhamsted, where the population in 1801 was 1,690, rising in 1901 to 5,600. The Victoria County History noted in 1908 that "the town is almost entirely the property of smallholders, many engaged in agriculture and dairy farming, and trade is not flourishing." The straw-plait trade declined after c. 1870, due to competition from China and Japan, and the silk mill closed in 1898, due to loss of markets, and the decline of child pauper labour after 1867.
- 2.4.2 Tring legally became a town following the 1894 Local Government Act, and was divided into two parishes, Tring Urban and Tring Rural. It gained various amenities at the time. A cemetery was created in 1894. By c. 1900 the town was lighted by gas from Brook St Gas Works, and supplied with water by Chiltern Hills Spring Water Company. Many civic buildings were erected or rebuilt, a number associated with Lord Rothschild.



High Street, Tring in the early 20th century (Hay, 1989)



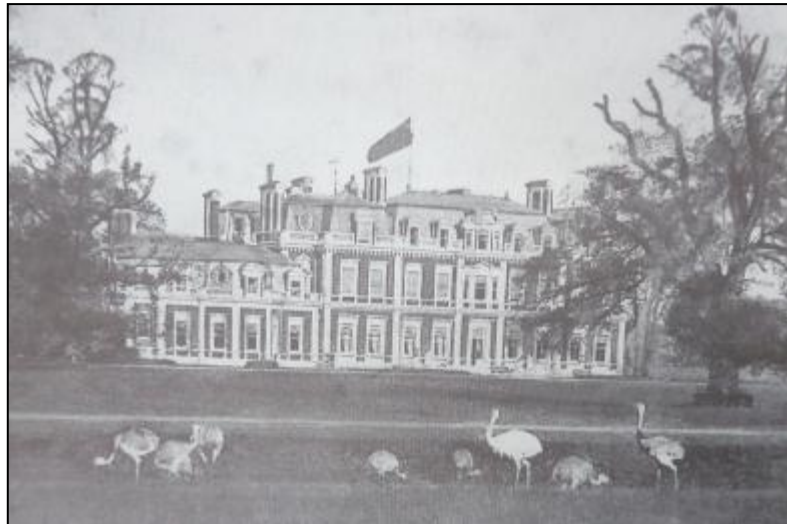
View down the High Street, with Akeman Street to the left (Hay, 1989)



3rd Edition Ordnance Survey map, 1924 (HALS)

2.5 The Lords Rothschild of Tring

- 2.5.1 The Tring Park estate was rented by Lionel de Rothschild from the 1830s, and his son Nathaniel de Rothschild (1840-1915) bought it in 1872, and was created 1st Lord Rothschild of Tring in 1885. He gave the estate to his son Walter, the 2nd Lord Rothschild (1868-1937).



Tring Park Mansion in 1897; emus (and other animals) were able to wander freely around the park (Woodhouse, 1996)

- 2.5.2 The 2nd Lord was an important building patron in the town, erecting civic buildings, estate buildings and cottages, and structures to house his outstanding zoological collection. His architect was William Huckvale (see below). He also cleared away many buildings, particularly from the south side of Park Road, the churchyard, and the south-east part of

High Street, including the hamlet of Lower Dunsley. The Victoria County History noted in 1908 that "the older houses, especially in the south, are being rapidly cleared away." The buildings of William Huckvale and the 2nd Lord Rothschild are mentioned in the succeeding section, and several are included in the statutory listings for Tring (Appendix 1) and the local list (Appendix 2). Outstanding among them are perhaps The Rose and Crown Inn on High Street (1905), the Zoological Museum on Park Street (1899-1913), and Louisa Cottages alms-house on Park Road (c. 1893 and 1901).



View towards the Zoological Museum (right) and Louisa Cottages adjacent. To the left are the former buildings of Prospect House, a non-Conformist School (Hay, 1989)

2.5.3 The 3rd Lord Rothschild left the Zoological Museum to the British Museum (Natural History), and the Tring Park estate was divided and sold 1938-40. The house was leased out and is now Tring Park School for the Performing Arts. Tring Park was bisected for the second time when the new London Road (A41 M) was opened in 1974, although it ran further south than the earlier Akeman Street.



The new Market House, designed by William Huckville (Hay, 1989)



The former Rose and Crown (demolished)
(Hay, 1989)



The Rose and Crown, designed by Huckville and
built in 1905 (Hay, 1989)

2.6 William Huckvale, Tring architect (information provided by Tim Amsden)

- 2.6.1 William Huckvale was born in Camberwell, Surrey in 1848 and was articled to a London firm of architects. In his early twenties he moved to Tring, and came to the attention of Alexander Parkes, agent to Tring Park Estate, and was commissioned to design some cottages. The volume of work greatly increased when Richardson Carr succeeded Parkes as agent and over forty years the majority of farms on the estate were rebuilt and many new cottages built throughout the area, including fifty which were presented to Tring Urban District Council. Most of them are outside the conservation area.
- 2.6.2 Nathaniel, first Lord Rothschild, had very advanced ideas for his time and the farms and cottages were built to very high standards with piped water and proper sanitation. A few even had electricity supplied from a power station in the Silk Mill. Huckvale worked in the 'Old English', or Domestic Revival, style which had been popularised by architects such as Richard Norman Shaw; this was a forerunner of the better-known Arts and Crafts school. With much use of timber-framing, tall chimneys and sweeping tiled roofs, Huckvale combined traditional vernacular features with modern planning to ensure health and hygiene.
- 2.6.3 As well as estate work in Tring, including the Zoological Museum, the Cattle Market and the Rose and Crown Hotel, he designed civic buildings like the Market House and the Victoria Hall as well as many shops and private houses. His crowning achievement was the large house and estate village of Ashton in Northamptonshire, built for Lord Rothschild's younger son Charles. With the outbreak of the Great War, closely followed by the death of Lord Rothschild in 1915, his career came to an end. William Huckvale died in Tring in 1936, aged 88, and is buried at Tring Cemetery which he had himself designed. His son Will (1884-1965) was also an architect and designed several houses in Tring, notably in Station Road.

2.7 Later Twentieth Century

- 2.7.1 The death of the 2nd Lord Rothschild in 1937 and the sale of the Tring Park estate 1938-40 marked a break with the past. The mansion became a school in 1945. From 1970 new school buildings were erected, and the house and stables were conserved, work which was partly funded by a new residential development on Mansion Drive.
- 2.7.2 After the Second World War, large areas north of the historic town were developed for housing. This was located north of line formed by Station Road, High Street and

Aylesbury Road, and spread east and west of the historic quarter. An industrial estate, schools, a sports centre and supermarket were built. In 1973 the Tring by-pass (A41) was opened, relieving the town of traffic, improving the quality of life and reinvigorating its economy. The by-pass was extended to join the M25 in 1993.

- 2.7.3 Within the conservation area a shopping centre, Dolphin Square, was introduced north of High Street. A new museum building was erected east of Akeman Street, and a doctor's surgery between the Forge car park on High Street and Church yard. Various small residential developments were introduced in pockets behind the historic buildings lining the thoroughfares, particularly on Akeman Street.

3.0 SURVIVING HISTORIC FEATURES

3.1 Summary of historical features

- Layout on undulating and twisting roads, densely grouped buildings, and historic burgage plots, mainly south of High Street towards Akeman Street
- Boundary walls and gateways of varied kinds:
 - Perimeter walls of Tring Park on London Road and High Street, Baptist church on Akeman Street and Parish Church on High Street, and at the Zoological Museum on Park Street.
 - Burgage plot walls, occurring especially behind the buildings on the south side of High Street (central section), eg 23 High Street
 - Walls of private houses, particularly those at number 7 and 8 Park Road, and Linwood and Farleigh, Park Road
- Former coaching inns
- Civic buildings
- Buildings resulting from patronage of Lord Rothschild and his architect William Huckvale
- Green spaces, particularly Tring Park on High Street and Park Road, also the grounds around the Baptist Church and the Parish Church
- Street furniture including, the post box on Church Square, lamp posts on the approach to Tring Park, and the throws of the gateways before parish church and the Courtyard, Church Yard
- Former industrial buildings eg. the brewery at 24 High Street, and the converted maltings on Akeman Street
- The back yards and outbuildings associated with historic buildings and burgage plots
- The combination of domestic and commercial buildings on a single site, eg. the former bank and house at 20 High Street, the brewery and house at 24 High Street.
- Early shop fronts eg. 67-68 Akeman Street, and evidence of early shop fronts eg. 87 Akeman Street
- Workers' cottages, mainly of late-eighteenth and early-nineteenth centuries, found mostly in the western section of the conservation area.
- Materials particularly early brick work, and timber-framing with brick-nogging, although this appears mainly on rear and side elevations, and is not readily open to the view. Also the materials used for Lord Rothschild's buildings of c. 1900 including red brick, black and white timber-framing, and tile hanging.
- Late Georgian town house fronts eg. 80-81 Akeman Street
- Late-nineteenth and early-twentieth-century villas eg. 102 & 104 Upper High Street
- Designed views eg. of King's Arms along King Street and of the former Britannia Inn (now Norfolk House) on western entry to conservation area.

- Private gardens especially on Park Road in the western section of the conservation area

3.2 Street pattern and building plots

3.2.1 The principal thoroughfare, on the northern side of the conservation area, is High Street. It runs from north-east, where it divides into London Road and Station Road, to south-west, where it becomes Western Road, and continues as Aylesbury Road.

3.2.2 The main street on a north-south axis is Frogmore Street and Akeman Street, continuing south as Hastoe Lane and passing under the A41. These are the only two roads which run through the area and continue beyond its boundaries. The other roads are terminated by Tring Park to the south and east. At the southern edge of the conservation area are Park Street and Park Road. The streets in the western part of the conservation area beyond Langdon Street form a dense network which is described below.

High Street

3.2.3 The layout of the buildings on High Street fluctuates considerably from east to west, although the slight bends on the route mean that it cannot be apprehended as a whole. It falls into three contrasting sections. The eastern part has low building density, with several structures set back from the road, including the parish church and the former Rose and Crown Inn. However this reflects demolitions of c. 1900, and the original layout was much denser. The car park to the north of the street and Tring Park to the south reinforce its open character.

3.2.4 The central section of the High Street, between the parish church and the crossroad of Frogmore Street and Akeman Street, has densely-packed buildings on medieval burgage plots, rising from the pavement edge, with narrow street fronts and long rear yards. These yards are characteristically bounded by brick walls and occupied by a long series of outbuildings. They are reached either by small open alleys between buildings, or by carriage arches through the buildings. The High Street front of the modern Dolphin Square shopping centre respects this pattern.

3.2.5 The west section of the High Street has a mixed character. It was newly developed in the late-nineteenth and early-twentieth centuries and accordingly it has no burgage plots, and street fronts are wider. Initially it has a similar layout to the central section, with continuous buildings rising from the pavement edge. Open spaces are formed by the library, which is set back from the street, and the adjacent Old School Yard car park, and there are alleys by the Baptist church. Towards the west end, plots include small front gardens behind low walls, and ample back gardens with only minor outbuildings. The street ends with a villa in open grounds surrounded by a boundary wall, marking the town perimeter before the nineteenth century.

Routes leading off High Street

3.2.6 Church Yard runs east and west of the parish church, and is linked on the north side by a footpath. In the centre is the church in a large green churchyard. The east side of Church Yard east has buildings rising from the pavement edge, with openings into yards. Church Yard west has buildings on west side, followed by the open spaces of a car park and a green, terminated by further green spaces.

3.2.7 Mansion Drive is flanked to the east by modern houses in ample plots with gardens front and rear, with a few houses to the west among dense greenery. Its southern end is tree-lined and terminates at Tring Mansion, now beyond automatic gates.

Frogmore Street and Akeman Street

- 3.2.8 Akeman Street is densely built-up, with buildings rising from the pavement edge. An exception this pattern is the Baptist Church, set back from the road in its own churchyard. There are also open spaces in the form of small car parks to the north and west.
- 3.2.9 There are numerous turnings off the street, including Mansard Close, Rodwell Yard and Brown's Maltings, and Surrey Place. They lead to back yards formerly occupied by commercial buildings, now mostly either replaced by or converted into dwellings. The exception is Albert Street, a residential street developed in the nineteenth century.

Park Street and Park Road

- 3.2.10 Park Street and Park Road form one continuous thoroughfare, which contrasts with the dense layout and small plots of most of the conservation area. Park Street has buildings in generous plots and surrounded by gardens and greens. They are located on one side of the road only, on the north at first, and then on the south, with hedging and shrubs and trees on the opposite side. Some are detached, although there are three pairs of small villas and a row of three attached cottages. A recessed entry with wicket gate and fence gives access to Tring Park. Most of Park Road has open land to the south, consisting of the agricultural acres of the former Tring Park estate.

Footpath

- 3.2.11 There is a long footpath leading south between numbers 20 and 21 High Street to Park Street, where it continues south beside number 20, with a foot bridge over the A41 road, into Tring Park.

3.3 Current activities and uses

- 3.3.1 Today Tring is busy small market town with a thriving commercial centre. Within the conservation area boundaries it has a market, small local shops and larger chain stores including supermarkets, pharmacies, a post office, estate agents, public houses, cafes, restaurants, garages, offices, a library, local and natural history museums, churches and an independent school. The wider town also has a brewery, a flour mill, sports facilities including cricket, football, rugby, hockey clubs, youth club and schools including a secondary school to the north-east, and four junior schools.

3.4 Focal points, views and vistas

- 3.4.1 Tring is not characterised by long views or wide vistas. Views tend to be short and terminated by bends and dips in the road. There are however long green views out to the west along Aylesbury Road, and to the east along Station Road. Although both roads have housing to the north, the impression of these thoroughfares remains rural and verdant. The view of Tring Park to the south of the conservation area is very important for Tring's character as a discrete historic settlement in rural surroundings. These views have grown in significance as the modern town has expanded to cover the land to the north.
- 3.4.2 The size, topography and layout of the historic town mean that there is no single centre. However two important focal points are the crossroads formed by High Street and Frogmore and Akeman Streets, and Church Square, the open space between High Street and the parish church.
- 3.4.3 There are views off the principal roads along paths and alleys, eg. south of 20 High Street, turnings off Akeman Street, and the path between the east and west arms of Churchyard. Many have had their character altered by new development on backland.

- 3.4.5 Interesting buildings tend not to form focal points, but instead to be closely flanked by other buildings, and difficult to see to full advantage. Views of Tring Park Mansion are limited from outside the park. The Natural History Museum, although in a peripheral location, forms a dominant group because of the size and extent of its buildings, and the open greenery of their setting.
- 3.4.6 The main exceptions to this rule are in the western section of the conservation area (Character Area 2), which has designed views along King Street ending with the King's Arms, along Aylesbury Road to the former Britannia Inn, and along Park Road to St Martha's church. Langdon Street has important views near the corner with High Street, including Ardenoak House and its grounds and the nearby Catholic Church. Views are also to be seen looking east along Western Road. There are views in each direction along King Street, and along Park Road, including the view of the 'tip' of the conservation area.

3.5 Open spaces, landscape and trees

- 3.5.1 The conservation area is flanked by open land on three sides, with Tring Park to the south, and countryside east and west, while to the north, by way of contrast, is the spreading modern town. Within the conservation area the principal open space is the north-west section of Tring Park. It is defined by the conservation area boundary to the south and east, High Street to the north, and the footpath between High Street and Park Street to the west. It is densely wooded, and recurring views into it form an important feature of the conservation area and its setting.
- 3.5.2 Tring Park is a designed landscape which is composed of a series of formal features. The Memorial Garden on High Street, formerly part of the park, consists of an informal pond and lawns, flanked by yews, Wellingtonias, and other ornamental trees. The drive to Tring House from High Street is flanked by a yew avenue and other evergreen trees and shrubs. The house itself is set in an open space, with a carriage sweep to the north, and a lawn and double lime avenue, probably of the early eighteenth-century, stretching to High Street and forming a grand vista. To the south are a terrace and further lawns, with another lime avenue following the former course of Akeman Street across the park, with scrub beyond it to the south.
- 3.5.3 There are glimpses of the trees and greenery of Tring Park from various points within the conservation area, eg. from High Street, beside the former Rose and Crown Inn, from Akeman Street along Oaklawn, and at the south end of Akeman Street. Its trees and shrubs also lie north and south of Park Street, giving it an enclosed character, while the pasture land to south of Park Road creates a contrasting expansive feeling. The buildings of the former Home Farm are screened by trees, which also line the entrance drive to the farm leading south from Park Road. Further trees to the south screen the A41 road.
- 3.5.4 Apart from the Park, Tring is a densely built settlement without major open spaces. However it has small pockets of open ground with greenery, including the forecourt of the former Rose and Crown Inn, and the churchyards of the parish church and Akeman Street Baptist church, which stretch well to the north and west respectively.
- 3.5.5 Open spaces with greenery are also associated with new developments such as Mansard Close, and conversions such as Browns Maltings, both off Akeman Street.
- 3.5.6 The car parks on High Street (The Forge and the Old School Yard), Akeman Street

(Victoria Hall) and Frogmore Street are open spaces with hard surfaces fringed by greenery. The front gardens on Park Road, Western Road, and Upper High Street provide further small green spaces. Despite this greenery, however, most of the conservation area is urban with little verdure.



Baptist Chapel, Akeman Street, west elevation and graveyard



Parish Churchyard, looking south to High Street



Tring Park and Memorial Garden, High Street, east end



Tring Park, looking north from House toward High Street

Green spaces

3.6 Public Realm

- 3.6.1 The Tring High Street Improvement Scheme, commissioned by Tring Town Council in 1987 from Derek Rogers Associates made various recommendations for improving the public realm. Various schemes were carried out to improve Church Square, the Mansion vista and Old School Yard.
- 3.6.2 In 1991 Church Square, which had been donated by the Rothschilds to the town as a place of assembly, was transformed from a car park to a pleasant open space and the war memorial repaired; this area would now benefit from some further updating and improved planting.
- 3.6.3 In general, Tring has avoided negative modern features, in a way which is difficult to achieve in a busy market town. The conservation area includes a commercial High Street and signage is to be expected. Much of it is in keeping with its surroundings, and well designed and well placed on the building, eg. 23 and 25 High Street.



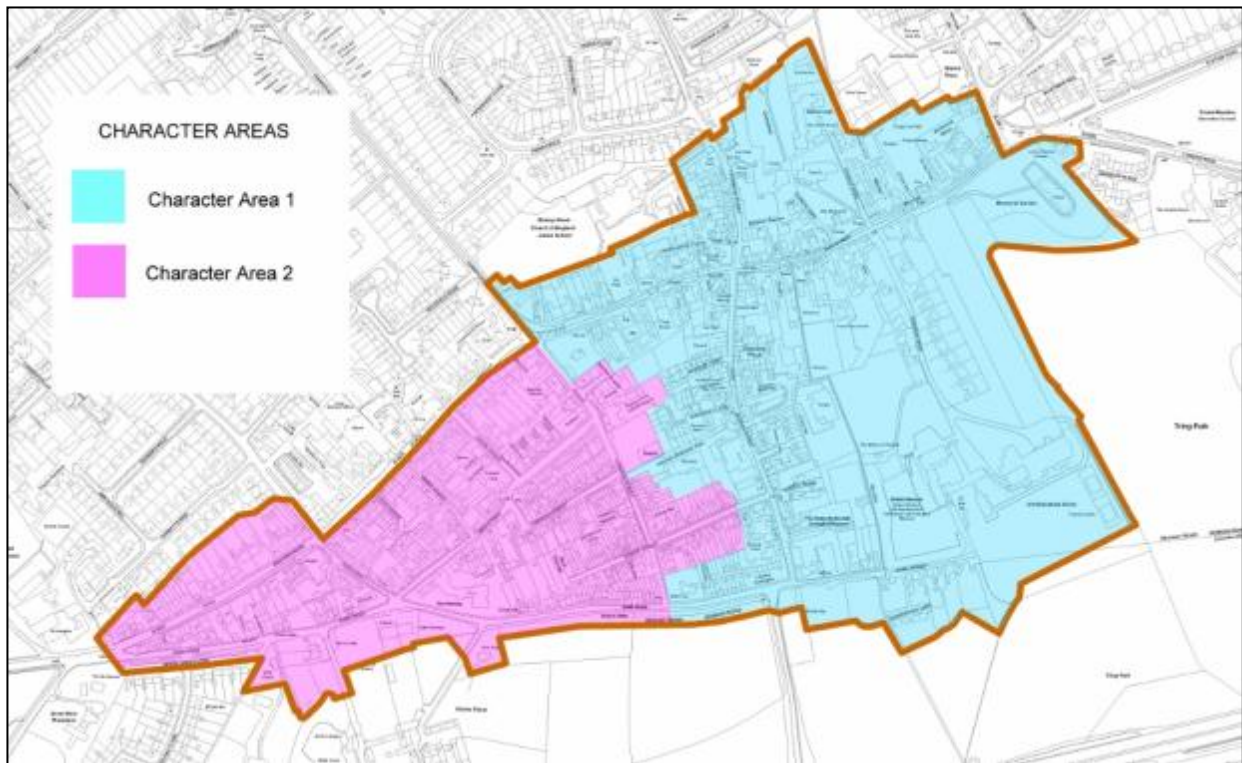
Church Square, Tring

- 3.6.4 Improvement schemes have introduced street furniture which is more sympathetic to the historic environment. These include lamp posts and black bollards on High Street, particularly before the boundary wall of Tring Park, and the wood and black-painted signage, bin and benches before the Forge car park on High Street.
- 3.6.5 Lighting often takes the forms of lamps on brackets attached to buildings, which respects historic precedents, eg. at 16 and 26 High Street.
- 3.6.6 The original cobbled surfacing in the rear yards of buildings are valuable survivals, eg. at numbers 20, 24, 56 and 57 High Street. Some signage has interest in its own right, eg. the Zoological Museum sign on 26 High Street, a sensitive late 20th century replacement. The two lamp posts on the entrance to Tring Park are important and individually listed.
- 3.6.7 Some modern surfacing is in setts which reproduce historic forms, and are greatly preferred to continuous swathes of asphalt, but its concrete materials cannot recapture the effect of real stone.
- 3.6.8 The most negative elements are associated with traffic. The crash barrier on Brook Street before the Robin Hood and Marash House makes a very sad setting for two listed buildings. Road signs are often placed before historic or listed buildings, eg. 16 High Street. Road markings for car parking are frequently detrimental to the setting of listed building, eg. at 20 High Street.
- 3.6.9 Although road signage is restrained, there are some negative elements in places of particular historic interest, eg. the sign for automatic gates at Tring Park.
- 3.6.10 The location of a grit bunker, small but bright yellow, by the most interesting rear windows of number 23 High Street, a listed building, is regrettable.

4.0 HISTORIC BUILDINGS AND ARCHITECTURAL INTEREST

4.1 Identification of character areas

- 4.1.1 Tring's interest lies in its character as a small market town, which grew in the post-reformation period, visibly flourished in the early-nineteenth century, and received the patronage of the lord of the manor c. 1900. It accommodated mostly working people, artisans, tradesmen, and professional men. Accordingly it is a modest town, with few large buildings, little imposing architecture and few impressive town houses, in contrast say to King's Langley.
- 4.1.2 Although Tring was an early settlement, it has very little medieval work, with the exception of the parish church. There are a few buildings with sixteenth-century parts, notably numbers 12 and 15 Akeman Street, and a tithe barn on Parsonage Place. Many structures consist of a seventeenth-century rear wing, timber-framed with brick-nogging, an eighteenth-century brick main range, with an early-nineteenth-century street front, either brick or rendered, disguising what lies behind. The rear parts of the buildings are frequently difficult to see, partly because of adjacent historic outbuildings, and partly because of new development, and they may well include further early work and timber-framing still to be discovered. It may be that Tring's timber-framing is so often lost behind later elevations because it did not have show fronts with jetties and close studding, which appear in so many small towns.
- 4.1.3 A further important aspect of the town's character comes from buildings of c. 1900, associated with the patronage of Lord Rothschild and the architecture of William Huckvale. They are concentrated on Park Street and Park Road, but are also found on High Street, on the south side of the eastern end and on the western stretch, and elsewhere. Their architecture is distinctive and eye-catching, in vernacular revival style, with complex massing including cross-wings, porches, and bay windows, steeply-pitched and cat-slide roofs with gables and bargeboards, dormer windows and massive chimney-stacks, and mixed materials including hot red brick, black-and-white timber-framing, tile-hanging, and white-painted window frames, often casements with leaded lights. A few of these buildings have classical architecture with orders, for example Victoria Hall, on Akeman Street.
- 4.1.4 Accordingly, a major element of Tring's appearance consists of early-nineteenth-century elevations, associated with the commerce and industry of the time. However the underlying architectural and historic character of the town is diverse, although almost all post-medieval. Its predominantly early-nineteenth-century appearance belies its mixed architectural heritage.
- 4.1.5 The main architectural interest of the conservation area, and most of its listed buildings, are in the eastern part of the town, from the boundary to Frogmore and Akeman Streets. The western section is a nineteenth-century development which is interesting for the history of the town, reflecting its rapid growth and prosperity at the time, but has fewer outstanding buildings. In this way the historic settlement divides into two areas of distinct age and character and are treated as two character areas accordingly.
- 4.1.6 Beyond this sub-division, however, the nature of the town's architecture does not lend itself to analysis by character area. Instead the following account of Area 1 is in topographical order, starting from the east and north, and ending with west and south.



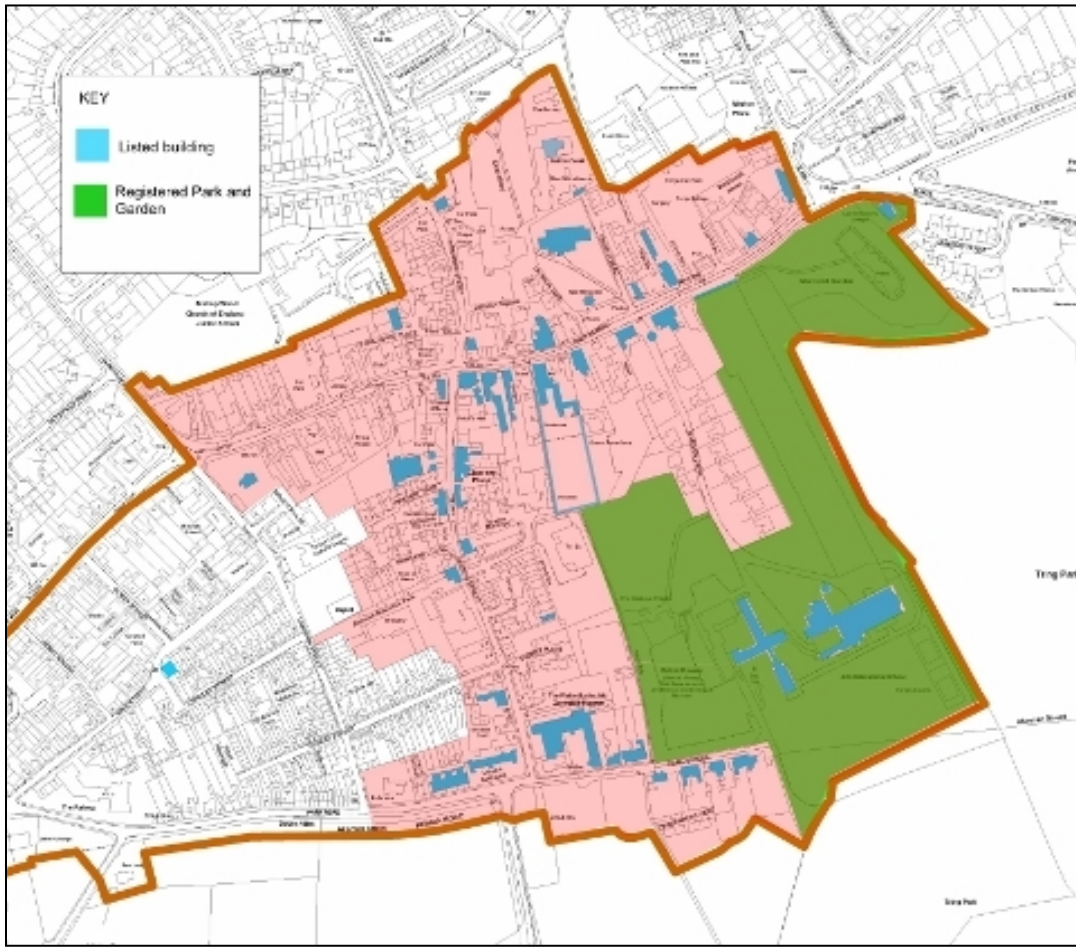
Tring Conservation Area – Character areas

4.2 Character Area 1

This area comprises the main town centre area and includes the High Street, Akeman Street. The church of St Peter and St Paul with the War Memorial forms a focal point of character area 1 and there are a number of examples of buildings designed by the architect William Huckvale which have their own architectural style.

Brook Street (west side)

- 4.2.1 The two historic buildings at the south end of Brook Street are an irregular and picturesque pair. However they are partly obscured by the modern raised road and crash barrier, which detract from their setting and that of the conservation area. The Robin Hood was originally a house, but has been an inn since the early nineteenth century and probably well before. Marash House has been a shop since the same period, and retains a nineteenth-century shop front with classical forms. Inns reflect the importance of Tring as a stop on the turnpike road, and its shops reflect the prosperity which the turnpike traffic brought to the town.
- 4.2.2 The Robin Hood and Marash House are attached, making a long, low form, which may originally have comprised a single building. They date from the seventeenth century or earlier, and are rendered and white-painted, with weather-boarding at the north end. Both have exposed timber-framing, original in the case of Marash House, applied and nineteenth-century at the Robin Hood. Both have rear elevations with modern extensions, combined with a nineteenth-century red brick and gabled extension at Marash House, and earlier work with brick-nogging at the Robin Hood.



Tring Conservation Area: Character Area 1
(shaded pink and including the Registered Park and Garden, shaded green)



The Robin Hood Inn and Marsh House, Brook Street

High Street (east)

- 4.2.3 The numbering system starts and finishes at the east end, beginning on the south side, continuing to Akeman and Frogmore Streets, and returning on the north side.
- 4.2.4 To the south of High Street is the greenery of Tring Park, with a wall of c. 1711 (listed). Until the eighteenth century the entrance to Tring House was here, but when the road south of the park was closed, High Street gained in importance, and the old entrance was abandoned, and the wall constructed across it. At the same time, a new entrance was opened up slightly further west, creating a less direct and more private approach to the house. There were many buildings by the old entrance in earlier centuries, including a farm and the Green Man Inn, and comprising the hamlet of Dunsley, which were cleared by Lord Rothschild c. 1900. Sparrows Herne Turnpike Marker is a late 20th century replica of the original and is mounted against the wall of the Memorial Garden, opposite the Robin Hood, where the original was sited until 1991 when it was lost during some engineering works.



Wall to Tring Park on south side of High Street (east end)

- 4.2.5 The group of buildings to the north is a good introduction to Tring, as they have parts of different dates which are characteristic of structures found throughout the town. Number 58-60 is an imposing eight-bay late Victorian building (date stone 1880) with good detailing, including classical orders on the ground floor, and decorative relief bands on the first floor. Number 56 and 57 (listed) has an eighteenth-century street front and good nineteenth-century shop windows. A carriage entrance leads to the rear, revealing a timber-framed structure with brick-nogging of the seventeenth century or earlier. Number 55 is a plain classical building of the early-nineteenth century, with a tall gabled side elevation which is more impressive than the street front. It is marred by modern shop fronts, but retains original windows on the upper floors. Old Forge Cottage (local list) has a vernacular-revival exterior hiding an earlier interior structure.
- 4.2.6 There follows the Forge car park and W.C's, a mildly negative feature, but screened by buildings, greenery, and the topography of the site. It was previously preserved as open ground for the sake of the prospect from Tring Park. This space affords views of the rear wings of the flanking buildings, Old Forge Cottage and number 53. Many other buildings in the town have similar extensive back ranges, but most are concealed by adjacent buildings.
- 4.2.7 Number 53 is a comparable structure to number 56 and 57, with a seventeenth-century

or earlier rear range, an eighteenth-century front, and an early-nineteenth-century shop front with paneled stall-riser. Its front has a parapet which hides the steeply-pitched roof behind, and gives the building a more effective classical guise than 56 and 57. Number 52 is a neutral modern structure. Number 51 (local list) is an interesting three-storey building with a good nineteenth-century shop front, and a hipped-roof double-pile main structure of an earlier date. Number 50 has an ordinary Victorian front.

4.2.8 Number 48 to 49 (listed as number 50) has a special interest because it was formerly the Plough, one of the many historic inns in the town. In the early-nineteenth century The Good Intent coach left from the Plough at 7am for London. It has a timber-framed seventeenth-century rear wing and a narrow stable yard, and an early-nineteenth-century brick front block. The oriel window and shop front date from the early-twentieth century when the building was part of the Rothschild estate.

4.2.9 To the south are five structures built for Lord Rothschild c. 1900, which form a striking group. They include number 8, number 9 (listed), numbers 10 and 11 (listed), with an eighteenth-century rear wing, the Rose and Crown Inn and numbers 16 and 17 (listed). Number 9 is the former Tring Park estate office and gate lodge, and includes a counting house with a protected safe for estate business. They are built in the patron's characteristic domestic revival style, with red brick, timber-framing, gables, windows with wooden frames and leaded lights, and monumental chimney stacks, although number 16 and 17 is pebble-dashed.

4.2.10 Numbers 9, and 10 and 11 form a pair either side of the discreet north entrance to Tring Park, and are probably by William Huckvale. They have distinctive tile-hanging and oriel windows with quarrels (lozenge-shaped leaded lights). The park gates and gate piers probably date from the eighteenth century. The former Rose and Crown Inn is an outstanding building by virtue of its size and design, and by its historic function as a centre for diverse town activities and a main resort for visitors, it is now retirement homes known as Rothschild Place.



9 and 10-11 High Street



The former The Rose and Crown

Churchyard

4.2.11 The church forecourt (Church Square) was occupied by buildings, including the market house, into the nineteenth century, and cleared in the early-twentieth century. The War Memorial (1920, listed) is approached as a preface to the church, through gates and gate piers in the churchyard wall. It consists of a simple stone cross on an octagonal inscribed base.

4.2.12 The parish church of St Peter and St Paul (listed grade I) is set in the verdant expanse of its walled churchyard, entered by a south-east gateway with a cast iron throw. It is

large and imposing building, which proclaims Tring's past importance. It has a buttressed tower and a staircase turret, tall nave with aisles, south porch, and chancel, all battlemented, with large regular Perpendicular windows, and is built in flint with stone dressings. It dates from the thirteenth to fifteenth centuries, with restoration of 1880-82 by Carpenter and Ingelow.



The War Memorial, Churchyard, with numbers 9 and 10-11 High Street behind



The Parish church of Saint Peter and Saint Paul

4.2.13 To the east of Churchyard is The Courtyard, which includes a group of former industrial buildings of the eighteenth century or earlier, and a late Georgian house with a good gateway, gates and throw. Further north is Vicarage Gate, perhaps a former gate lodge to the Vicarage. It is a mellow brick house with single-pile ranges on an L-plan, but its character is effaced by uPVC windows.



Henry Terrace and The Courtyards, Churchyard

4.2.14 The former Vicarage (listed, now Sutton Court) was built in 1825, with an addition of 1873, and a very large west extension of 1971-75. It is a picturesque Tudor revival house, with a medley of gables, bay windows, battlements, and architectural chimney-stacks. The Gatehouse to Sutton Court (listed) was funded and designed by Charles Lacey, the vicar 1819-39. It has a mighty four-centred Tudor arch with very generous

mouldings, a rib vault and bosses, hood moulds, gables, and turrets. Originally it had an east bay to match the west bay. To the west of Churchyard is the Vestry Hall, a building of local architectural merit, among modern buildings.



The Gatehouse to Sutton Court, Church Yard

High Street (centre)

- 4.2.15 The central part of High Street retains its historic layout better than the eastern stretch, with densely-grouped buildings positioned at the pavement edge. However, the buildings, with their deep plots and long rear ranges, are consequently more difficult to see to full advantage.
- 4.2.16 On the south side, Numbers 18 and 19 are historic buildings marred by poorly designed modern shop fronts. Number 19 has an interesting three-storey street front, articulated by superimposed pilasters, probably of the early nineteenth century.
- 4.2.17 Number 20 (listed) is important for its striking classical architecture, which makes it a rival to the Rose and Crown as the most imposing building on High Street. It was built in the early-nineteenth century as a bank and dwelling, plans have been approved to convert it to residential dwellings. It is designed in the solid classical style of the time, with a giant pediment, stuccoed walls which are rusticated at ground level, and twin porches with classical orders. At the time of building a provincial bank characteristically occupied only one room, to which the eastern porch gave entrance, while the western porch gave access to the house which occupied the rest of the building. The contrasting north elevation overlooks a garden and reflects the domestic aspect of the building.
- 4.2.18 Number 21 is another former bank (now a restaurant) which provides a nice contrast with number 20. It is a Baroque revival design of the early-twentieth century, a single-storey structure which does not provide accommodation. Number 23 (listed) is a substantial brick building comprising a late-Georgian three-storey front with a parapet, and a fan light above the entrance. Behind is a lower, earlier Georgian main structure, with Venetian and bow windows. Built as a house, it became the medical centre of the Rothschild

estate.



20 and 21 High Street



23 High Street

4.2.19 Brewing was a significant activity in nineteenth-century Tring. Number 24 (listed) is a house with former brewery buildings attached at the rear. It was known as Brown's Brewery in 1830, and above the carriage entrance are a tablet and a relief panel with the name Tring Brewery. The three-storey early-nineteenth-century stucco front has giant-order pilasters, pilaster strips on the upper floor, and a later shop window. The hot red brick of the early-eighteenth-century main structure and outbuildings provide a striking contrast to the cool classicism of the street front.

4.2.20 Numbers 25 and 25a (listed) is a plain brick building with less architectural pretension than number 23. It has a mid-eighteenth-century front, with nineteenth- and twentieth-century shop fronts, and a carriage way to the rear yard with earlier outbuildings.



Former brewery at 24 High Street, street elevation (left) and contrasting rear elevation (above)

4.2.21 Number 26 (listed), on the corner of High Street and Akeman Street, is an eighteenth - century house with a nineteenth-century shop front. It has a picturesque side elevation with sections in descending size, and an early-nineteenth-century shop front with a dainty bay window.

4.2.22 On the north side, numbers 38-41 are two substantial three-storey buildings with parapets, giving them impressive late-Georgian street fronts. Number 40-41 has a stuccoed elevation, with quoins on the upper floors and jointed blocks on the ground floor, with a subtly recessed centre bay, in contrast to the plain brick front of number 38-39. Both have regrettable modern shop fronts.



High Street, looking north-west, with numbers 38-39 and 40-41 (centre – right)



High Street, looking east, with the Bell Inn centre-left

4.2.23 The Bell Public House, numbers 36 and 37 (listed) has a long street frontage of some five bays. It has a seventeenth-century main structure of single storey plus attic, timber-framed with brick-nogging, and an eighteenth-century brick front, with a carriage entrance to the west. In the nineteenth century it was the departure point for the coach to London, which left at 6am every day except Sunday, and the coach to Kidderminster via Aylesbury, which left three times a week at 10am. Beyond is an unremarkable group of Georgian, Victorian and modern buildings, with disproportionate modern shop fronts. They include the discreet entrance to the modern Dolphin Square shopping centre.

Frogmore Street

4.2.24 On the east side is Number 47 (listed), an eighteenth-century or earlier house, with an early-nineteenth-century street elevation and a good shop front. Beyond are the modern buildings of Dolphin Square shopping centre, then car parks flank both sides of the road.

4.2.25 Car parks make an unfortunate setting for number 31 (listed), a fine mellow brick building with four contrasting elevations. Its south front, probably nineteenth century, has a classical parapet which quite fails to hide the steeply-pitched roof of an earlier structure, possibly eighteenth century. It has a lower seventeenth-century east wing, timber-framed with brick nogging, seen to advantage on the east elevation, while to the rear is an out-shut with a cat-slide roof. The plain west street elevation has a door which formerly gave access to a shop.



31 Frogmore Street, front (south) elevation



31 Frogmore Street, exposed timber framing and brick-nogging to the east elevation

4.2.26 On the west side are late-Georgian houses, including Carrock House, followed by late-Georgian and Victorian cottages at numbers 4 to 12. The cottages have some importance because they are representative of Tring's early industrial phase. They are succeeded by modern development.

4.2.27 On Parsonage Place, a turning off Frogmore Street, is a sixteenth-century former rectorial tithe barn (listed). A black weather-boarded structure, it is interesting also for the double braces to its tie beam. George House is a prominent red brick building on the corner of Frogmore Street and High Street, it has good Victorian brickwork and detailing.



George House on the corner of High Street and Frogmore Street

Akeman Street

4.2.28 The appearance of Akeman Street today is predominantly nineteenth century. However it was established as a street by the seventeenth century, and probably well before. It retains at least two buildings with sixteenth-century work, at numbers 12 and 15, which are the earliest structures known in the conservation area, apart from the parish church and the tithe barn. It has other early buildings with timber-framing and brick-nogging, steeply-pitched tile roofs, and leaded casements, for example at numbers 13, 81, and 90, the first two having clasped purlin roofs, which suggest a date not later than the

seventeenth century.

4.2.29 However the street was much rebuilt and re-fronted in the early nineteenth century, hence the predominance of late-Georgian and Victorian architecture. Most of its buildings have two or three storeys, some with cellars, shallow-pitched slate roofs, buff brick walls with round-headed doorways and fan-lights, and multi-paned sash windows. It also has a scattering of Rothschild buildings.

4.2.30 In the nineteenth century it was a commercial and industrial area on a small scale, and it retains that character, although the functions of its buildings have changed, and are now mostly dwellings. It is a narrow street, densely built, with buildings rising from the pavement edge, and little greenery. It is characterised by slight variations in height and width between buildings. Historical and architectural interest tends to tail off toward the south end.

East side north of Grace's Maltings

4.2.31 Victoria Hall, number 7 (dated 1886), provides a rare example in Tring of a building with classical orders. The Akeman, number 9, probably early-twentieth century, also has a classical front, although without orders, instead featuring windows with heavy stone surrounds, cornices and pediments, and consoles. The two make a striking pair, both built in red brick with stone dressings.

4.2.32 A group of earlier buildings follows, more characteristic of the street, and interesting although of modest appearance. Their fluctuating heights have a picturesque effect. Number 10 (listed) has two bays and three storeys with a cellar and a minor top storey. Number 11 (listed) has three storeys and a single bay, with a bay shop window, and a timber-framed and plastered rear wing of the seventeenth century or earlier.



Victoria Hall, Akeman Street



Akeman Street, north end east side, showing numbers 9 - 11

4.2.33 Numbers 12 and 13 (listed) have eighteenth and early-nineteenth century fronts and bay shop windows, number 13 with leaded casements, hiding late-sixteenth or early-

seventeenth century timber-framed buildings with brick-nogging. Number 14 (listed) has a carriage arch and side-sliding Yorkshire sash windows. Number 15 (listed), the former Grace's Maltings, is much altered, but includes the remnants of an early- sixteenth century hall house, floored in the seventeenth century. It also has a north cross-wing with kiln, maltings, and grain store.

East side south of Grace's Maltings

4.2.34 Numbers 16 and 17 (listed) are early-nineteenth century cottages little altered. The east side continues south with cottages of c. 1800 at numbers 20-25, and 26-32. They are not of great interest individually, but collectively they reflect Tring's history of early-nineteenth century industry and commerce. Some are spoilt by UPVC windows. Number 20, a modern building on the corner of Rodwell Yard, has a timber-frame in its side wall, a strange relic of an earlier structure. Number 30 has first-floor bay windows. Behind is a vast maltings, now converted to residential use, built by John Brown, the brewer, of 24 High Street.

West side south of Mansard Close

4.2.35 Numbers 56-58 are more modest cottages, although number 58 has historical interest as the former Swann Inn. Number 60 (listed) is a slightly grander edifice, and the epitome of an early-nineteenth-century town house. It has a double-pile plan, a double-fronted street facade with a central entrance, bat-wing fan-light, and good detailing. The ground-floor windows with horns are later-nineteenth century. Number 61 is a Victorian cottage, while numbers 62-63 retain the interest of round-headed doorways and blank labels, although their doors and windows are badly altered.

4.2.36 Numbers 67-68 have an interesting shop front, denoting a former commercial building, and making a good survival from Tring's early industrial period. It has a blank side elevation and a long rear wing. Next is a striking early-twentieth-century former cinema building, marred by a large modern 'Mansard' roof. It consists of three bays, with outer bays that have twin open pediments and round-headed window-openings with keystones and aprons.

4.2.37 Number 81 (listed) has a nineteenth-century re-facing. Its regular seven-bay stucco front, of plain classical design with parapet and moulded window surrounds, is one of the most impressive in Tring. However its steeply-pitched roof has a clasped purlin structure, which came into vogue in the sixteenth century, and suggests that a much earlier building lies behind. In 1902 it was occupied by J. Honour and Son, builder, who were patronised by Lord Rothschild and erected the Zoological Museum.

West side north of Mansard Close

4.2.38 Numbers 87-90 are cottages with signs of former commercial or industrial use, such as a full-width cornice and recessed door for a shop front, brackets for hanging signs, and hoists. Between them is The Terrace, a narrow alley off Akeman Street, which includes the former site of the demolished Strict Baptist chapel. Numbers 88, 89, and 90 (listed) are seventeenth-century or earlier, with eighteenth- and nineteenth-century fronts, while number 90 has exposed timber-framing with brick-nogging to the rear, and a range of former industrial outbuildings. Number 91 is a historic house much rebuilt.

4.2.39 The Baptist Chapel (listed) of 1832, extended to the rear in 1866, is on a raised site, set back behind a walled graveyard with twin stone obelisks on tall inscribed pedestals (both listed), commemorating pastors who died in 1851 and 1861. It has a pyramid roof, a red-brick pilastered double front, with round-headed doors and window openings. Behind it is a graveyard and much greenery. The building, monuments and green setting make a charming well-preserved ensemble of rather rural character.



Baptist Chapel, Akeman Street

4.2.40 Next is a Victorian industrial building, with a very steeply-pitched roof, which is set gable-end to the road, and much altered with a plate-glass modern shop front. Then the backs of the buildings on High Street appear.

High Street (west)

4.2.41 The west end of High Street consists mostly of early-twentieth-century building, much of it by William Huckvale for Lord Rothschild. The first building to the south is the Market House (listed), number 61, a striking design by William Huckvale, on a prominent corner site. It was erected in 1898 to replace the demolished structure between High Street and the parish church. It is a black-and-white timber-framed and gabled edifice, above an open market place on wooden piers, which was enclosed in 1910. When built it consisted of a market place, a market hall, a surveyor's office, committee rooms and store rooms.



Market House, High Street

4.2.42 Many of the following buildings north and south are of merit. They include the former George inn, the former Constitutional Club, the Baptist Church, the former Post Office, and houses at numbers 91-99. Most of the remaining buildings are modest vernacular revival designs which contribute to the character of the conservation area, but are not of great merit individually.

4.2.43 At the end of this western section of High Street is Ardenoak House, Number 101. It is a late-Georgian villa of similar style to the houses on Akeman Street, although of larger size and a higher social status. It has a double-pile plan with lateral chimney stacks, and a classical porch with orders and fan light. Formerly Elm House, it was long a private residence, but became a girls' school in the early-twentieth century, run by the Misses Daisy, Frances and Lily Collins. When built it was in the country on the outskirts of the town.



Ardenoak House, corner of Upper High Street and Langdon Street

Park Street

4.2.44 The conservation area changes character in Park Street and Park Road, due to open nature of the two roads, which have Tring Park to the south, and to the low density and later dates of the buildings. They form a quiet and verdant spot, with almost all their buildings set back from road. Their gardens contribute to the appeal of the area. Those on Park Street are probably all by Huckvale, except for number 4.

4.2.45 The Zoological Museum (listed) is an amalgam of several large museum buildings and two small domestic buildings, arranged on a U-plan open to the south, with a low boundary wall. They have hot red brick walls, some tile-hanging, windows with stone surrounds and transoms and mullions, porches of diverse forms, and the end bays of the U have full-height bay windows with their own smaller gables. Much blank walling reflects their function as galleries.



Zoological Museum, Park Street, north and east ranges

- 4.2.46 Building began with the lodge and caretaker's house of 1889 in the south-west corner. The museum's west wing followed in 1892, with scalloped end gables, and blank walling relieved by blank arches. The library to the east was built in 1908. The north and long east wings were completed in 1910, bristling with dormers and timber-framed gables, and each with a polygonal porch and battlements. A new building was erected in the north-east in 1972.
- 4.2.47 Number 4 (listed) is an elegant, early-eighteenth-century house of mellow brick, and a great contrast to adjacent structures. Its five-bay street front has a wooden corbelled cornice, round-headed doorway with bats-wing fan-light, and sash windows with wooden frames. It is a single-pile structure, with blank side walls and lateral chimney stacks, and rear wings.
- 4.2.48 Numbers 5, 6 and 7 (listed) are three estate-workers cottages dated 1887, in materials of brick, timber-framing and tile-hanging. They have jettied cross-wings, gables with barge-boards, and monumental chimney-stacks. They are entered by central and east porches, the latter with an open ground floor and a projecting first floor, and have wooden casement windows, those in the cross-wings with their own smaller gables.
- 4.2.50 The former Gate Lodge at number 20, of the late-nineteenth century, is a very picturesque structure with an unusual plan. It has two timber-framed, jettied and gabled wings, with an open timber gabled porch between them, and a cat-slide to the rear. It has a red brick ground floor, a timber-framed and tile-hung upper floor, a monumental chimney-stack, and mullioned and leaded windows.
- 4.2.51 There follows three blocks of estate houses for the Rothschild estate c. 1880, numbers 21 and 22, numbers 23 and 24, and numbers 25 and 26 (listed). They have two and a half storeys, under immensely steep roofs with acutely pointed gables and barge-boards, monumental lateral chimney-stacks, open timber porches to the west and north, and wooden casement windows.



5, 6 and 7 Park Street. Typical use of 'Rothschild' materials including brick, decorative timber framing and tile-hanging

Park Road (to Langdon Street)

4.2.52 Louisa Cottages (1893 and 1901, listed) were built as alms-houses for retired workers on the Tring Park estate under the patronage of Lady Rothschild. They are timber-framed and gabled with cross-wings and sub-gables.

4.2.53 Numbers 1-6 (listed) are a terrace of six houses of the late-nineteenth century in Queen Anne Style, notable for their very tall Dutch gables surmounted by a tiny pediment. They have two-and-a-half storeys, sash windows and ground floor bay windows, pedimented porches, and a good boundary wall. They are thought to have been built by William Huckville for Rothschild staff.



Louisa Cottages, Park Road



1-6 Park Road

4.2.54 There follows a very good pair of attached Victorian villas (Lynwood and Farleigh, covered by an Article 4 direction); white rendered, with bay windows, moulded window and door frames, and quoins. They are beautifully set off by prominent low boundary walls with very tall piers and acorn finials. Then a similar but detached villa of four bays, two of them gabled, named Belle Vue. The rest of Park Street (to the west) is within Character Area 2.



Original boundary walls and piers at Lynwood and Farleigh on Park Road

Tring Park

- 4.2.55 Tring Park lies immediately south-east of the town, with an entrance on High Street. Tring Park Mansion (listed grade II*) was built c. 1682-83 by Christopher Wren for Sir Henry Guy, Gentleman of the Privy Chamber to Charles II, and Secretary to the Treasury. It was much altered by the Rothschilds in the late-nineteenth century, although some of the earlier work survives in the interior. It is now Tring Park School for the Performing Arts, and not normally accessible to the public.



Tring Park Mansion (Grade II*) in 1890. Image courtesy of Historic England, <https://viewfinder.historicengland.org.uk>

- 4.2.56 As altered, it is built in a French-looking Baroque revival style, with balustraded mansard roofs on a corbelled cornice, with pedimented dormers. This was added by the Rothschilds to provide extra bedrooms. It has two main storeys, with nine-bay main elevations and five-bay side elevations. Its facades are red brick, with pilaster strips, quoins, and emphatic stone window surrounds with cornice and key-stone. The entrance

front has a central porte-cochere with a saucer dome, the east side elevation has a bow window, while the garden front is flat with central entrance. The west side pavilion contained a saloon.

- 4.2.57 The former stable block (grade II* listed, now the Clock House, the school dormitory) was built west of the house for Sir William Gore and completed in 1709. It is a two- storey block with a striking Baroque design.
- 4.2.58 The two elaborate lamp posts (listed) at the entrance to the drive and west of the house are also late-nineteenth century Rothschild work. The grounds around the house now include modern tennis courts and a covered swimming pool.
- 4.2.59 The gardens, park and woodland, most of which lie outside the conservation area, were created in various phases. They were first designed in the late-seventeenth century and the 1720s by Charles Bridgeman, with garden buildings by James Gibbs. The open ground forming a grand vista leading north from the house and continuing north of the High Street was also part of this formal layout.
- 4.2.60 An entrance and gate lodge were created to the east, on London Road, with a lime avenue extending west across the park, following the former course of Akeman Street, to the east of the house. There was another entrance and gate lodge to the west on Park Street, which led to the stable yard west of the house. Although the lodges have been rebuilt, the entrances and approaches remain.
- 4.2.61 The park, traversed by valleys, lies to the east and south. It was landscaped after 1786, and the formal and walled gardens east of the house, with a canal and orangery, and parterres lining the valley, were removed. The pyramid and the great canal centred on the south front of the house was also removed. However the formal rides and avenues of the earlier layout survive to the south. Some of the garden buildings also remain, including a summer house and obelisk (listed) on a circular terrace in the woodland. The gardens too were altered by the Rothschilds in the late nineteenth century.
- 4.2.62 The present Memorial Garden off High Street is one of the Rothschilds' formal gardens, and was first opened to the public in the mid-twentieth century. It consists of a pond, with yews, Wellingtonia, and ornamental trees, amongst informal lawns. The kitchen garden was to the north-east, and its walls remain, although now surrounding modern houses and a supermarket, as well as the Garden House (listed).

4.3 Character Area 2: Western section

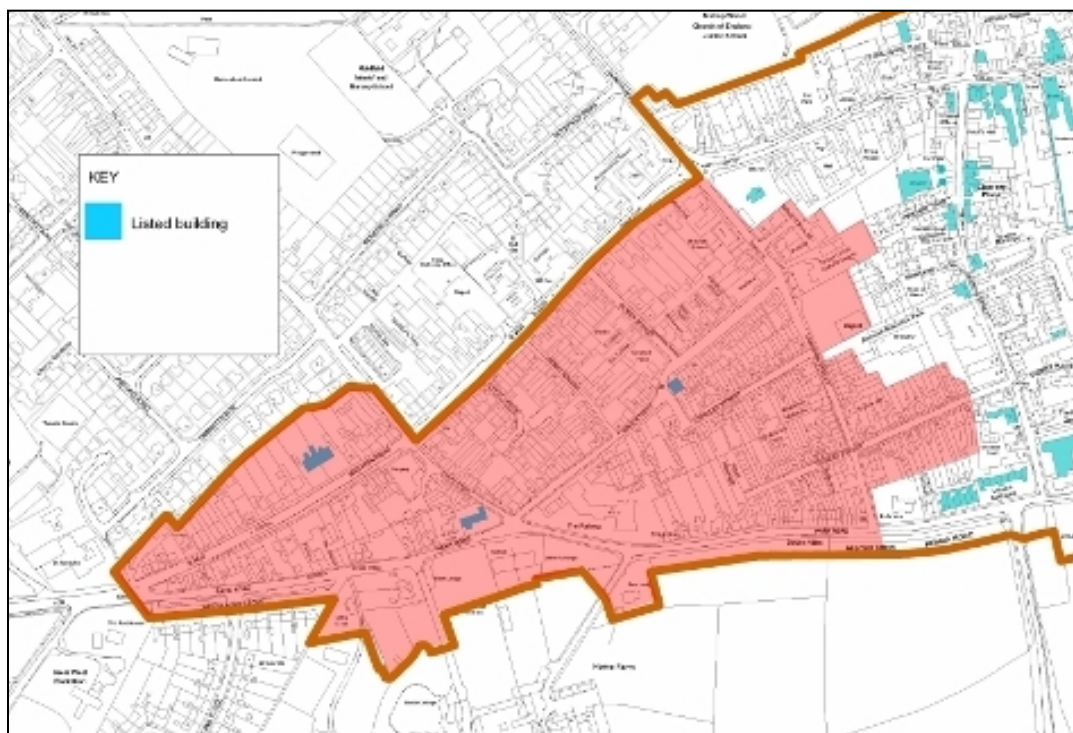
4.3.1 The area of Tring town centre that lies to the West of Langdon Street and extends as far as the Conservation Area's western tip is distinct. It is triangular in shape and it occupies rather more than a third of the whole conservation area. Notably it is a well- defined and distinct part of the town with its own character.

4.3.2 The area is marked out by Langdon Street on the east side of the triangle. Langdon Street meets High Street at the point where Ardenoak House stands on the corner. The end of High Street then meets Western Road and then extends here to both sides of the latter as far as the tip, where it meets Park Road. Norfolk House stands on the corner. Park Road runs due east from here with parts of the Conservation Area on each side of it until the end of Langdon Street is reached. This simple shape contains the whole area described.

4.3.3 Within this area the following streets are situated:

- | | |
|--------------------------------------|-----------------------------|
| Albert Street | |
| Old Weavers Place | |
| Chapel Street (formerly 'Dark Lane') | Park Road (West end of) |
| Charles Street | Queen Street |
| Henry Street | Stanley Gardens |
| Upper High Street (West end of) | West Passage |
| Langdon Street | Western Road (East end of). |

4.3.4 The area contains only three buildings on the Statutory List, The King's Arms Public House, King Street, The Church of Saint Martha, Park Road, and numbers 92 and 94 Western Road.



Tring Conservation Area: Character Area 2 (shaded red)

Key points

- 4.3.5 If the area is entered from High Street the house and grounds of Ardenoak House (listed) on the corner with Langdon Street form a landmark due to the high architectural quality of this building and its grounds (in character area 1). Looking along Langdon Street from the corner the equally striking Roman Catholic Church of Corpus Christi also comes into view. It is an early twentieth-century design with a significant late-twentieth-century extension toward the road. It was put forward for a Chiltern Design Award.
- 4.3.6 At the far end the late-Georgian Norfolk House stands at the point where Park Road splits off from Western Road when looking back east at the conservation area. This is an equally striking entry to the area. The view along King Street culminates at its East end with the public house, The King's Arms (listed). Its former stables / outbuilding to the rear and associated boundary wall are a feature of this part of the conservation area.



The Kings Arms, King Street



Former stables to rear of the Kings Arms

- 4.3.7 At the opposite end of King Street it meets Chapel Street and Park Road. This is another vital point in the conservation area as it is an interesting layout of streets and is the site of Saint Martha's Methodist Church (listed), and the former Methodist Chapel, now two houses, opposite.



St Martha's Church occupying a prominent position at the junction of Park Road and Chapel Street

Urban quality

- 4.3.8 Although small in scale, the buildings and streets of this area have a most distinctive quality and a high overall level of amenity. This is reflected in the high standards to which many houses are maintained.
- 4.3.9 The current layout of streets reflects historic field and hedgerow lines and the individual plots are nearly all shaped as long, narrow strips leading off the streets at ninety degrees. From all the evidence available the area was originally developed as housing with some workshops, stables, coach houses etc. and with the insertion of sites for a chapel and a church and other sites for the public houses.
- 4.3.10 This development took place in the middle decades of the nineteenth century and, in general, the whole area still retains this Victorian heritage. The only exceptions are a few in-fills of more recent date and a few cases of the replacement of older buildings with newer ones.
- 4.3.11 Small variations in layout and style indicate that the initial development took place with individual proprietors and builders constructing a few houses in terrace form but leaving neighboring developments for others to complete. This gives rise to a general uniformity tempered by small alterations on a general theme of two-storey small houses standing in short rows. Each dwelling has its own rear garden but these are rarely seen from the road. Gardens at the front are rare and many of the houses stand directly on to the pavement.



Street views within Character area 2

Scenic analysis

- 4.3.12 The area may be sub-divided into the three outer roads (Park Road, Western Road and Langdon Street), each of which is quite broad, and the inner group of narrower streets where the small nineteenth-century terraces stand. The land slopes gently down from south to north, and these small undulations give rise to pleasingly soft and varied urban scenery.
- 4.3.13 As there was no formal overall layout, the meeting of streets is often at an angle. Combined with the gentle rise and fall of the terrain it causes the overall effect to be picturesque. The plan of the streets contributes greatly to the overall attractiveness.

Buildings

- 4.3.14 With the exception of a few buildings including the pubs and the religious buildings, the area consists almost entirely of small houses two-bays wide and two-storeys high. They mostly stand in terrace layouts but these are never long and usually consist only of about half-a-dozen dwellings. A few fragments of the area's previous life as a modest industrial site do survive and these small workshops add variety to the mixture where they survive. A number of the newer developments have presumably replaced older workshops, coach houses etc. A small number of the original houses are detached or semi-detached.
- 4.3.15 In Park Road and in Western Road are examples of larger villas or pairs of semi-detached houses on a larger scale than the terrace rows described above. These larger houses stand in their own gardens and are in a variety of styles reflecting the different decades of the nineteenth century in which they were built.



Norfolk House, this property occupies a prominent corner position at the point where Park Road and Western Road meet and is at the entrance to the conservation area from the west

- 4.3.16 The Castle (on the corner of Park Road and Langdon Street) is a landmark property of three storeys and three bays, probably a late Georgian structure with the addition of a Victorian porch and bay windows. It has a blank side elevation with lateral chimney-stacks to Langdon Street. The succeeding buildings are modest cottages, much spoilt by uPVC, although where well preserved, eg. number 11, they have appeal. Number 18 is a three-storey rendered pair of villas with round windows above their entrance doors. There follow more Victorian semi-detached houses and cottages, not noteworthy, some spoilt by disproportionate modern dormers with uPVC windows, eg. numbers 20 and 21.
- 4.3.17 Jordans, number 27, is a simple three-bay early-nineteenth-century house, very well preserved, with boundary wall. Its windows have moulded surrounds and margin lights, a characteristic form of the period. Succeeding buildings are mostly modern, until the Church of St Martha (listed). It is a former Anglican chapel of ease to the parish church, hence its gothic architecture, which is unexpected for a Methodist Church. Built of flint and stone, on a corner site, it is the chancel of an uncompleted building, with a large east window with tracery.

Park Road (south side)

- 4.3.18 The south side of Park Road consists of the pastures and trees of Tring Park. However it also includes a group of buildings, comprising two former gate lodges to the park, and the buildings of the former Home Farm, including the former farmhouse (now White Cloud House), model dairy (now Thrift Cottage), and farm buildings (now residential

accommodation). All were built for Lord Rothschild, probably by William Huckvale, in their characteristic style and materials, and form an integral part of the estate and the town. A boundary change is proposed in order to include Home Farm within the conservation area.

Architectural character

- 4.3.19 The frontages of the terrace are generally flat and windows and doors provide the only architectural features in most cases. These are detailed in the usual mid- nineteenth-century style with windows and doors recessed into flat-arch openings and containing double-hung sliding sash windows. Henry Street is a good example of the predominant house style.
- 4.3.20 A few of the more elaborate examples might include projecting ground floor bay windows. A row of three houses in Henry Street has dormer windows projecting forward in the roof slope but this is exceptional. The original chimneys and chimney pots survive in most cases and this greatly enlivens the view in most streets.

Materials

- 4.3.21 The principal building material is brick in a dark red to brownish colour and generally left bare so that the Flemish-bond masonry may be seen. In some cases the brick has been rendered or painted white or cream.
- 4.3.22 Several examples of the larger houses throughout the area have rendered external walls and other architectural features such as moulded surrounds to windows.
- 4.3.23 Slate is used almost everywhere for roofing and this has survived well. Replacement roofing in modern factory-made tiles may also be found. The windows are predominantly timber but there are also examples of modern replacement in other materials.
- 4.3.24 A wall in random flint may be found in King Street, but walling materials other than brick are rare both in the original and in the newer buildings.

Open spaces

- 4.3.25 The area does not have an open space for public use, but most houses have their own garden at the rear and some have a small front garden as well. In addition there are the avenues of trees along Park Road's south side (the road is well named). The larger houses are usually surrounded by private gardens both at the front and rear.
- 4.3.26 A large open area is situated half way along King Street on the south side. The site is informally laid out with open space at the centre and the garages in rows around the edge. It is highlighted on the Local Plan Proposals map as being a suitable location for new housing.

Negative aspects

- 4.3.27 The presence of cars parked on the streets is the main problem. There are no formal parking restrictions but cars may be found with two wheels on the pavement as the streets are often too narrow. In general the area does not suffer from through traffic in the middle of week-days and there are no sites within it (such as schools or retail businesses) to generate this traffic.
- 4.3.28 Satellite dishes may be found in a few properties on their street side.

4.3.29 In King Street and elsewhere rows of small houses with front gardens have seen the erection of front porches to spoil the unity of the row and the original architectural character.

4.3.30 In a very few cases the contributions of the twentieth century have been less than admirable, but this is fortunately rare and most of the replacements and in-fills are considered adequate in quality. The in-fills are generally designed with a careful regard for local scale and architectural details and the good use of matching brick and other materials.

5.0 NEUTRAL AND NEGATIVE FEATURES AND ISSUES

- 5.1 In general, Tring has avoided negative buildings, in a way which is difficult to achieve in a busy market town. Nonetheless, some detrimental features are present, including certain modern extensions to historic buildings, alterations including modern shop fronts and uPVC windows and doors, and the cumulative effect of domestic paraphernalia such as TV aerials.

New building

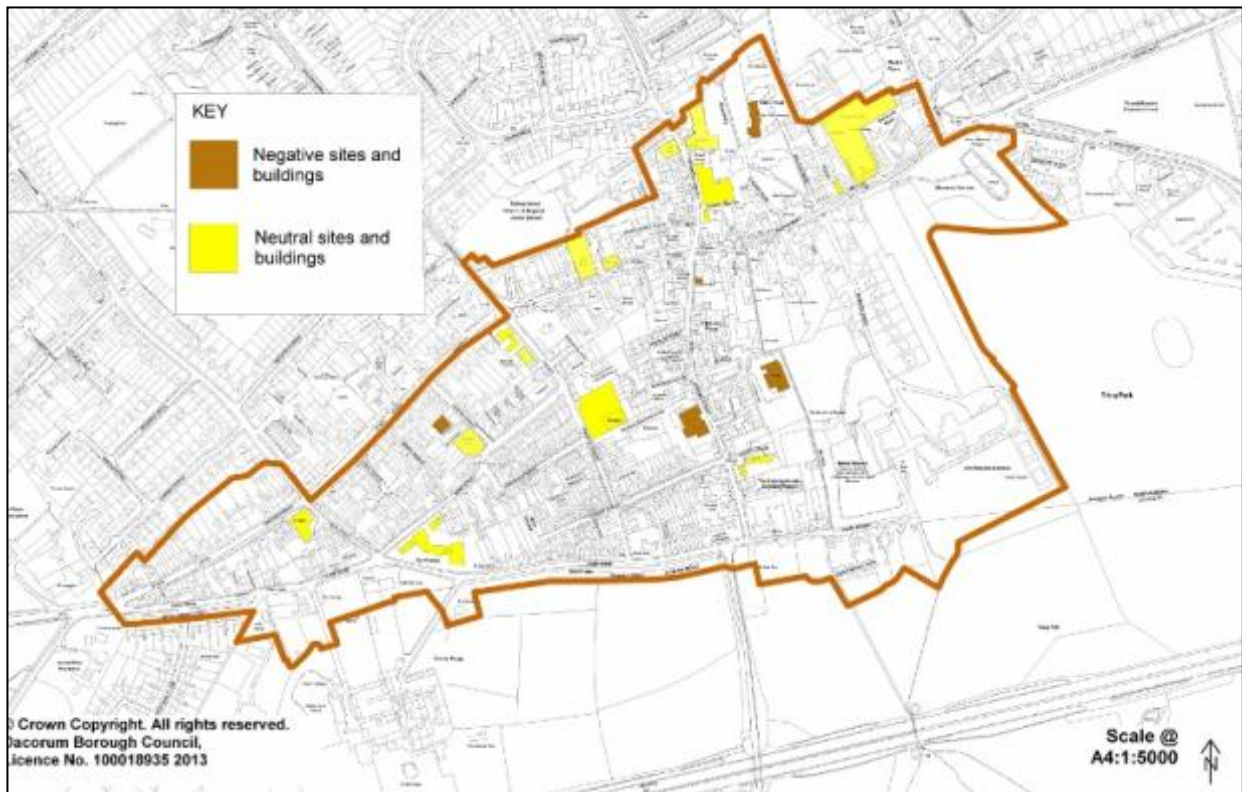
- 5.2 Most of the modern development in the conservation area is unrelated to its historic character and architectural interest. At the same time, however, its impact is limited by its discreet location on back land to the rear of plots or in former industrial yards, by its modest scale, consisting mainly of houses of two or three stories and bays, and by its division into a series of different groups of varied dates and styles. Accordingly, it is woven into the layout of the historic town, and has a neutral rather than a negative role.

Dolphin Square and Frogmore Street

- 5.2.1 The conservation area includes a modern shopping centre, Dolphin Square. It is entered from the north side of High Street, through an opening in a modern building which maintains the scale and height of the flanking historic buildings, and is a model of discretion. Dolphin Square also extends along Frogmore Street, whilst of a modest scale, the elevational treatment of these buildings is less successful.

Akeman Street

- 5.2.2 New developments at Mansard Close, Oaklawn, Surrey Place are not so successful in design terms as, for example, that at Harrow Yard, but their location off the principal thoroughfare means their impact on the historic settlement is limited. A large new museum building is equally well placed.
- 5.2.3 There are individual new buildings on Akeman Street which mar the setting of the surrounding historic buildings. The structure adjacent to Victoria Hall has a large 'Mansard' roof which is eye-catching and out of keeping with the conservation area, while numbers 72-80 detracts from its surroundings by virtue of its bulk and poor quality brick.
- 5.2.4 The Telephone Exchange building to the rear of Akeman Street is a large 1960's structure, it is visible from Akeman Street and does detract somewhat from the character of the conservation area.
- 5.2.5 The large warehouse type extension to the rear of Crofffield on Queen Street is considered a negative.
- 5.2.6 There is a scattering of new building elsewhere in the conservation area, for example on the corner of King Street and Park Road, where it is screened by greenery. It is neutral in impact.



Map of neutral / negative sites and buildings within Tring Conservation Area

5.3 Extensions and alterations to historic buildings

- 5.3.1 The only negative work to a historic building is the extension to Sutton Court. It is negative not so much in itself, and indeed won a Civic Trust award; but as an attachment to a listed building it dominates, whereas it should be subsidiary to it. The small rear extension at 20 High Street also has a major impact on the rear elevation.
- 5.3.2 Some historic buildings are marred by replacement doors and windows, especially by the use of uPVC. Vicarage Lodge on Churchyard is an example.



Large extension to Sutton Court



Rear extension to 20 High Street



Library, High Street



Car park, High St (west end, north side)



Forge Car park, High Street



uPVC windows in Vicarage Lodge, Churchyard

Negative and neutral buildings, sites and features

Shop fronts

5.3.3 A significant number of historic buildings, particularly on High Street, have large modern shop fronts with plate glass and over-sized fascias, which are detrimental to their character and that of the conservation area. Examples include number 18, 19, 38-39, 40-41, 55 High Street, and number 10 Akeman Street.

5.4 Traffic and Parking

5.4.1 Traffic is inhibiting when viewing the historic buildings, particularly on High Street. However the narrow streets and the level of activity tends to restrain vehicle speeds, and the A41 tends to divert through traffic away from the town, and Tring is not blighted by traffic as are many historic towns. Other parts of the conservation area are not much affected by traffic, particularly Park Street and Road, and the western section.

5.4.2 The car parks on High Street, Akeman Street and Frogmore Street are negative features. Although the Forge car park on High Street is partly screened from the road, it provides a very sorry setting for the historic buildings either side of it. Private car parking also detracts from the setting of some historic buildings eg. Sutton Court. The impact of Frogmore Street parking is softened by background greenery, principally of the churchyard, but creates a sad setting for the listed building at number 31.

5.5 **Private paraphernalia**

- 5.5.1 There is a scattering of domestic paraphernalia through the conservation area, including CCTV cameras, fire alarms, TV aerials, etc. The aerials, although generally well placed to avoiding front elevations, in some places have a cumulative effect which detracts from a good skyline eg. on Akeman Street.

Part 2: Conservation Area Management Proposals

1.0 Introduction

1.1 The Management Proposals

The designation and appraisal of any conservation area is not an end in itself. This conservation area is under pressure from commercial uses, excessive signage, infill, inappropriate extensions and alterations, conversions, and development to its fringes. It is important that the development management process ensures the preservation of its special character and that opportunities are taken to identify and implement enhancements.

As well as defining the character and appearance of the conservation area and what makes it special, it is important to develop proposals for the future management of the conservation area. The resulting Management Plan relates the designation and management of a conservation area to the principles of historic environment planning.

1.2 Mechanisms for Management

There are several mechanisms through which the Council can manage the future of the conservation area:

2. Application of policy
3. Policy and design guidance
4. Development briefs
5. Monitoring change
6. Boundary changes
7. Appraising the condition of significant buildings that contribute positively to the conservation area and developing a strategy for repair
8. Enforcement proceedings
9. Article 4 Directions

Detail on these mechanisms is provided below.

2.0 Application of Policy

2.1 Introduction

Designation as a conservation area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area. Dacorum Borough Council will apply such policies rigorously when considering development proposals affecting the conservation area.

National planning policy regarding the historic environment, in the form of the National Planning Policy Framework (NPPF), places a firm emphasis on conserving and sustaining the significance of heritage assets and their settings. This includes designated heritage assets (such as conservation areas, listed buildings, registered parks and gardens, scheduled monuments, etc) and non-designated heritage assets (including local interest buildings, unregistered parks & gardens or areas of archaeological interest).

At a local level, an historic environment policy is included in the Core Strategy (September 2013), Section 17, Policy CS27.

This Conservation Area Appraisal is an approved Council document and will, therefore, be a material consideration in any planning decision. It is anticipated that the Conservation Area Appraisal will help inform and strengthen decisions made in line with this policy framework,

which will be one of the most direct and effective means of managing the conservation area in the long term. For example, the Appraisal helps define the plan form of the area, the typical scale, form, massing and materials of buildings, traditional detailing, important views, significant trees, etc. These elements should be considered when looking at any development proposal. The appraisal also sets out key buildings and features that contribute positively to the character and appearance of the conservation area. As such, there should be a preference against demolition or loss of any building or feature identified as meeting these criteria. The exclusion of any building or feature within the appraisal does not necessarily indicate that it makes no positive contribution to the character and appearance of the conservation area.

By defining and identifying significant buildings and areas of open space, trees, etc, the Conservation Area Appraisal provides information that will inform planning decisions on the merits of development proposals.

2.2 Legal framework

The legal basis for conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. National policy guidance is provided by the National Planning Policy Framework (NPPF).

2.3 The Local Planning Framework

Historic environment policy is included in the Core Strategy (September 2013), Section 17, Policy CS27. This Conservation Area Appraisal will be used to support the conservation/heritage Development Management policy that forms part of the Strategy.

2.4 Planning controls in Conservation Areas

In addition to the above, there are a number of planning controls that relate specifically to conservation areas:

Extensions to dwelling houses

Planning permission is required for any extension that would extend beyond a wall forming a side elevation of the original house, or if the extension would have more than one storey and extend beyond the rear wall of the original house;

Cladding or rendering the exterior of a house

No part of the exterior of a dwelling house can be clad in stone, artificial stone, pebble dash, render, timber, plastic or tiles without planning permission from the Borough's Planning Authority;

Alterations to the roof of a dwelling house

Planning permission must be obtained for any enlargement of the house, which would consist of alterations to the roof (i.e. loft conversion). Any alterations that would protrude more than 150mm beyond the plane of the original roof, or would result in part of the roof being higher than the highest part of the original roof, will require planning permission;

Erecting new outbuildings in the grounds of dwelling houses

The provision within the curtilage (grounds) of any building or enclosure, swimming pool or other pool required for a purpose incidental to the enjoyment of the house, or the maintenance, improvement or alterations of such buildings or enclosures, will require planning permission if the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the house and the boundary of the curtilage of the house;

Installing replacing or altering chimneys, flues and soil vents on dwelling houses

The installation, alteration or replacement of a chimney, flue (including flues for biomass or combined heat and power systems) or soil vent pipe on the wall or roof slope which fronts a

highway and forms either the principal elevation or side elevation of the house will require planning permission;

Microwave antennas

The installation of an antenna on a chimney, wall or roof slope which faces onto, and is visible from a highway, or on any building which exceeds 15 metres in height, requires planning permission in conservation areas. Generally, planning permission is needed for all of the following:

more than two antennas; a single antenna exceeding 100cm in length; two antennas which do not fit the relevant size criteria (only one may exceed 60cm for example); an antenna installed on a chimney, where the length of the antenna would exceed 60cm or would protrude above the chimney; an antenna with the cubic capacity in excess of 35 litres; an antenna installed on a roof without a chimney where the highest part of the antenna exceeds the highest part of the roof; or in the case of an antenna installed on a roof with a chimney, if the highest part of the antenna would be higher than the highest part of the chimney, or 60cm measured from the highest part of the ridge tiles of the roof, whichever is the lower.

Installing, replacing or altering solar photovoltaic or solar thermal equipment on a dwelling house

If the solar photovoltaic or solar thermal equipment on the roof of a house or a building within the curtilage (grounds) of the house will protrude more than 200mm beyond the plane of the roof slope when measured from the perpendicular with the external surface of the roof, or would be higher than the highest part of the roof excluding the chimney, planning permission will be required. Permission will also be required if it is to be installed on the wall forming the principal elevation of the house and is visible from the highway.

Installing, replacing or altering stand alone solar within the curtilage (grounds) of a dwelling house

Planning permission will be required for any stand alone solar within the grounds of a dwelling house if it is visible from the highway or if more than one is installed; permission will also be required if the solar will: be higher than 4 metres above the ground; be situated within 5 metres of the boundary of the curtilage; be within the curtilage of a listed building; or have a surface area exceeding 9 square metres or any other dimension including housing exceeding 3 square metres.

Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house

Installing, altering or replacing a ground or water source heat pump within the curtilage (grounds) of a dwelling house is permitted development and planning permission is therefore not normally required.

Display of advertisements

Advertisements are regulated by controls set out in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. The display of advertisements in conservation areas is subject to additional restrictions. Illumination, for example, generally requires advertisement consent. Tethered balloons, flags displayed by house builders and advert hoardings around building sites also require advertisement consent.

Demolition

A listed building will always require Listed Building Consent for demolition. However, the total or substantial demolition of unlisted buildings within the conservation area that are over 115 cubic metres requires Planning Permission. The demolition of any wall over 1 metre high facing

a highway, waterway or open space, or any wall over 2 metres high elsewhere, will also require Planning Permission.

Works to trees

In most cases, six weeks notice must be given to the District Planning Authority for any cutting down, topping, lopping or up rooting of trees greater than 100mm diameter at 1.5 metres above the ground in a conservation area. There are however exceptions to this: where a tree is covered by a Tree Preservation Order (TPO), for example, a formal application seeking approval to carry out works to trees protected by a TPO must be made to the Borough Council's planning department. Alternatively, where works to trees have been approved by planning permission in conjunction with development proposals, additional applications are not required.

2.5 Other statutory designations

Listed Buildings

Listed buildings are recognised in statute as being of special architectural or historic interest. Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is a criminal offence to demolish or alter the special architectural or historic interest of a listed building without approval from the Borough Council. There are three grades of listed building: I and II* (considered to be the most special listed buildings); and II.

The listing covers both the inside and outside of the building, and any structure or building within its curtilage which was built before 1 July 1948. Listed Building Consent is required from the Council for any work which affects the special architectural or historic interest of the listed building. Many of the buildings within Tring Conservation Area are listed buildings, or located within the curtilage of a listed building.

Extensions and alterations to listed buildings should conform with the Policies of the Core Strategy and should generally:

- Take into account the prevailing forms of development
- Complement the form and character of the original building
- Be subordinate in bulk and scale to the principal building
- Use high quality materials and detailing
- Pay particular attention to roof lines, roof shape, eaves detail, verge details and chimneys

Scheduled Monuments

Certain important archaeological sites and monuments enjoy special protection under the Scheduled Ancient Monuments and Archaeological Areas Act 1979. There are no Scheduled Monuments in Tring Conservation Area.

Tree Preservation Orders (TPOs)

A tree preservation order (referred to as a TPO) is an order made by a local planning authority in respect of trees or woodlands, the principal effect of which is to prohibit the cutting down, uprooting, topping, lopping or damaging of those trees without Local Planning Authority approval. It is worth noting that regardless of whether a tree is covered by a TPO or not, it is likely to be protected if it lies within the conservation area boundary. Advice should always be sought from the District Planning Authority on any proposed works.

Disclaimer

This advice is intended to be a general guide and does not purport to be a definitive guide to the legislation covering conservation areas. For specific proposals you should seek advice from the Borough Council.

2.6 The consent process

Where permission is required for development within the conservation area, details will need to be submitted to the Council for consideration.

For most works in a conservation area, including demolition, you may only require planning permission. If your building is listed, works to it, including extensions and installation of a satellite dish, will require a separate Listed Building Consent.

If you have any doubts as to whether or not your building is listed or in a conservation area, or would like to know whether specific works require planning permission or other consents, then please seek advice from the planning authority. Contact details are given at the back of this document.

2.7 New development in conservation areas and the importance of design

The purpose of conservation area designation is not to arrest development but to guide it so that the special character of an area is not adversely affected. New developments should be sympathetic in their design and use appropriate materials. They should complement established patterns and strengthen local distinctiveness, but not necessarily imitate existing buildings. Before applying for planning permission it is advisable to contact the Council's Development Management and Conservation Teams to discuss your proposals. The value of employing a suitably qualified architect/designer with a track record of conservation projects to draw up your proposals cannot be stressed highly enough.

There are a number of features that contribute to Tring's identity and character and which should be preserved through a programme of regular maintenance. These elements should be retained and used to influence further development or alterations to existing properties within the conservation area.

Of great significance to Tring Conservation Area is the survival of the historic grain of plot division dating probably from the medieval period of the towns planning. The plots and their grain, particularly the way small buildings tend to run down the plot rather than across, is a very important part of the character of the conservation area and should be carefully considered in any proposed development.

Of equal importance is the way the rear of buildings have developed and evolved over time to give an attractive organic mix of roof levels, slopes, gables and hips. The scale, form and massing of these extensions, alterations and outbuildings should be respected and where possible reflected in future works to the rear of buildings, particularly those fronting the High Street or Akeman Street.

Great attention should be paid to the retention of alley ways, courtyards and access between and through buildings. These should be maintained and preferably left open (possibly with the application of openwork gates set back from the building line) to ensure that views into these intimate spaces are maintained.

Views

The setting of a conservation area is very important, and in the case of Tring it is mainly rural, including Tring Park and open countryside. Development which impacts in a detrimental way

upon the immediate setting and views into and out of the conservation area will be resisted.

Street Pattern

The appraisal has identified the conservation area's strong historic street pattern, and there is a strong presumption in favour of preserving its roads, lanes and paths, as well as the boundaries that form their borders. The Council will work with Hertfordshire County Council, landowners and partners to ensure the historic street pattern is fully protected.

Open Spaces

The appraisal identified various areas as important green spaces within the conservation area. The Council will work with appropriate partners to ensure these areas are properly managed, protected and where appropriate, enhanced.

Locally Listed Buildings (Non-designated heritage assets)

In addition to the listed buildings, there are many individual and groups of buildings and associated features which are of considerable local interest. It is recommended a 'Local List' is produced, identifying these buildings.

3.0 Policy and design guidance

The Council has produced relevant guidance documents, including Development in Conservation Areas or affecting Listed Building. See Environmental Guidelines SPG Section 7. Further advice is contained on the Council's website: www.dacorum.gov.uk.

These guides are relevant to anyone thinking of undertaking development within conservation areas. It is hoped that this advice will help stakeholders of the historic environment make informed decisions and, therefore, contribute positively to the management of conservation areas. In addition to policy guidance, local generic guidance will be produced from time to time with specific advice on topics relevant to conservation areas e.g. window replacement.

Production of design guidance for shop fronts would be particularly useful in Tring Conservation area, where a significant number of historic buildings, principally on High Street, have modern shop windows which detract from their interest.

4.0 Development briefs

The Management Plan can be used to identify any sites that would benefit from a development brief. A development brief is an outline of what might be expected or acceptable in principle on an identified development site prior to a formal development proposal. For example, this might be a gap site, or a site under pressure for demolition and re-development, or perhaps areas that have a neutral impact on the conservation area where redevelopment might readily be accommodated. The definition and characterisation of the conservation area can be expanded to form a detailed design brief in order to help promote an appropriate form of development on the site. At the time of writing this Appraisal, there are no such sites identified by the Council within the conservation area boundary.

Where development is proposed on garden sites or infill plots, and the Council considers the principle of development in this location acceptable, the Council may take the opportunity to produce development briefs to inform developers or applicants as to what may be appropriate in terms of design and layout for the site.

5.0 Monitoring change

Monitoring change, both positive and negative, is very important for the long-term management of a conservation area. For example, it can help highlight problems that can be

best tackled through the application of planning policies and other legislative frameworks (see above) or show how effective policies have been.

Monitoring change can assist in identifying where more resources are required and in modifying priorities or policies.

A conservation area is thoroughly surveyed and described when first designated or when reviewed. Local planning authorities should seek to review conservation areas from time to time and update Appraisals. The Council will develop a schedule of conservation area reviews in due course.

The following actions are recommended to ensure that this appraisal and management proposals are accepted and acted upon by the local community:

Public Consultation

The appraisal and management plan has been subject to a period of four-week public consultation commencing on 1st March 2018. This included placing the document on the Council's website and in local libraries and consultation with local amenity and residents' groups. A public exhibition was held in Tring in March 2018. The document has subsequently been amended to incorporate relevant comments and suggestions.

Document Review

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- A survey of the conservation area and boundaries;
- An updated 'Heritage Count';
- An assessment of whether the management proposals in this document have been acted upon, including proposed enhancements;
- A Buildings at Risk survey;
- The production of a short report detailing the findings of the survey and proposed actions and amendments
- Public consultation on the review findings, any proposed changes and input into the final review.

6.0 Boundary change

An important aspect of Appraisal is the review of the conservation area's boundaries. They can be relocated to reduce or extend the area. For example, an extension to the boundary might be proposed to incorporate the wider setting of a conservation area. Specific justification is required for proposed changes. Accordingly this appraisal has examined the conservation area boundaries. In particular it considered whether the boundary should be extended to reach further north along Brook Street to encompass the former Silk Mill, and to include more of Tring Park.

The former Silk Mill was crucial for the history and economy of the town for most of the nineteenth century. The old livestock market, which remains at the south end of Brook Street, is of historic interest, and retains its office (now the local history museum) and some early animal pens. However, the area of Brook Street between the current boundary and the mill consists mostly of modern development, and has insufficient historic and architectural interest to warrant inclusion, while the mill building itself is protected by statutory listing. On balance, the view taken here is that the boundary on Brook Street should not be extended.

Tring Park was also central to the history of the town, most evidently in the late-nineteenth and early-twentieth centuries when owned by the Rothschilds. There could be a case for including the whole park in the conservation area. However it is no longer a single historic entity, being in two separate ownerships, that of the Tring Park School for the Performing Arts to the north, and Dacorum Borough Council to the south. It is also bisected physically north-south, by the raised main road of the A41. Most of its structures outside the designated conservation area are statutory listed buildings and Tring Park is a grade II listed Registered Park and Garden. Accordingly, it is considered that Tring Park as a whole should not be included within the designated area.

Another area within Tring Park to be considered for inclusion is the former hamlet of Dunsley, south of London Road, at the east end of the conservation area. This is interesting for a former gate lodge and garden cottage of the estate (both statutory listed buildings), and for the estate wall, which extends as far east as the modern supermarket (not listed but within the curtilage of the listed mansion). They are integral parts of the Tring Park estate, and the height and extent of the perimeter wall symbolise the power of the country estate and the influence it exercised within the parish. However, the two houses are now surrounded by the modern housing of Dunsley Place, which has no special architectural or historic interest, and does not belong in the conservation area. On balance, it is deemed that the boundary should not be extended to include Dunsley.

However this review does propose three extensions to the Conservation Area boundary:

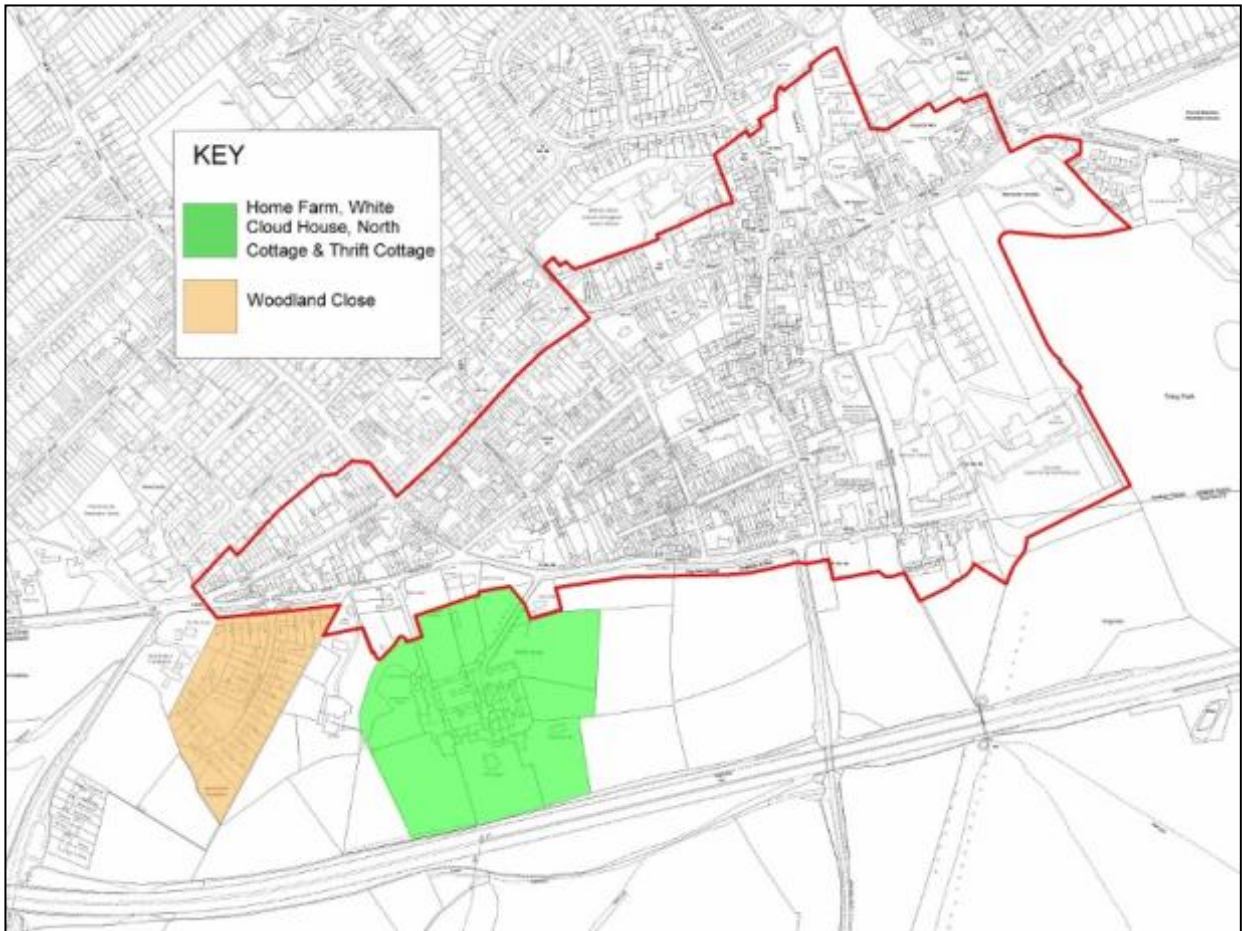
Area 1 – Home Farm

Area 1 consists of the former Home Farm of Tring Park, and extends from Park Road in the north to the A41 road in the south. This is shown on the Map. It comprises farm buildings, farmhouse and cottage (now White Cloud House and North Cottage), and model dairy (now Thrift Cottage), all now converted to residential use.

Tring Park and its component buildings form a very important part of the history, character and appearance of the conservation area. The extension would make a more rational boundary for the area, and afford protection to a significant group of estate buildings. They are interesting for their former function as the buildings of Home Farm, for the patronage of Lord Rothschild and the architecture of his protégé William Huckvale, and for their design and materials which clearly link them to many other buildings in the town, particularly on Park Street, but also on High Street and Akeman Street. They are at present unprotected by any special designation.

Area 2 – Woodland Close

Area 2 is a small area adjacent to the western section comprising the mid-twentieth century rows of municipal housing at Woodland Close which stand on a raised site and overlook the west end of Park Road. They were built on part of the former Great West Plantation of Tring Park. As the frontages of the houses are well preserved and the soft landscaping is of high quality, it is possible that a small extension of the conservation area to the south at this point could be of advantage to preserve this amenity in future.



Map: Suggested extensions to the Tring Conservation Area boundary (Areas 1 and 2)



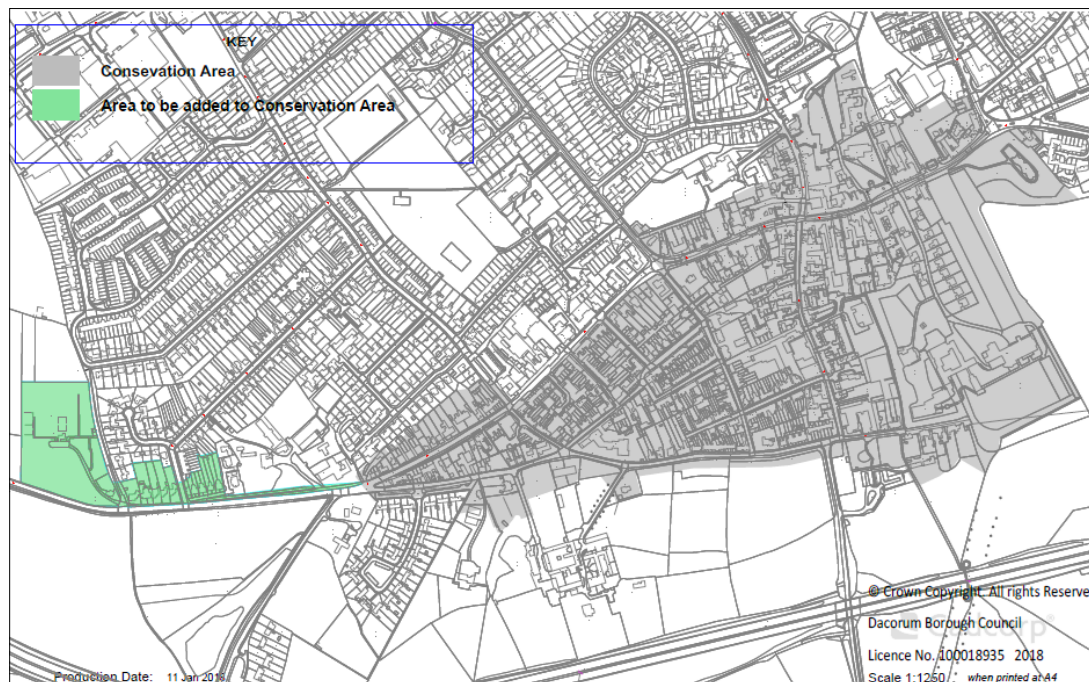
Woodlands Close, a suggested extension to the Tring Conservation Area

Area 3 – Tring Cemetery and Victorian villas on Western Road

The third potential area is the development of the 19th and early 20th century villas along Western Road and the inclusion of the Victorian cemetery. This contains the chapel, gate lodge and cemetery which is considered a park and garden of local historic interest and is described by the Hertfordshire Gardens Trust (2010) as follows:

'An unspoiled Victorian cemetery with picturesque chapel and lodge in the local "Rothschild" style', Tring Cemetery was laid out in 1891-3 just north of the Aylesbury road at the very edge of the town, a position it still occupies. The land was gifted by Nathaniel Mayer Rothschild of Tring Park. The lodge at the entrance by the main road is in neo-Elizabethan style with flint and brick walls, inside wrought iron gates. The drive curves uphill to the chapel, which is of flint with brick angle-buttresses and stone window dressings, and has a Tudor-style polygonal chimney in brick. The chapel and the layout were designed by William Huckvale, retained by the Rothschild family, and the Rothschild head gardener advised on the planting. Much of this survives, the southern (Anglican) section with its curving avenue being different in style to the northern unconsecrated section for Nonconformists, which has a square path.'

The villas on Western Road help to show the expansion of the town in the late Victorian Early Edwardian era and enhance the entrance of the town when approaching from the west.



Map. Suggested extension to the Tring Conservation Area boundary (Area 3)



Entrance gates to Tring Cemetery and cemetery lodge



Tring Cemetery chapel

7.0 Appraising the condition of heritage assets

A survey is carried out from time to time at both a national and local level to assess the condition of heritage assets. This survey includes the identification of buildings that have fallen into disuse, dereliction or disrepair, commonly referred to as 'Buildings at Risk'.

This survey can provide a useful means of monitoring many significant historic buildings within Conservation Areas. The national Heritage at Risk Register covers grade I and II* buildings and scheduled monuments at risk, and is available through <https://historicengland.org.uk/advice/heritage-at-risk/>.

A Building at Risk can be addressed through grant aid, or through the use of legislative mechanisms such as Repairs Notices or Urgent Works Notices, to either repair a building, or make it secure or weather tight. This is of particular relevance where a building is important for maintaining the character and appearance of the area. The Council may carry out such works as are necessary and recover the costs incurred from the owners.

Generally, the buildings in Tring Conservation Area are well maintained and in a reasonable condition.

The grade II listed barn on Parsonage Place has had its slate roof part repaired (2019) but not all of it. The barn is in use as part of G. Grace and Son garage and is in a watertight condition but is considered vulnerable due to the temporary nature of part of its roof.

The Council will monitor the condition of statutory listed buildings in the conservation area and, where a listed building is threatened by a lack of maintenance or repair, the Council will use the available statutory powers to force the owner to take action.

The Council will monitor the condition of other unlisted buildings as resources permit.

8.0 Enforcement proceedings

Unauthorised works and breaches of planning control can cumulatively harm the quality of both the built environment and surrounding spaces within a Conservation Area. An obvious example of this sort of damage could be unauthorised works to a listed building. A listed building is a building of special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Building Consent is required for any works of alteration to a listed building and it is a criminal offence to carry out unauthorised works.

The removal of traditional timber windows and doors, for example, and their replacement with PVC-u or poor modern imitations, can be detrimental to the building's intrinsic special interest.

It is not only alterations to listed buildings that can damage the character and appearance of conservation areas. The unauthorised demolition of buildings, or detrimental alterations to unlisted buildings, can all erode the special character of a conservation area.

The use of non-approved materials, for example, can be particularly harmful (e.g. modern cement rendering, inappropriate 'ribbon' pointing style, plastic rainwater goods, etc). It is important, therefore, that the Council investigates breaches of planning law within conservation areas, as this can help preserve the quality of the historic environment. The survey process utilised in the production of an Appraisal may highlight planning breaches and unlawful alterations to listed buildings. In response to this survey, the Council will take appropriate action with owners on an individual basis. Anyone can report a suspected planning breach by contacting the Council's Enforcement Team. The Borough Council regularly follows up reports of unauthorised work and may take enforcement action.

Where work has been carried out without planning permission and it is considered that such works are harmful to the character of the conservation area then an enforcement notice may be served, requiring remedial measures to be taken.

9.0 Article 4 Directions

There are already Article 4 directions withdrawing permitted development rights at 1-18, Hamilton House, Kosicote and Hope Cottages, King Street; at numbers 94, 96, 102, 104, 106 and 108 High Street, and at Linwood and Farleigh, Park Road.

It is recommended that extra control be introduced, by means of Article 4 directions, to limit the use of uPVC in any part of the conservation area.

10.0 Local List

The production of a 'Local List' is recommended.

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Unpublished research by Tim Amsden, local historian, on William Huckvale, reproduced courtesy of the author

Appendix 1. Listed Buildings in Tring Conservation Area

Buildings are listed grade II unless otherwise stated

AKEMAN STREET (13)

(East side)

Number 10

Tuck Shop, Number 11

Numbers 12, 12a And 13

Number 14

Former Graces Maltings, number 15, (now The Cellar House, The Gantry House, The Granary, and The Tudor House)

Numbers 16 and 17

(West side)

Number 60

Number 81

Numbers 88, 89 and 90

Baptist Chapel

North Obelisk in front of Baptist Church

South Obelisk in front of Baptist Church

The Market House, Number 99

BROOK STREET (2)

(West side)

Marash House, Numbers 2-5

The Robin Hood Public House

CHURCH YARD (4)

Church of St Peter and St Paul, Grade I

War Memorial

Gatehouse to Sutton Court

Sutton Court

FROGMORE STREET (3)

(East side)

Number 31

Number 47

(West side)

Barn on Parsonage Place

HIGH STREET (15)

(South side)

Wall to Tring Park to East of Number 8

Number 9

Numbers 10 and 11

Numbers 16 and 17

National Westminster Bank with attached house, outbuildings, walls of walled garden, and gateway on south, number 20

Number 23
Number 24 and former Brewery Buildings attached at Rear
Numbers 25 and 25a with Rear Outbuildings
Number 26
Number 61, The Market House
Ardenoak House, Number 101

(North side)
The Bell Public House, Numbers 36 and 37
Number 50
Number 53
Number 56 and 57

KING STREET (1)

The Kings Arms Public House

LONDON ROAD (2)

Numbers 72 and 73
Turnpike Post Opposite London Road

MANSION DRIVE (4)

Lamp Post at Entrance to Drive
Lamp Post at West End of Mansion Forecourt
The Clock House, Grade II *
The Mansion (The Arts Educational Schools), Grade II *

PARK ROAD (3)

Louisa Cottages on Corner of 1-8
Numbers 1-6
Church of St Martha (Anglian Methodist)

PARK STREET (7)

Tring Zoological Museum (Natural History Museum)
Number 4
Numbers 5, 6 and 7
Number 20
Number 21 and 22
Number 23 and 24
Number 25 and 26

WESTERN ROAD (1)

Numbers 92 and 94

TOTAL LISTED BUILDINGS 54

Appendix 2: Historic Environment Record (53 entries)

Provided by the Historic Environment Unit of Hertfordshire County Council
29/07/2014

ID	Name
<u>19</u>	MEDIEVAL AND LATER TOWN OF TRING
<u>4382</u>	CHURCH OF ST PETER & ST PAUL, TRING
<u>4590</u>	PART OF ROMAN ROAD ('AKEMAN STREET'), FROM PENDLEY TO WEST OF TRING
<u>5209</u>	TURNPIKE MARKER POST, LONDON ROAD, TRING
<u>5400</u>	MALTINGS, AKEMAN STREET, TRING
<u>5449</u>	TRING OR BROWN'S BREWERY, 24 HIGH STREET, TRING
<u>5454</u>	GRACE'S MILL AND MALTINGS, 15 AKEMAN STREET, TRING
<u>5515</u>	WALL BOX, 42 AKEMAN STREET, TRING
<u>10384</u>	VESTRY HALL, TRING CHURCHYARD, TRING
<u>10386</u>	THE BELL, HIGH STREET, TRING
<u>10387</u>	THE ROSE & CROWN, HIGH STREET, TRING
<u>10388</u>	SITE OF THE MARKET HOUSE, HIGH STREET, TRING
<u>10389</u>	SITE OF THE OLD FORGE, 51 HIGH STREET, TRING
<u>10391</u>	THE VICTORIA HALL, AKEMAN STREET, TRING
<u>10393</u>	THE MARKET HOUSE, HIGH STREET/AKEMAN STREET, TRING
<u>10395</u>	SILK WEAVERS' PLANT AND BREWERY, REAR OF 60 AKEMAN STREET, TRING
<u>10396</u>	TRING ZOOLOGICAL MUSEUM, PARK STREET, TRING
<u>10397</u>	LOUISA COTTAGES (ALMSHOUSES), PARK ROAD, TRING
<u>10398</u>	SALVATION ARMY CITADEL, 50 ALBERT STREET, TRING
<u>10399</u>	QUAKER BURIAL GROUND, PARK STREET, TRING
<u>10400</u>	HARROW YARD AND SITE OF THE HARROW INN, AKEMAN STREET, TRING
<u>10401</u>	SITE OF SMITHY, HARROW YARD, AKEMAN STREET, TRING
<u>10402</u>	BAPTIST CHAPEL, FROGMORE STREET, TRING
<u>10403</u>	AKEMAN STREET BAPTIST CHURCH, TRING
<u>10404</u>	SITE OF THE BAPTIST TABERNACLE, AKEMAN STREET, TRING
<u>10405</u>	SITE OF THE EBENEZER CHAPEL, CHAPEL STREET, TRING
<u>10406</u>	CHURCH OF ST MARTHA, PARK ROAD, TRING
<u>10407</u>	UNITED FREE BAPTIST CHURCH, 89 HIGH STREET, TRING
<u>10410</u>	THE KING'S ARMS, KING STREET, TRING
<u>10411</u>	BRITANNIA PUBLIC HOUSE, PARK ROAD, TRING
<u>10515</u>	16TH CENTURY BARN, PARSONAGE PLACE, TRING
<u>10516</u>	31 FROGMORE STREET, TRING
<u>10517</u>	50 HIGH STREET, TRING
<u>10518</u>	53 HIGH STREET, TRING
<u>10519</u>	12, 12A & 13 AKEMAN STREET, TRING
<u>10520</u>	11 AKEMAN STREET, TRING
<u>10522</u>	27-28 AKEMAN STREET, TRING
<u>11872</u>	SETTLEMENT OF LOWER DUNSLEY, TRING
<u>12321</u>	88 AKEMAN STREET, TRING
<u>12322</u>	89-90A AKEMAN STREET, TRING
<u>12323</u>	90 AKEMAN STREET, TRING
<u>15335</u>	POST-MEDIEVAL PITS, BEHIND 29-32 AKEMAN STREET, TRING
<u>15957</u>	TRING PARK, TRING

<u>16025</u>	SITE OF THE MANOR BREWERY, LOWER DUNSLEY, TRING
<u>16026</u>	72-3 LONDON ROAD, TRING
<u>16027</u>	THE MEMORIAL GARDENS, LONDON ROAD, TRING
<u>16028</u>	SITE OF THE GREEN MAN, LONDON ROAD, TRING
<u>16029</u>	SITE OF ICEHOUSE, TRING PARK, TRING
<u>16030</u>	SITE OF 19TH CENTURY CANVAS FACTORY, LOWER DUNSLEY, TRING
<u>16642</u>	SITE OF PRIMITIVE METHODIST CHAPEL, LANGDON STREET, TRING
<u>17160</u>	40-41 HIGH STREET, TRING
<u>18630</u>	SUTTON COURT, CHURCH YARD, TRING
<u>18834</u>	26 HIGH STREET, TRING



Report for:	Cabinet
Date of meeting:	15th October 2019
Part:	Part I
If Part II, reason:	

Title of report:	Housing Revenue Account Business Plan Annual Review 2018/19
Contact:	Margaret Griffiths, Portfolio Holder Housing Fiona Williamson, Assistant Director Housing
Purpose of report:	To update Cabinet on the Annual Review of the Council's Housing Revenue Account Business Plan
Recommendations	<ol style="list-style-type: none"> 1. That Cabinet recommends Council to approve the updated Housing Revenue Account Business Plan 2. That Cabinet recommends Council to approve the revised development programme budgets as set out in Section 8.3.
Corporate Objectives:	Delivering Affordable Housing
Implications:	<u>Financial</u> Regular review of the Council's Housing Revenue Account (HRA) Business Plan is essential to ensure short, medium and long term viability of the Business Plan
'Value For Money Implications'	<u>Value for Money</u> All contracts and services are tendered in line with the Council's procurement procedures to ensure Value for Money. The Council's Housing Landlord service annually compares running costs with other social landlords through 'Housemark' benchmarking data.
Risk Implications	Monitoring of the Housing Revenue Account Business Plan has been identified as a key risk of the Housing Service and is reported to the Council's Housing & Communities Overview & Scrutiny Committee on a quarterly basis.

Equalities Implications	The Housing Revenue Account is a 'ring fenced' account for income and expenditure solely related to the Council's housing stock, tenants and leaseholders. Community Impact Assessments are produced for all policies that relate to the delivery of housing services and these are reflected in the Business Plan.
Health And Safety Implications	Health & Safety is identified as a key risk of the Housing Service and is reported to the Council's Housing & Communities Overview & Scrutiny Committee on a quarterly basis.
Monitoring Officer/S.151 Officer Comments	<p>Deputy Monitoring Officer: A local housing authority must maintain a housing revenue account in accordance with section 74 of the Local Government Act 1989.</p> <p>Further to section 76 of the 1989 Act, local housing authorities must formulate and implement proposals to ensure that for each financial year the Housing Revenue Account does not show a debit balance.</p> <p>The annual review provides a robust mechanism to monitor the business plan to ensure that it takes account of changes in government policy, law and the economy and therefore meets the Council's statutory requirements</p> <p>S.151 Officer: There are a number of inflationary assumptions inherent within the Business Plan which are liable to change over the planning period, and which could therefore pose a risk to delivery. These assumptions are kept under constant review, and in the event of any significant changes the model will be updated and the implications reported to Members. An updated report is presented to Members at least annually.</p> <p>Further borrowing to deliver the programme outlined in this report is not required until 2020/21. The way in which the Council structures its borrowing will influence the amount of funding available in future years, and the borrowing options, together with any implications for the programme, will be presented to Members in advance.</p>
Consultees:	Mark Gaynor, Corporate Director of Housing & Regeneration James Deane, Corporate Director Finance & Operations Nigel Howcutt, Assistant Director Finance Fiona Jump – Group Manager Financial Services David Barrett – Group Manager Housing Development
Background papers or appendices	Appendix A Business Plan 2017-2021 – revised to contain updates Appendix B Housing Development Pipeline Plan
Glossary of	HRA - Housing Revenue Account

acronyms and any other abbreviations used in this report:

TAM - Total Asset Management
RTB – Right to Buy
UC - Universal Credit
TA – Temporary Accommodation

1. Background

- 1.1 In April 2012 the Council agreed its first 30 year Housing Revenue Account (HRA) Business Plan. It was a requirement following the introduction of Self Financing (replacing the HRA Housing Subsidy System). This report details the sixth annual review of the HRA Business Plan and explains the issues and assumptions, which have needed to be considered or re-visited.

2. Housing Revenue Account Business Plan

- 2.1 The resources available initially following the move to 'Self Financing' gave the Council the opportunity to be strategic in its approach to its housing stock for the first time. It was possible, and essential, to not only consider the existing housing stock, but also wider issues such as community development, improving the environment and the potential to build new Council homes to attempt to address the increasing demand yet decreasing supply of social and affordable housing.
- 2.2 The Business Plan not only concentrates on the financial related strategy and objectives but also the service priorities of the Council's landlord function to its tenants and leaseholders. The long term perspective is crucial to ensure that the service and its primary assets, the housing stock, are fit for purpose for the whole period and beyond.

3. Performance of the Business Plan

- 3.1 The complex nature of the Housing revenue account, is such that performance against budget was subject to various areas of over and underspend throughout the year. These were regularly reported to the Council's Corporate Management Team and its Cabinet and Scrutiny Committees on a quarterly basis.
- 3.2 The table below provides details of the delivery of the main improvement works that are undertaken to individual tenants homes since the introduction of the HRA Business Plan. In addition there has been investment in roof renewals to sheltered schemes and flat blocks, external wall insulation projects and estate improvements, as well as resources to enable the delivery of the new build programme. Specific estate wide projects, including the refurbishment of 3 blocks at Summer Court, to incorporate a biomass boiler and the refurbishment of the block at Longlands, which included thermal upgrading and the addition of 6 new flats as a rooftop development, have been delivered under self-financing.

Improvement Works	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Kitchen Renewal	456	721	433	351	246	437
Bathroom Renewal	426	529	327	235	210	328
Re-Wire	605	784	411	252	14	210
New Doors	1935	3480	2568	1284	907	1044
Boilers	770	963	782	782	916	1065

- 3.3 The Decent Homes Standard was a programme aimed at improving council and housing association homes to bring them all up to a minimum standard.

Examples of how a home could fail the Decent Homes Standard include if:

- there are hazards such as persistent damp or a heating or electrical system that is in poor condition
- the bathroom has not been improved in the last 30 years
- the kitchen has not been improved in the last 20 years or has an inadequate layout or not enough space
- it isn't warm because of an inefficient heating system or ineffective insulation

As a measure of success of the Council's Housing Asset Management strategy and investment decisions over the last 5 years, it is worth noting that as of March 2019, the Council only had 96 properties identified as non-decent, which equates to a 'decency' figure of 99.3%.

- 3.4 The Council has also been able to continue its programme to build new homes in the borough for the first time in over 20 years
- 3.5 The total number of new homes completed and allocated to local people since the first HRA Business Plan is 176, with a further 130 homes in approved schemes, either on site (97 homes) or contracts being procured. In addition the Elms hostel, completed in 2015, provides 41 temporary accommodation units. Section 8 details how the Council is proposing to continue its development programme over the next 5 years, with further development planned in excess of those that were outlined in the last business plan report in March 2018.

4. Considerations for year 6 HRA Business Plan Review

4.1 Government Policy & Proposals

- 4.1.1 Over the past 18 months both the Welfare Reform Act 2016 and Housing & Planning Act 2016 have included a number of changes or proposed changes that have or could have a significant impact on the HRA Business Plan both immediately and in the longer term.
- 4.1.2 The Regulator of Social Housing's Rent Standard, whereby increases will be limited to the Consumer Price Index (CPI) rate of inflation plus 1%, will be implemented from 2020/21, and reflects the Government's Policy Statement on rents. Both of these frameworks set rents for existing tenants and no longer have any provision for a move to convergence (target rent).
- 4.1.3 Whilst not all of the detail has yet been provided by the government, Council officers have been working to try and estimate impact on the Business Plan and what actions are needed in terms of mitigation and reviewing assumptions within the Business Plan
- 4.1.4 In October 2018 Government approved the lifting of the Debt Cap, which has provided the Council with the opportunity through prudential borrowing to consider the impact of increasing the new build programme or additional investment in the existing stock.

4.2 Impact of Social Rent Reductions

4.2.1 Social Rents have reduced by a further 1% this year, which includes those Council rents not yet at 'target'. Rents for Sheltered Housing are also subject to the 1% decrease. As detailed in previous years' review of the HRA Business Plan, the 1% rent reduction will have a negative impact on the income of approximately £33m over the total 4 year period. This has reduced resources available to build new homes and invest in the current housing stock.

4.2.2 The return to an increase in rents from 2020-21 to CPI + 1% for the next five years, and CPI for the remainder years of the plan, have been included in the financial model. These assumptions within the Business Plan will continue to be reviewed annually.

4.3 Sale of High Value Council Homes

4.3.1 This proposal, within the Housing & Planning Act 2016, for Local Authorities to sell its high value homes to in effect fund the Right to Buy (RTB) extension to Housing Associations, has been subject to a pilot scheme. The uptake was considerably lower than anticipated but has not been completely discounted at this stage.

4.3.2 Following professional advice, the HRA business plan currently assumes no payment or loss of stock related to this policy. Should detail be issued during 2019/20 the Business Plan will be reviewed and presented to the Council's Cabinet for approval.

4.4 Universal Credit

4.4.1 As of November 2018, there were almost 1.26 Million residents nationally in receipt of Universal Credit (UC.) Full UC service started operating in all job centre areas from December 2018 so all new working age claims and those with a significant change in circumstances will be made for UC. This means the number of households receiving UC are increasing steadily over time. Evidence from other areas is that approximately 1/3 of all Housing Benefit claimants have naturally moved to UC two years after full service was implemented.

4.4.2 There are still a number of exceptions, mainly linked to the ongoing development of the UC software and regulations. These include:

- Families with three or more children, who will not be able to make a claim for UC until January 2019.
- People who are severely disabled, for whom no date has yet been given for when they will be able to apply for UC.
- A number of categories of rent costs which will continue to be paid by HB, even though the tenants will also be claiming UC - examples are temporary accommodation and specialist supported accommodation.

4.4.3 From December 2018, the final job centre went live with UC in Dacorum. It was predicted that there would be a gradual increase in the number of UC

claims as and when residents' circumstances change. While it was estimated by April 2019 an additional 750 residents in private and housing association accommodation and 250 DBC tenants will have moved to UC, this figure is actually much higher with 517 DBC tenants receiving UC.

- 4.4.4 A significant challenge is being able to accurately identify the long term impact on the Council. One of the biggest risks is that tenants directly receive the housing element of UC, whereas Housing Benefit is awarded as a direct credit to the rent account. When managed migration has completed this will affect about 2,900 council tenants.
- 4.4.5 The roll out in Dacorum has started in small pockets and will continue over the next two years. From the information currently available in respect of arrears levels for those in receipt of UC, the Business Plan has an increased provision for irrecoverable debts to £975,000 to manage this change.

4.5 Right to Buy

- 4.5.1 Following the re-invigoration of the Right to Buy Policy, (RTB) in 2013, there was an immediate and sustained increase in the number of sales which had an impact on receipts into the Council and rental income from tenancies. For a 3 to 4 year period sales were over 100 per year. This has now significantly reduced with the number sold in 2017/18 53 reducing further to 29 in 2018/19
- 4.5.2 The assumptions in the Business Plan have been updated to reflect this and the projection is 600 sales over the 30 year plan – circa 20 annually.

5.0 Increased Development Costs

- 5.1 Over the six year period of the Business Plan being in place, the costs associated with delivering the new build schemes have gradually increased against the assumptions originally made (due to increases in construction costs and increased tender costs arising due to an overheating construction sector). The impact of Brexit has been reflected in some material costs that have increased as a result of the fall in the value of sterling and there is further uncertainty regarding the availability of skilled labour. This has caused problems with determining budget forecasts and prudent assumptions have been made, based upon the information currently available.
- 5.2 A number of schemes have required additional budget to be approved at the point of contract award, each occasion resulting in the overall Business Plan and development funds being reviewed. It will be necessary for the impact of these changes to be constantly monitored and reviewed, so as to ensure the plan remains viable.
- 5.3 The year 6 review has again taken this into account and made new assumptions regarding the cost per unit which it is felt has an element of flexibility and contingency. The proposed development programme for current schemes and future allocation of resources can be found in Appendix B Housing Development Pipeline Plan.

6. Additional Resources & Future Development proposals

6.1 During the review of the variables affecting the income levels in the business plan, additional resources were identified, mainly arising from the previous high levels of RTB sales and selective disposals achieving higher market sales values than originally modelled.

6.2 These funds were earmarked to extend the development programme, which had been affected by the 1% rent reductions, rather than continue to grant fund Housing Associations. Work has taken place this year to identify the next wave of schemes and suitable sites to progress.

7.0 Opportunities for Additional Borrowing

7.1 The lifting of the debt cap has provided the Council with the opportunity to increase the level of borrowing, which can be achieved through the Public Loan Works Board, or through internal loans through the general fund.

7.2 The borrowing must follow the rules of prudential borrowing and ensure that the borrowing provides additional income or improvements to the existing stock, to enable the debt to be managed within the assumptions made in the financial business plan.

8. 2018/2019 Housing Revenue Account Business Plan

8.1 The revised draft of the Business Plan, can be found in Appendix A. All areas of the plan have been reviewed by officers in both housing and finance.

8.2 Appendix 1, of the plan itself, details a number of financial assumptions which are required to enable a level of future financial planning. They have been made based on past and future trends along with the current knowledge of political and external factors. They are however subject to change and close monitoring throughout the year will ensure that if there is significant change this can be factored in and the impact reported as required depending on the significance.

8.3 As a result of the year 6 review, the 2018/19 Business Plan reflects the current 30 year financial forecast, for the Housing Revenue account and some of the key issues are as follows:

- Rents are subject to 1% reduction. This is the final year of a 4 year national policy.
- The Council's disposal strategy will continue and an assumption of £1m income per year has been made.
- A reduction in the assumed level of RTB sales based on the current level of sales. Close monitoring on a quarterly basis will be required to ensure that receipts generated are in line with financial assumptions and it aligns with the 1-4-1 reinvestment.

- The capital programme of investment in the current housing stock remains significant. The budgets in this area are to be approved within the Council's annual budget setting process. The forecast for the next five years is detailed within the table below. Each year would be subject to review and budget approval.

2019/20 Current year	2020/21	2021/22	2022/23	2023/24	2024/25
£18.653m	£17.807m	£17.773m	£18.052m	£17.850m	£15.851m

- Investment in the Council's New Build programme, over the same period is detailed in the table below and is based upon the programme identified in Appendix B Housing Development Pipeline Plan.

2019/20 Current year	2020/21	2021/22	2022/23	2023/24	2024/25
£22.396m	£12.435m	£24.215m	£32.550m	£24.250m	£15.360m

9.0 Variances since March 2018 Business Plan

- 9.1 188 units have been delivered as detailed in the table below. These schemes are not considered as new build in the updated plan.

Scheme	Tenure	No. of units	Completion	Site source
Longlands	Social Rent	6	2016	Council
Farm Place	Social rent	26	2015	Council
St Peters	Social rent	9	2015	Private
Aspen Court	Social rent	36	2016	Private
Queen Street	Social rent	6	2016	Council
Able House	Social rent	14	2017	Private
Kylna Court	Social Rent	79	2019	Private
Corn Mill Court	Social Rent	12	2019	Private
TOTAL		188		

- 9.2 The last agreed Business Plan (March 2018, 2017/18 update), identified the delivery of 266 new units over 30 years. Year 1 of this plan was 2017-18.
- 9.3 The updated Business Plan identifies delivery of 444 units, of which 164 (including Martindale and Stationers Place) were included in the March 2018 plan. Therefore 280 new units are identified for delivery in the refreshed plan.

- 9.4 Forecast RTB sales are 600 over 30 years a reduction of 135 properties, since the March 18 update whereby the forecast was 735.
- 9.5 The current business plan has a peak debt of £403.7m in 2023-24, which incorporates the additional borrowing requirement to deliver the additional units and retain a level of investment in the existing stock. The previous Business Plan had a peak debt of £344.1m in 2018-19.
- 9.6 Residual debt is forecast at £67.1m at the end of 30 years, previously at £61.6m in the March 18 update. The reduction in the figure is primarily accounted for by the increased revenue from the net gain in units. The HRA to forecast to be debt free at the end of 33 years, which remains the same timescale as the March 18 update.

9. Recommendations

- 9.1 That Cabinet recommends the updated HRA Business Plan 2019/2020, as set out in Appendix A.
- 9.2 That Cabinet recommends the revised development programme budgets, as set out in section 8.3 of this report.



People: Property: Place

Dacorum Borough Council Housing Revenue Account

Business Plan

2017 – 2021

Updated Sept 2019





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Appendix One

1. Financial Assumptions

1.0 Introduction

1.0 Introduction

Dacorum Borough Council Housing Service is the landlord for approximately 10,200 council homes across the borough 2000 of which are sheltered housing for older people. We also own the freehold for approximately 1700 leasehold flats.

Since 2013 the Council has delivered an active development programme to deliver new homes across the borough for local people and a homeless hostel. To date we have completed over 130 of these new homes and The Elms, a 44 bedroom hostel in Hemel Hempstead opened in 2015.

Housing is a vital part of the Council's long-term vision for the borough. The Council's Corporate Plan identifies 'Affordable Housing' as a key priority and commits to '*providing good quality affordable homes, particularly to those most in need*'.

The Localism Act 2011 introduced new powers for councils to keep their rental income and generate growth capital to fund investment in their housing stock. This is called 'self-financing'. This enabled us to develop a long term business plan for the Housing Revenue Account (HRA) allowing for more financial certainty, additional resources and a more robust foundation for housing in Dacorum.

In spite of self-financing, like many other services, social housing has been required to adapt to a continually evolving economic landscape. Changes brought in by Central Government such as new policy continue to impact and on the services we deliver and challenge us to maximise the resources we have available to meet growing need.

Analyses of our stock and the services we provide have enabled us to create an element of flexibility and overcome some of the challenges that we outline. This plan identifies how the Council will utilise the HRA and continue to deliver a great housing service, this includes;

- What it costs and how we think finances will develop in the future
- Showing our plans are laid on firm foundations and sustainable
- What additional resources we might have for investment
- What our priorities are for investment and tenants views
- Key risks in the delivery of this business plan with actions to mitigate these



2.0 Overview

2.0 Overview

The HRA business plan has been updated to include the latest vision, priorities and financial position of Dacorum's Housing Service. A key change is the incorporation of our latest asset management strategy outlining the investment we intend to make to our properties over the next five years.

The Council has a financial model that demonstrates a sound financial long term plan for its Housing Revenue Account.

This updated business plan starts at 2017/18 and runs over the next 30 years. It incorporates the latest budgetary forecasts but excludes any provision for unknown factors from forthcoming Government policy changes such as Sale of High Value Homes. Once details of these changes are released we can assess the impact to the HRA. This plan is written for Elected Members, tenants and staff involved in the governance or the management of our housing service and it demonstrates;

- the sustainability of our existing homes;
- how viable our current investment plans are in the long-term;
- the finances available for investment in new homes and investment in our existing stock and service;
- the role of the housing service in the Council's overall vision and priorities.

At the time of updating this business plan we are aware of a number of challenges already impacting the housing service and Dacorum residents. We know the introduction of the Welfare Reform Act 2012 has already or is likely to affect the majority of our tenants. Additionally the Housing and Planning Act 2016 and Homelessness Reduction Act will continue to increase the number of people at risk of homelessness presenting to the Council. The latter part of 2018 will also see further roll out of Universal Credit in the borough which is reflected in our financial assumptions.

An emphasis on homeownership from Central Government such as reinvigorating the 'right to buy' initiative adds further pressures and uncertainty in meeting new build targets and challenges regarding the use of '141' receipts.



3.0 Delivering for Dacorum

3.0 Delivering for Dacorum

Around three quarters of our homes are in Dacorum's largest town, Hemel Hempstead, with the remainder spread across the other Hertfordshire towns of Berkhamsted and Tring as well as the surrounding villages.

Dacorum has a population of 149,700. Twenty percent of the population are under 16 and we have significantly less 16 – 24 year olds than the national average. The largest age group totalling 80,500 are aged 25-64; we also have higher than England averages for people aged 85+. On the whole we know that Dacorum is an affluent borough.

We have significantly better than England average levels for income deprivation, child poverty and older people living in deprivation. However analysis of indices of multiple deprivation scores indicates our homes generally exist in the small concentrated pockets of deprivation that exist in Dacorum. This means the challenges facing our tenants are sometimes masked. It is important for us as a Housing Service to work with our tenants to understand their needs, priorities and how best to support them.

Housing plays a key role in delivering the Councils vision of *"working in partnership to create a borough which enables the communities of Dacorum to thrive and prosper."*

Through tenant engagement and homelessness prevention we contribute to clean, safe and enjoyable environments that build strong and vibrant communities. Provision of affordable housing, helping people into work and creating employment opportunities through our contracts with external partners mean we can ensure economic growth and prosperity. Our annual investment of over £30 million into existing homes and assets and our new build ensures we are providing good quality affordable homes in particular for those most in need. Finally, we are using channel shift and innovative ways of working so we can deliver a more efficient and modern service that benefits our tenants.

To date the housing service has delivered significant efficiencies through its new repairs and maintenance contract. This has enabled us to deliver more services based on emerging needs of tenants such as the introduction of the Tenancy Sustainment Team. Other examples include the installation of an energy efficient biomass boiler and six new homes as part of a rooftop development project.



4.0 Our Housing Service

4.1 Our Housing Strategy

The Housing Service consists of a number of different teams. This first is the Housing landlord function which is responsible for the day to day management and maintenance of our homes, other assets and tenancies. Another is Strategic Housing which includes responsibilities such as fulfilling our homelessness statutory duties and influencing other housing providers such as the private rented sector and housing associations. Finally we have the development of new homes.

Our purpose is to ensure we can meet peoples housing need within Dacorum whether this is through a more secure and stable private rented sector or provision of social housing.

Whilst the HRA is solely used for the delivery of our landlord duties, we want the housing service to be seen as a single entity with clear and shared vision and objectives. This will help us to provide a seamless service for Dacorum residents.

Working with staff, tenants and leaseholders we came up with the following vision for the Housing Service.

‘We want Dacorum to be a place people are proud to call home. We will involve our tenants & leaseholders in decisions, provide good quality, affordable homes, help maintain tenancies and prevent homelessness – and be honest about improvements we still need to achieve.’

To support our shared vision our Housing Strategy also includes the following key strategic objectives:

- To plan and deliver a good supply and mix of housing
- To improve the quality of housing in Dacorum
- To monitor need effectively
- To maximize the delivery of affordable housing
- To improve prevention of homelessness and the range of temporary housing options
- To foster the private sector as a housing provider option



4.2 Our Tenant Involvement Strategy

Dacorum Borough Council has a long history of working closely with its tenants and leaseholders to make informed decisions. Our previous Tenant Involvement strategy expired in 2015 presenting an opportunity to re-fresh the direction and structure for delivering modern and flexible tenant involvement.

Our vision for the new 'Get Involved' strategy 2016 – 2020 is *'for our tenants to feel listened to, empowered to influence decisions and to have the opportunity to challenge us.'*

The ability to influence is what matters most to our tenant population. Over the four years of this strategy, we will capture the impact each of our involved tenants had in transforming the housing service. The strategy is underpinned by four commitments these are;

- Commitment one: All Dacorum tenants and leaseholders have the opportunity to 'Get involved'
- Commitment two: Dacorum Borough Council works in partnership to ensure the housing service is shaped by the needs of our tenants
- Commitment three: Young people within Dacorum's tenant population have a voice and a positive influence in their local communities
- Commitment four: Dacorum Borough Council's housing service is accountable to our tenants and leaseholders

The structure for delivering these four commitments includes three levels of involvement;

- 'Our Tenants' – creates conversations and building relationships between us and tenants
- 'Service Shapers' – uses a variety of engagement activities to build up a picture of our tenants needs.
- 'Official Involvement' – brings together tenant and leaseholder representatives with local professionals, Elected Members, and staff to regulate, scrutinize and challenge the housing service

We will work with our tenants to identify more efficient ways of working and maximise the resources available. Through tenant involvement we can continue to provide well managed, affordable homes for those in need and ensure the wellbeing of our tenants.



5.0 Governance and Delivery

5.0 Governance and Delivery

The HRA business plan is a living document which articulates the short, medium and long-term strategies for the management, maintenance, improvement and addition to the Council’s housing stock.

Going forward the HRA business plan will be reviewed by officers from both housing and finance and approved by the Council’s Cabinet on an annual basis

Once approved it is the responsibility of the officers in the Housing Service and Finance Department to monitor and deliver the plan.

To ensure transparency the Tenant and Leaseholder Committee, the top level committee in the ‘*Get Involved*’ Strategy will receive strategic updates on the financial position of the Housing Service against its target. This will also be presented to elected members on the Council’s Housing and Communities Overview and Scrutiny Committee.

Each year we will use the annual report to publish our top line figures from the HRA business plan. This will help to keep our tenants informed and offer information around value for money. The annual report is also our opportunity to pull together satisfaction information collected throughout the year and publish our annual goals for the service based on what our tenants feel is important. These are shown through our annual ‘promises’. This is discussed further in section 7.

This business plan is supported by a financial model that uses the latest budgetary information to outline the expenditure required for all the key services and priorities of the Housing landlord functions. It does not include the Strategic Housing, which is financed by the Council’s General Fund.

Any fundamental changes or circumstances that will see expenditure increase above those provided, or income fall below expectations then the plan will be revisited with support from the stakeholders listed. Swift action allows us to remedy any shortfalls and assess to the medium and longer-term impact to the plan. This flexibility is particularly important as it allows us to consider and react to the numerous changes previously mentioned.



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6.0 Homes for the Future

6.1 Our Asset Management Strategy

In year 2017 we produced our Asset Management strategy called 'Homes for the Future'. It commits to having the right homes that meet the required standards and that we work with our tenants, leaseholders and contractors to provide good quality homes for the future. It recognises our homes are the Council's most valuable asset.

This strategy outlines the Council's approach to managing demand and supply and the sustainability and condition of our stock whilst delivering a financially robust service that offers value for money. It acknowledges changes in the external national and economic environment and how the Council will continue to respond proactively.

The development of the strategy involved a range of stakeholders, including tenant led focus groups, intelligence gathered by our Total Asset Management (TAM) partner, Osborne Property Services and feedback from the STAR survey. This resulted in our strategy being centred on the following four commitments:

- **Commitment One:** Our housing assets meet the current and future needs of our tenants
- **Commitment Two:** Our tenants live in homes that are safe and maintained to the agreed standard
- **Commitment Three:** Through investments and improvements our assets generate income and support the housing service (HRA) business plan
- **Commitment Four:** We get the best value from our assets and develop homes for the future

In 2014 we entered into a long term partnership with Osborne Property Services Ltd for the delivery of repairs, maintenance and planned works. The partnership approaches these areas of work with a Total Asset Management approach (TAM).

This and other contracts such as Gas Servicing and Mechanical and Electrical work have been designed to encourage our contractors to provide a high quality service and value for money. The contracts are monitored monthly and an annual review undertaken to ensure they are delivering to the promises that they made at tender stage.

By achieving effective asset management, the Council can continue to support its tenants, improve their quality of life and deliver a sustainable service for the future.



6.0 Continued

6.2 Our Stock Investment Requirement and Financing

The table below shows the projected Capital spend requirements for our housing stock to both improve and maintain it over the next 30 years. All new homes that have been completed, are underway or approved as part of the Council's new build programme have been accounted for. We have also included a budget for further new homes where sites have not yet been formally approved.

Year	1	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	Total
Description	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2028.29	2029.30- 2033.34	2034.35- 2038.39	2039.40- 2043.44	2045.46- 2048.49	
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Expenditure															
Capital Maintenance	18,653	17,807	17,773	18,052	17,850	15,851	16,206	16,338	16,705	17,081	90,487	101,649	125,589	149,425	639,468
New Build	22,396	12,435	24,215	32,550	24,250	15,360	0	0	0	0	0	0	0	0	131,206
Total expenditure	£41,049	£30,242	£41,988	£50,602	£42,100	£31,211	£16,206	£16,338	£16,705	£17,081	£90,487	£101,649	£125,589	£149,425	£770,674
Financing															
Revenue Contributions to Capital	-1,616	-1,660	-3,185	0	0	0	0	0	0	0	0	0	0	0	-6,461
Capital Receipts and Reserves	-20,478	-7,651	-1,758	-1,758	-3,348	-758	-758	-758	-758	-758	-3,792	-3,792	-3,792	-3,792	-53,954
Major Repairs Reserve	-13,252	-12,865	-13,148	-13,463	-13,787	-14,117	-14,456	-14,803	-15,158	-15,522	-83,382	-93,879	-105,699	-119,006	-542,538
141 Receipts	-5,703	-3,533	-4,604	-1,857	-2,343	-2,526	0	0	0	0	0	0	0	0	-20,565
Borrowing	0	-4,533	-19,293	-33,524	-22,622	-13,809	-992	-777	-789	-800	-3,313	-3,978	-16,099	-26,627	-147,155
Total financing	-£41,049	-£30,242	-£41,988	-£50,602	-£42,100	-£31,211	-£16,206	-£16,338	-£16,705	-£17,081	-£90,487	-£101,649	-£125,589	-£149,425	-£770,674
Net (over)/ under financing	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0

All of the expenditure assumptions detailed in the table include the impact of inflation and how this will affect the cost of improvements and maintenance of our stock. The funding for capital expenditure is raised through our rents and sales of properties. An integral accounting adjustment for depreciation results in a charge to the HRA that is then credited to a major repairs reserve, which in turn funds capital works.

A formula used nationally dictates how much we should credit the major repairs reserve. If there is a shortfall in funding capital works we are able to top this up with revenue contributions from the HRA.

Right to Buy receipts help fund both capital works and new build expenditure, in particular '1-4-1' receipts which we go on to discuss in more detail in sections 8 and 9.

Other capital receipts and grants received by the HRA are a result of properties purposefully built to sell on the open market. This allows us to subsidise the cost of building new affordable homes.

In the later stages of the plan we detail required borrowing for the HRA account. This is further explained in section 8.

Overall this table shows the HRA can afford to meet our capital investment, maintenance and current new build targets.

7.0 Our Priorities

7.0 Our Priorities

In 2016 year we conducted the Survey of Tenants and Residents (STAR). STAR is a satisfaction survey that helps landlords to identify and evidence how well they are meeting the needs of tenants and leaseholders and engaging them in the work that they do.

The results showed we are delivering a good quality service to our tenants and leaseholders. We found 95% of our general needs tenants, 92% of our supported housing tenants and 90% of leaseholders are satisfied with the service they receive.

Key action points arising from the survey are that we need to work in partnership with our TAM partner, Osborne Property Services Ltd to improve satisfaction. The expenditures dedicated to repairs within this plan will offer certainty to our tenants and leaseholders that improving and maintaining our stock continues to be a main priority for the Housing Service.

Another recommendation is to improve tenants' and leaseholders' perceptions of feeling listened to. Our new approach and structure for delivering Tenant Involvement and investment in digital communications will achieve this.

2017 saw the tragic fire at Grenfell Tower in London. Tragedies often instigate a re-focus and review of priorities. Whilst the Council has for some time had a robust approach to managing Fire Safety, Gas Servicing and other statutory compliance within its housing stock a review with the assistance of external professionals is taking place. Recommendations will be implemented and resources allocated to ensure all of our homes are as safe as possible.

As mentioned the Council has committed to building new homes across the borough and this remains a priority. There is always an appetite to deliver more homes. With a growing demand for housing and the need for it to be affordable we will where possible seek to extend our development programme above the expenditure detailed within this plan.

As well as the 130 new homes already completed, there are approximately 200 either on site or at the planning stages with a future pipeline being finalised.



8.0 The HRA

8.1 The HRA Forecasts

In section 6.2 we have shown that we can meet our core investment needs as per the asset management strategy and deliver additional affordable homes.

This section reviews the HRA and the day to day income and expenditure forecasts. See appendix one for the details behind the HRA and Capital forecasts including assumptions made.

Year	1	2	3	4	5	6	7	8	9	10	11-15	16-20	21-25	26-30	Total
Description	2019.20	2020.21	2021.22	2022.23	2023.24	2024.25	2025.26	2026.27	2027.28	2028.29	2029.30- 2033.34	2034.35- 2038.39	2039.40- 2043.44	2045.46- 2048.49	
Income	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000
Rental Income	-52,536	-54,373	-56,204	-58,422	-60,882	-63,436	-65,210	-66,647	-68,115	-69,616	-371,759	-414,503	-462,117	-515,150	-2,378,969
Service charge income	-2,455	-2,502	-2,557	-2,618	-2,681	-2,745	-2,811	-2,879	-2,948	-3,018	-16,214	-18,255	-20,554	-23,141	-105,378
Other Income	-405	-412	-420	-429	-438	-447	-457	-467	-477	-487	-2,598	-2,895	-3,229	-3,605	-16,764
Total income	-55,396	-57,286	-59,181	-61,468	-64,001	-66,628	-68,478	-69,992	-71,540	-73,121	-390,571	-435,653	-485,900	-541,897	-2,501,110
Expenditure															
Management	13,125	13,386	13,696	14,037	14,434	14,819	15,176	15,542	15,916	16,300	87,584	98,661	111,142	125,205	569,023
Bad debt provision	982	1,011	1,045	1,087	1,132	1,180	1,213	1,240	1,267	1,295	6,914	7,709	8,595	9,581	44,251
Responsive & Cyclical Repairs	12,068	12,408	12,799	13,223	13,720	14,223	14,699	15,185	15,756	16,314	89,733	105,016	122,889	143,790	601,824
Total expenditure	26,175	26,806	27,541	28,346	29,286	30,221	31,088	31,966	32,939	33,908	184,231	211,386	242,626	278,577	1,215,098
Capital financing costs															
Interest paid	11,590	11,555	11,952	12,813	13,720	14,158	14,180	13,930	13,652	13,320	61,512	53,648	46,834	23,277	316,142
Interest received	-448	-191	-126	-126	-122	-120	-140	-154	-138	-135	-770	-929	-1,080	-1,359	-5,839
Depreciation	12,625	12,865	13,148	13,463	13,787	14,117	14,456	14,803	15,158	15,522	83,382	93,879	105,699	119,006	541,911
Capital financing costs	23,766	24,230	24,974	26,150	27,385	28,156	28,496	28,579	28,673	28,708	144,124	146,598	151,453	140,924	852,214
Appropriations															
Revenue contribution to repayment of debt	3,586	4,590	3,480	6,985	7,239	8,269	8,523	9,340	9,859	10,422	61,709	77,156	91,240	121,706	424,105
Revenue contribution to capital	1,616	1,660	3,185	0	0	0	0	0	0	0	0	0	0	0	6,461
Appropriations	5,202	6,250	6,666	6,985	7,239	8,269	8,523	9,340	9,859	10,422	61,709	77,156	91,240	121,706	430,566
Net (income)/ expenditure	-253	-1	-1	12	-90	18	-371	-106	-68	-83	-506	-512	-581	-690	-3,232

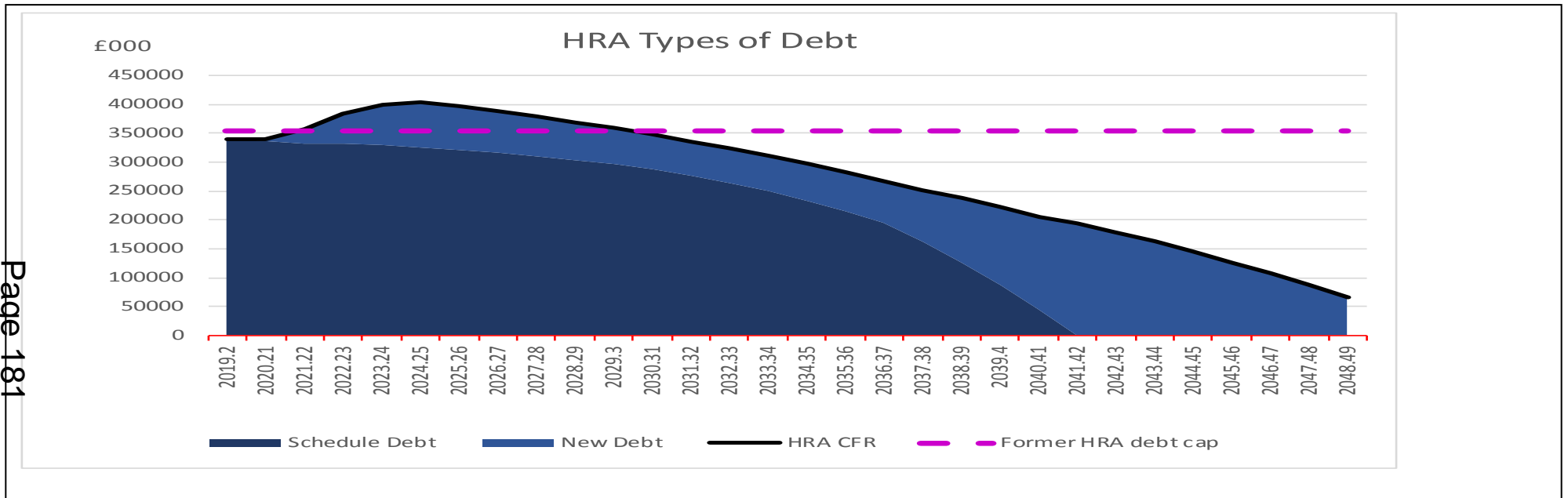
This table shows the forecast net income/ expenditure on the HRA.

Forecast HRA income and expenditure allows the HRA to meet: the cost of day to day management and repairs for our housing stock; manage interest charges; the depreciation charge that funds capital works through the major repairs reserve; and top up the funding for capital works through revenue contributions. A minimum balance has been set within this financial model to ensure the HRA working balance does not go below an agreed figure.

8.2 The Treasury Management Strategy

As part of the national self-financing settlement the HRA took on debt of £354million in place of making an annual subsidy contribution. This in effect made HRA business plans easier to produce as it enables us to project our finances and understand what resources we had available.

The Government lifted limits placed on HRA borrowing during 2018/19. This limit was known as the 'HRA debt cap'. The lifting of the debt cap gives the Council more flexibility in the financing of its HRA capital program.



This graph shows our projected borrowing position. It highlights our capital expenditure needs against the required HRA balance.

The dark blue area shows the balances for the original loans taken out with the transition to self-financing. This will be fully repaid by year 24. In line with the capital funding requirements in section 6.2, new borrowing is required to fully finance the capital programme in the later years. This is shown in lighter blue. New borrowing is a result of changes to rent policy causing a reduction in previously anticipated levels of income, an increase in numbers of right to buys and the need to match fund 70% of the new build programme to avoid losing receipts. The purple dotted line shows the level of the former HRA debt cap for comparative purposes.

In summary the HRA will remain balanced, fully funded and become debt free in 33 years.

8.0 Continued

8.3 HRA Resources Available

Whilst the HRA has a minimum balance set for unforeseen short-term impacts such as high responsive repairs expenditure, we cannot assume that there are additional resources available to meet all the priorities outlined in section 7.

Additional resources available to the HRA are primarily through borrowing. Additional borrowing incurs additional interest payments on the associated debt, which has an impact on the minimum HRA balance.

In summary whilst the HRA has borrowing capacity to fund tenant's priorities, it is essential we understand the potential impact associated with each of the priorities listed before committing resources.

The annual update for this business plan will allow us to effectively monitor and make such decisions.



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9.0 Risks and Challenges

9.0 The Risks and Challenges

We have identified four key areas that could have significant impact to the financial projections detailed in section 8.

The Sale of High Value Council Homes (Housing and Planning Act 2016)

To introduce Right to Buy to Housing Associations, the Housing and Planning Act 2016 stated stock holding Local Authorities would be required to sell their high value properties. Sales would be returned to the Treasury who would then allocate funding to Housing Associations to cover the discount offered through Right to Buy. This was originally set to come into action for 2017 but has since been postponed by Central Government who anticipate it will now be an expectation from 2019 following a pilot scheme in the Midlands. Further guidance is yet to be released detailing the expectations for each Local Authority and how the process would operate. If introduced we will need to sell vacant properties reducing our rental income and therefore projections outlined in the HRA.

Cost Inflation

Following the result of the Brexit referendum, interest rates have lowered but the threat of inflation increase. Our heavy reliance on external suppliers for our repairs and maintenance service means there's is potentially a significant increase in the cost of materials. This would affect both our ability to maintain our current homes as set out by the Asset Management strategy and our ability to deliver our New Builds. This means our current available resources within the plan would become increasingly limited.

Right to Buys

There is a level of volatility regarding levels of Right to Buy and prediction is difficult. An increase in uptake for Right to Buy would see a reduction in our income. A decrease in sales results in more income but more properties to maintain and less receipt for use.

Each sale results in a '1-4-1' receipt which we have to spend on providing new affordable homes within a 3-year timeframe. With the development costs of 70% falling to us and the remaining 30% from these receipts we are under additional pressure to either build new homes in a shorter timescale, absorb our portion of the cost to do so or return these receipts to Central Government. For this reason we are actively working with a number of RSL's who we can 'grant' these receipts to for the provision of affordable housing.

Universal Credit Roll Out

An Increase in the bad debt provision had been made for 2018/19 but the full impact on rental income is not possible to predict at this stage.



Financial Assumptions

The 30-year business plan has been based on the approved budget for 2019/20, adjusted for any revenue impact of new build schemes yet to receive formal approval. The capital expenditure has been derived from the housing asset management database and current new build programme. In order to project forward the remaining 29, years certain assumptions have to be made in order to provide for the projections, these are:

Item	Assumption
Rent Increases	Years 2 onwards CPI + 1% for the next five years, and CPI for the remaining years throughout plan. New tenancies re-let at (social) formula rent.
RPI	Year 2 RPI (2.9%), Year 3 RPI(3.2%) and 3.4% for the remainder years throughout plan– applies to service charges, other income, management costs, repairs and maintenance costs
Minimum HRA Balance	5% of turnover
Major Repairs Reserve Balance	Nil – to be fully utilised each year to fund capital works and new build
New Build Programme	444 units planned. Let at existing (social) formula rent levels.
Voids and Bad Debts	Voids: 0.8% of gross income Bad Debts: 1.85%.
Right to Buy sales	Assumption of 20 sales per year. The self-financing settlement assumed an average of 20 per year. The HRA benefits from all retained right to buy receipts.
Interest Rates	On existing borrowing the loan interest rates are fixed with levels between 2.0% and 3.5% depending on the duration. New borrowing which is assumed in the plan is modelled at 2.0% in 19/20; 3% in 20/21 and 4% thereafter.



Report for:	Cabinet
Date of meeting:	15th October 2019
Part:	I
If Part II, reason:	

Title of report:	Council New Build Programme Update
Contact:	<p>Cllr Margaret Griffiths, Portfolio Holder for Housing</p> <p>Mark Gaynor, Corporate Director Housing and Regeneration</p> <p>Fiona Williamson, Assistant Director Housing</p> <p>Nigel Howcutt, Assistant Director Finance and Operations</p> <p>David Barrett, Housing Development Group Manager</p>
Purpose of report:	<p>To be read in conjunction with Part II.</p> <p>To seek approval to award the main contract and appoint a Principle Contractor to construct 3 units at land adjacent 35-36 West Dene, Gaddesden Row.</p> <p>To seek approval for the appropriation of land at Coniston Road/Barnes Lane, Kings Langley.</p> <p>To seek approval for the payment of “one for one” grant funding to Housing Associations (Registered Providers) delivering affordable housing schemes in the Borough.</p>
Recommendations:	<ol style="list-style-type: none"> 1. That the main contract to construct 3 x social rented units at Land Adjacent 35-36 West Dene, Gaddesden Row be awarded to Modplan Building & Refurbishment Contractors Ltd. 2. That the appropriation by the Housing Revenue Account of the General Fund land, set out in Part II of the report referenced MV2, for Council house new build purposes, be approved. 3. That an increase to the grant funding payment to Thrive Homes from £1,417,000 to £1,512,883 (Increase of £95,883) for a development known as Two Waters, Westside, London Road, Hemel Hempstead be

	approved
Corporate Objectives:	Delivering Affordable Housing
Implications:	<p><u>Financial</u></p> <p>Land Adjacent 35-36 West Dene, Gaddesden Row</p> <p>A detailed breakdown of the tendered costs for Land Adjacent 35-36 West Dene is included in the appendix. The scheme is subject to close financial monitoring and any future variations will be agreed formally through a change control process.</p> <p>Land at Coniston Road, Kings Langley</p> <p>The overall development budget is reviewed strategically as part of the annual review of the Housing Revenue Account (HRA) Business Plan. Each individual scheme following contract award is subject to close financial monitoring with any variances agreed formally through a change control process. A small part of Council owned land will be appropriated by the HRA which will result in a 'receipt' for the General Fund.</p> <p>Two Waters, London Road</p> <p>This approach to supporting other organisations developing affordable housing in the Borough will enable us to allocate the funding before the deadline to spend expires.</p> <p><u>Value for Money</u></p> <p>Land Adjacent 35-36 West Dene, Gaddesden Row</p> <p>This has been achieved through a successful procurement programme involving an open tender process.</p> <p>Land at Coniston Road/Barnes Lane, Kings Langley</p> <p>Land purchases are in line with Red Book Valuation to ensure value for money</p> <p>Two Waters, London Road</p> <p>"One for one" receipts paid to Housing Associations by way of a grant provides the means to increase the provision of affordable homes within the Borough at no cost to the Council and assist in avoiding the costs of homelessness by increasing supply.</p>
'Value For Money Implications'	
Risk Implications	<p>Risk assessments are completed within the new build Project Initiation Document (PID) and reviewed and updated on Project Management Office, on a monthly basis.</p> <p>A risk assessment is completed for each site by the Employers Agent and reviewed monthly from the award of</p>

	<p>the contract.</p> <p>If the Council is unable to spend its “one for one” receipts they must be returned to the Government. Should the Council retain receipts and then be unable to spend them within a three-year period then interest becomes payable. The recommended model agreement passes this risk onto the receiving Housing Association.</p>
Community Impact Assessment	Full Community Impact assessment not required as homes are allocated in the basis of the Council’s Allocation Policy which has had a full assessment.
Health And Safety Implications	<p>Each new build scheme has in place a Principal Designer and Construction Design and Management Regulations (CDM) Advisor. Contractors are required to comply with the Council’s Health and Safety (H&S) policy along with Considerate Constructors requirements.</p> <p>Health & Safety is identified as a key risk of the Housing Service and is reported to the Council’s Housing and Communities Overview and Scrutiny Committee on a quarterly basis. To ensure compliance monthly site checks carried out on behalf of DBC as the client to ensure adherence to H&S procedures.</p> <p>Any empty properties will be monitored on a regular basis following completion and handover from contractor.</p>
Monitoring Officer/S.151 Officer Comments	<p>Deputy Monitoring Officer:</p> <ol style="list-style-type: none"> 1. Officers should ensure that a JCT Design and Build Contract is completed before building works commence at land adjacent to 35-36 West Dene. Appropriate warranties should also be sought. 2. Further to section 122 of the Local Government Act 1972, a principal council has a general power to appropriate land that satisfies the following conditions:- <ol style="list-style-type: none"> i) The land belongs to that council ii) The land is no longer required for the purpose for which it is held iii) The land is being appropriated to any other purpose for which the council is authorised by statute to acquire land <p>The land meets the above requirements and is currently waste land.</p> <p>The current agreement to spend retained Right to Buy receipts to fund no more than 30% of the development cost of affordable housing units is made under Section 11(6) of the Local Government Act 2003. The Council has discretion to fund developments using right to buy receipts provided the limit of 30% is not exceeded.</p>

	<p>Deputy S.151 Officer</p> <p>The award of the contract to Modplan is the outcome of an open and transparent procurement process with tender submissions evaluated for value for money.</p> <p>The land at Coniston Road has a red book valuation as outlined in part II of this report and the appropriation value is in line with this valuation.</p> <p>The increased provision for the Two Waters development will be met by one of one receipts that have already being received by DBC and are specifically dedicated to development of affordable and social housing.</p>
<p>Consultees:</p>	<p>Mark Gaynor, Corporate Director Housing and Regeneration</p> <p>James Deane, Corporate Director Finance & Operations</p> <p>Fiona Williamson, Assistant Director Housing</p> <p>Nigel Howcutt, Assistant Director Finance and Resources</p> <p>David Barrett, Group Manager, Housing Development</p> <p>Caroline Souto, Financial Planning & Analysis Team Leader, Financial Services</p> <p>Andrew Linden, Team Leader, Commissioning, Procurement & Compliance</p>
<p>Background papers:</p>	<p>HRA Business Plan September 2015</p>
<p>Glossary of acronyms and any other abbreviations used in this report:</p>	<p>N/A</p>

1. Background

- 1.1 Since 2013 the Council has embarked on a development programme, which to date has seen the delivery of 188 new Council homes, including St Peters, a block of energy efficient, Passive House flats. Additionally the Council has needed to respond to an increasing pressure from Homeless applicants and completed a 41 bed homeless hostel, The Elms in 2015.

Table 1. Properties delivered to date

Scheme	Tenure	No. of units	Completion	Site source
Longlands	Social rent	6	2015	Council
Farm Place	Social rent	26	2015	Council
St Peters	Social rent	9	2015	Private
Aspen Court	Social rent	36	2016	Private
Queen Street	Social rent	6	2016	Council
Able House	Social rent	14	2017	Private
Kylna Court	Social rent	79	2019	Private
Corn Mill Court	Social rent	12	2019	Private
TOTAL		188		

- 1.2 The Council already has both a good record of accomplishment on delivery of new homes to date and a strong pipeline of new schemes programmed. The lifting of the borrowing cap on the HRA has presented an opportunity to accelerate delivery and enable a sustainable ongoing development programme.

Table 2. Properties in construction

Scheme	Tenure	No.	Completion	Site source
Northend/Westerdale	Temporary Accommodation	12	2019	Council
Magenta Court	Social rent	29	2019	Private
Martindale	Social rent Sale	44 21	2021	Private
TOTAL		106		

2. Introduction

- 2.1 The next phase of the development programme is underway with Magenta Court, Apsley, Martindale Fields, the ex-school site, Northend and Westerdale, ex-garage sites, are all under construction.

Land Adjacent 35-36 West Dene, Gaddesden Row

- 2.2 This report seeks approval for the appointment of the Principal Contractor at land adjacent 35-36 West Dene, Gaddesden Row.
- 2.3 The Council identified Land Adjacent 35-36 West Dene for redevelopment, using General Fund resource. The properties would provide an ongoing revenue stream as well as being a valuable flexible asset.

- 2.4 After two public consultations, a planning application was submitted in May 2019 for consideration and comprised 3 x two bedroom dwellings including widening of the access road and associated parking, amenity space and refuse storage. Planning permission was achieved in July 2019.



3. Procurement Process

- 3.1 The tender documents for the appointment of the Principal Contractor for land adjacent 35-36 West Dene were issued in June 2019.
- 3.2 Each invite to tender (ITT) return has been scored in line with the scoring methodology set out in the ITT documentation. The scoring was completed by the Housing Development Team, the Employers Agent, BPM Project Management Ltd and the Principal Designer, Calford Seaden Ltd.
- 3.3 The form of contract for this appointment will be an amended Joint Contract Tribunal (JCT) 2016 Design and Build Contract, as provided by Eversheds in their capacity as legal adviser for the Council's New Build Programme. A draft copy of this contract was included in the ITT documentation.
- 3.4 A Design and Build Contract was selected as the Council are able to establish the financial commitments prior to works commencing, providing that changes are not introduced during the project.
- 3.5 The Council received 8 tender returns. The level of tender returns received indicates that a competitive level of tendering was achieved.

- 3.6 A financial assessment was carried out by the Council's Finance Department based on the bidder set of accounts (last 3 financial years) and a credit reference report. The recommended successful bidder baser this financial assessment.
- 3.7 The report recommends the award of the main contract to construct 3 new Council homes at Land Adjacent 35-36 West Dene, Gaddesden Row to Modplan Building & Refurbishment Contracting Ltd.

4. Land at Coniston Road/Barnes Lane, Kings Langley

Appropriation of land at Coniston Road / Barnes Lane, Kings Langley

- 4.1 In order to ensure the continued pipeline of the future development sites, this report seeks approval to consider the appropriation by the Housing Revenue Account of the General Fund land, at market value, of land at Coniston Road/Barnes Lane, Kings Langley subject to the Housing Development Team achieving a planning approval.
- 4.2 This site has been submitted for pre-application planning advice, and the current proposal will deliver 9 to 10 houses. The independent valuation report for the site is contained with Part II of this report.

5. Two Waters, Waterside, London Road

Background

- 5.1 The Council signed up to an agreement with the Department for Communities and Local Government, following the government's major increase in the level of potential discount for Right to Buy, which allowed the Council to use the receipts to part fund new affordable homes – the one for one replacement scheme.
- 5.2 The funding has some restrictions:
- It can only cover 30% of the total costs of the development (meaning that the Council or Housing Association has to have available the 70% match)
 - It cannot be used on the cost of land where this is already in the Council or Housing Association's ownership (thus omitting around 25-30% of costs that it can be applied to)
 - It cannot be used on any schemes that are either affordable homes within a s106 agreement or which have received Homes and Communities Agency funding (thus ruling out around 50% of Housing Association affordable homes delivery)
 - It must be spent within three years of receipt
- 5.3 Initially the intention was to use the entirety of these receipts to help fund the Council's own new build programme. Following decisions made by the Government in the Welfare Reform and Work Act 2016, one being a reduction in Council rents by 1% per year for four years, there has been a significant reduction in the available resources within the Housing Revenue Account to directly fund new Council homes.
- 5.4 Funding not spent within the three year window dictated by the government must be returned however the one for one regulations allow for it to be spent

on delivery of additional affordable homes by Housing Associations. It is proposed to avoid having to pay money back. The Council works closely with Housing Associations in the area to fund suitable affordable housing developments which can then be allocated to local people. This is in addition to the spending on the Council's own new build programme.

- 5.5 The level of Right to Buy sales has generated a level of receipt that the Housing Revenue Account is unable to match fund in order to spend it all within the three years – this generates a level of receipt that the Housing Revenue Account is unable to match fund in order to spend it all within the three years. The rules of the scheme mean that it can only be used to cover 30% of overall costs and the level of receipts is so high that we will have to return some of the receipt. The importance of working with Housing Associations has grown as have the grant levels to distribute. For this reason it is felt that a more formal agreement on schemes moving forward should be captured in a form of agreement that facilitates the development of the new homes whilst protecting the Council from interest costs should the grant agreed not be spent in time, transferring this risk to the Housing Association.
- 5.6 Working in partnership with Housing Associations we are looking to avoid any money going back to Government and therefore have been seeking opportunities to support affordable housing schemes in the borough. The Council has in place regular monitoring meetings on both a monthly and quarterly basis involving senior officers from Housing and Finance all to ensure there is a robust programme for allocating the receipts that have been accepted by the Council. This report seeks approval to allocate “one for one” grant funding to this organisation

6. Thrive Homes – Two Waters, Waterside, London Road, Hemel Hempstead £1,417,000 to £1,512,883 (Increase of £95,883)

- 6.1 Thrive Homes have submitted a revised application to increase the grant funding payment of £1,417,000 to £1,512,883 (increase of £95,883) for the provision of 29 flats (16 One Bed & 13 x Two Bed) for Affordable Housing (Rent to Homebuy).
- 6.2 An increase of £95,883 is required for unforeseen remediation works. The first application for £1,417,000 was approved by Cabinet on 19/09/2017. This revised application will be drawn down as follows:
2019/20
Q1– Grant already claimed
Q2 – Grant already claimed
Q3 – Grant already claimed
Q4 – £95,883

7. Recommendations

- 7.1 To award the main contract to construct 3 x social rented units at Land Adjacent 35-36 West Dene, Gaddesden Row to Modplan Building & Refurbishment Contractors Ltd.
- 7.2 That the appropriation by the Housing Revenue Account of the General Fund land, set out in Part II of the report, for Council house new build purposes, be approved.

- 7.3 An increase to the grant funding payment from £1,417,000 to £1,512,883 (increase of £95,883) to Thrive Homes for a development known as Two Waters, Waterside, London Road, Hemel Hempstead.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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