

**Housing Strategy 2004-2007– Six-Month Progress Report on Key Action Plan
(As at 1 September 2005)**

Action Plan	Progress	Funding Source	Resources
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HOUSING PROVISION

<p>During 2004/5, work with neighbouring district councils and local strategic partnerships, the County Council and the East of England Regional Assembly (EERA) to reduce the number of homes to be provided within the District by 2021 through Regional Spatial Strategy (RSS) 14, from the 18,600 proposed within the “banked” Regional Planning Guidance (RPG) 14</p>	<p>Achieved - But Ongoing</p> <p>The number of homes proposed for the Epping Forest District within the East of England Plan has been reduced to 11,000.</p> <p>Officers and members are continuing to try to influence a further reduction through the Examination in Public.</p>	<p align="center">Within existing resources</p>	<p align="center">-</p>
<p>During 2005/6, work with neighbouring district councils and local strategic partnerships, and the East of England Regional Assembly (EERA) to encourage the Office of the Deputy Prime Minister that the additional homes allocated through RSS 14 should be delivered through a local partnership delivery vehicle</p>	<p>No Progress.</p> <p>To date, the focus of attention has been on trying to reduce the overall numbers proposed for the District. However, discussions will have to be held with neighbouring local authorities, once the East of England Plan has been approved, especially if the Council is to avoid the imposition of an enforced local delivery vehicle.</p>	<p align="center">Within existing resources</p>	<p align="center">-</p>
<p>Consider the responses received to the First Deposit of Alterations to the Local Plan by October 2004 and publish a “Revised Deposit” by December 2004, followed by a Public Inquiry for any unresolved objections to be considered by a Planning Inspector by November 2005</p>	<p>In Progress.</p> <p>Due to the amount of work involved with responding to the East of England Plan, planning officers were unable to consider the comments on the First Deposit as quickly as anticipated.</p> <p>However, the responses were analysed and considered, resulting in amendments being made. The revised Alterations were then placed on full Re-Deposit in June 2005. Adoption of the Alterations, following a Public Inquiry, is still planned for June 2006</p>	<p align="center">Within existing resources</p>	<p align="center">-</p>

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Complete the development of 18 affordable housing properties for shared ownership at The Retreat PH site, Chigwell Row by November 2004	<p>Achieved.</p> <p>The scheme has been completed, with all of the shared ownership leases sold to the Council's nominees.</p>	Housing Corporation	2004/5 - £400,000
Complete the development of 7 affordable housing properties for rent at Ongar Campus, Ongar by December 2004	<p>Achieved.</p> <p>The scheme has been completed and let to the Council's nominees.</p>	Housing Corporation LA SHG / RSL Grant	2004/5: £1.26m £140,000
Complete the development of 11 properties with affordable and intermediate rents and 4 affordable housing properties for shared ownership at Abbey Heights (Highbridge St), Waltham Abbey by March 2005	<p>Achieved.</p> <p>The scheme has been completed, although it has been difficult to find key workers to nominate who meet the Government's narrow definition of "key worker". It is therefore necessary for the housing association to seek applicants from outside the district, but within the London Commuter Belt Sub-Region</p>	Housing Corporation	2004/5 - £1.14m
Complete the development of 11 affordable housing properties for rent at Sun St, Lower Sheering by December 2005	<p>On Target.</p> <p>The development is currently on site, with completion still planned for December 2005.</p>	Housing Corporation	2004/5 – 2005/6 £1.15m
Subject to the Housing Corporation agreeing to a virement of funding, commence the development of a rural housing scheme of at least 8 properties at Matching Green for local people, as an exception to normal planning policy, by June 2005	<p>In Progress.</p> <p>A potentially suitable site has been identified, which the Head of Planning and Economic Development has agreed to support in principle, provided the scheme is well designed. Hastoe Housing Association has appointed an architect to undertake the design.</p>	Housing Corporation (required)	2005/6 – 2006/7 £770,000

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<p>Commence the development of 24 market properties for rent at Shelley House Depot, Ongar, by November 2005, to be allocated to Epping Forest DC nominees, with a view to funding being provided by the Housing Corporation to enable the rents to be reduced to affordable rents with assured tenancies</p>	<p>Achieved.</p> <p>The affordable homes are now under construction, with completion due on a phased basis between November 2005 and February 2006.</p> <p>The Housing Corporation has not yet allocated funding, but it is hoped that they will be able to do so, before April 2005, with slippage in their funding programme, otherwise London & Quadrant HT will submit a bid to the Housing Corporation for 2006/7-2007/8</p>	<p>Housing Corporation (required)</p>	<p>2005/6 –2006/7 £1.74m</p>
<p>Subject to the Housing Corporation providing sufficient funding, commence a development of 12 affordable housing properties for rent at North Weald Station, North Weald by September 2005</p>	<p>Not Achieved.</p> <p>Despite an officer recommendation for approval, the proposed development around North Weald Station did not receive planning permission.</p> <p>The number of affordable homes planned had been reduced to 6 homes, in order to avoid the need for Housing Corporation grant, since the Corporation had advised that they would not provide funding.</p> <p>It is understood that the applicant will soon be submitting a planning application for development around Ongar Station, which will propose an element of affordable housing</p>	<p>Housing Corporation (required)</p>	<p>2005/6 – 2006/7 £1.11m</p>
<p>Subject to the Housing Corporation providing sufficient funding, commence a development of 13 affordable housing properties with affordable rents and 13 affordable housing properties for shared ownership at Trinity Church, Loughton by September 2005</p>	<p>Not Achieved.</p> <p>Despite an officer recommendation for approval, the proposed development did not receive planning permission.</p> <p>The landowners appealed, but were unsuccessful. It is understood Trinity Church is considering other options.</p>	<p>Housing Corporation (required)</p>	<p>2005/6 – 2006/7: £1.86m</p>

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<p>Subject to the Housing Corporation providing sufficient funding, commence a programme of development of at least 30 affordable housing properties on 8 Council-owned sites across the District by April 2006</p>	<p>Delayed – But In Progress.</p> <p>A proposal has been received from Estuary HA on how to achieve the maximum amount of affordable housing, without the input of any Housing Corporation Grant, utilising £1m Capital Grant made available by the Council and selling some of the properties.</p> <p>Progress was delayed around 2-3 months, since the Leader of Council had concerns about the value-for money being proposed.</p> <p>However, in July 2005, the Cabinet agreed to the proposal, subject to a quantity surveyor being appointed to assess Estuary’s costings, funded by Estuary. The QS has been appointed, and is currently undertaking the assessment.</p>	<p>Free Council land Housing Corporation (required)</p>	<p>2006/7: £2.73m £1.4m</p>
<p>Subject to the receipt of planning permission, enter into a Section 106 Planning Agreement by March 2005 for the provision of 18 affordable housing properties for rent at the Buckhurst Hill Reservoir site, Buckhurst Hill</p>	<p>Achieved.</p> <p>The Section 106 Agreement has been negotiated and signed. The developer is working with Moat Housing Group, who have agreed to enter into an unconditional contract with them to provide the affordable housing, on the basis of a “letter of comfort” received from the Housing Corporation that they are minded to allocate funding in the forthcoming bidding round.</p> <p>If funding is not forthcoming, the Council has agreed to a “fall-back” position, whereby up to 6 of the properties will be provided as shared ownership, instead of rented.</p>	<p>Within existing resources</p>	<p>-</p>
<p>Subject to the receipt of detailed planning permission, enter into a Section 106 Planning Agreement by September 2005 for the provision of 30% affordable housing at the Parade Ground site, North Weald</p>	<p>On Target.</p> <p>The Section 106 Agreement has been agreed in principle. However, the sale of land, and associated Section 106 Agreement, is conditional on highways-related issues being resolved.</p>	<p>Within existing resources</p>	<p>-</p>

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HOMELESSNESS			
<p>Review and Revise the Council's Homelessness Strategy by July 2005</p>	<p>In Progress.</p> <p>The revised Homelessness Strategy is currently being drafted, and does not need to be completed, statutorily, until July 2008. However, officers recommended that it should be reviewed and revised every two years.</p> <p>The draft Strategy will be considered by the Housing Scrutiny Panel, before approval by the Housing Portfolio Holder.</p>	<p>Within existing resources</p>	<p align="center">-</p>
<p>Complete the conversion of general needs properties at Hemnall House, Epping into provide 9 units of temporary accommodation for homeless people by October 2004.</p>	<p>Achieved.</p> <p>The conversion has been completed and the accommodation occupied.</p>	<p>Council Capital Funding</p>	<p>2004/5 - £300,000</p>
<p>Extend the Council's Homelessness Prevention Service to April 2005, and seek funding from the ODPM and/or the Council to extend the Service to April 2006.</p>	<p>Achieved.</p> <p>ODPM funding has been secured for 2005/6, and the Cabinet has agreed to provide the additional top-up funding to extend the service to at least April 2006.</p>	<p align="center">ODPM Grant Council General Fund</p>	<p>2004/5 – 2006/7: £40,000 p/a £8,000 p/a</p>
<p>Provide one additional homelessness officer to increase the percentage of homelessness decisions made within 33 days to 60% by April 2005 and 70% by April 2006</p>	<p>Achieved.</p> <p>The Cabinet agreed to the appointment of an additional officer, who is now in place. However, the first appointee left within her first week.</p> <p>Nevertheless, as a result of the additional staff, the April 2005 target was met, with 66% of decisions made within 33 days (from 50% in 2003/4). For the first quarter of 2005/6, 80% of decisions were made within 33 days - the average decision period being 21 days.</p>	<p align="center">General Fund Council General Fund</p>	<p>2004/5 – 2006/7: £25,000 p/a</p>

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<p>Investigate the feasibility of re-developing Leader Lodge, North Weald to provide additional temporary accommodation for homeless families</p>	<p>Delayed – Likely Not to be Achieved</p> <p>An outline planning permission was submitted in August 2004, proposing ten self contained flats. However, the Head of Planning and Economic Development had concerns at the effect on trees on the site.</p> <p>Following lengthy discussions between the Heads of Housing and Planning & Economic Development, agreement on a way forward was reached, involving the relocation of the proposed access to the site, enabling the retention of the tree considered to be the most important – a lime tree – located on the proposed access.</p> <p>However, informal consultation with Essex County Council has resulted in the Highway Authority considering the proposal 'unacceptable on safety grounds'. This is due to their view that the junction with Hurricane Way will become busier because of the proposed residential development on the Parade Ground (even though the main vehicular access to this development is located elsewhere). This applies even if the new access road is relocated as close as possible to the lime tree. In their view, the scheme is acceptable only as originally proposed, at the opposite end of the site.</p> <p>Therefore, if the scheme is to proceed, the Plans Sub-Committee will need to either agree to the removal of the lime tree, or take a different view than the Highways Authority on the location of the access.</p> <p>There are currently around 20 households in bed and breakfast accommodation.</p>	<p>Within existing resources</p>	<p>-</p>

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Investigate the feasibility of extending the New START Scheme for Homeless People by East Thames Housing Group, to lease an additional 10 private properties, to be let to homeless families nominated by the Council to avoid bed and breakfast accommodation	<p>On Target.</p> <p>The Cabinet is due to consider a proposal from the Housing Portfolio Holder, at its meeting on 5 September, to extend the Scheme by 10 properties, to 20 properties, and to submit an associated bid to the ODPM for funding.</p> <p>It is also proposed to rename the scheme “Fresh START”, due to a new, completely separate, Government scheme being launched, called New Start.</p>	Council General Fund	2004/5 – 2006/7: £11,200 p/a
Complete, by May 2005, the development of a womens refuge by East Thames Housing Group on Council-owned land, providing 5 self contained flats with associated support.	<p>Achieved.</p> <p>The refuge was completed at the end of February 2005, with all flats let to Council nominees from within the District.</p>	Housing Corporation Free Council land LA SHG/Council Grant	2004/5 – 2005/6: £375,000 £200,000 £65,500
SUPPORTED HOUSING & SPECIAL NEED GROUPS			
Complete the development of 8 lifetime homes for rent for people with physical disabilities at Chigwell House, Chigwell by October 2004	<p>Achieved.</p> <p>The scheme has been completed and residents have taken up occupation.</p>	Housing Corporation	2004/5 - £300,000
Complete the extension of 22 rooms for rent for people with alzheimers disease and dementia at Cunningham House, North Weald, with associated support by January 2005	<p>Achieved.</p> <p>The scheme has been completed. However, there has been a lengthy delay between completion and occupation, due to staff training</p>	Housing Corporation	2004/5 - £1.32m

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<p>Commence the development of a scheme to provide 6 flats for people with learning disabilities at Cripsey Avenue, Ongar, with associated support</p>	<p>Achieved.</p> <p>Construction was commenced in May 2005, with completion due in May 2006. Commencement was delayed for a significant period, due to the slow response by Thames Water to divert a sewer under the site, which only they are authorised to do.</p> <p>It has been agreed that the scheme will be called Barnes Court, after former Councillor Ron Barnes, who was the ward member for Shelley, Ongar for many years, and had a particular interest in young people with learning disabilities.</p>	<p>Housing Corporation Free Council land</p>	<p>2004/5 – 2005/6: £630,000 £200,000</p>
<p>Subject to the Housing Corporation providing sufficient funding, commence a development of 8 affordable housing properties for rent by wheelchair users at Mason Way, Waltham Abbey, with associated support by December 2005</p>	<p>Delayed.</p> <p>The highway rights placed on the land, which were causing problems and delays, have been removed. Ability Housing Association have been attempting to purchase the remainder of the site from Wimpey Homes, but without success.</p> <p>Ability HA is therefore seeking to develop the site in two phases, with the first phase of 4/5 bungalows on the Council's land, which will be considered shortly by the Housing Portfolio Holder.</p> <p>Ability HA are working in partnership with East Thames HG to seek funding from the Housing Corporation in the next Bidding Round, since East Thames HG are a strategic development partner of the Housing Corporation.</p>	<p>Free Council land Housing Corporation (Required)</p>	<p>2005/6 – 2006/7: £200,000 £820,000</p>
<p>Undertake around 90 disabled adaptations to Council properties in 2004/5, and around 65 disabled adaptations per annum from 2005/6</p>	<p>Achieved – Ahead of Target.</p> <p>131 major adaptations and 291 minor adaptations were undertaken in 2004/5</p>	<p>Council Capital Funding</p>	<p>2004/5 - £400,000 2005/6 – 2006/7: £300,000 p/a</p>

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Provide around 20 disabled facilities grants per annum, to private owners.	<p>Achieved and Target Exceeded.</p> <p>32 Disabled Facilities Grants were given in 2004/2005</p>	Specified Capital Grant Council Capital Funding	2004/5 – 2006/7: £180,000 p/a £120,000 p/a
Following consultation with service providers and service users, revised/update the Council's Local Supporting People Strategy by March 2005.	<p>Achieved.</p> <p>The final version of the latest Local Supporting People Strategy, including comments made through the consultation exercise, was considered by the former Overview & Scrutiny Committee (1) on 29 March 2005, and was subsequently endorsed by the Cabinet.</p>	Within existing resources	-
Work with other Essex Local Authorities and RSLs to produce an Action Plan by September 2005 for take forward the findings of "Facing Facts", the Diversity and Equality Study produced by Essex local authorities and RSLs into the housing needs of black and minority ethnic (BME) groups in Essex.	<p>Achieved.</p> <p>An Action Plan has been produced. It has also been agreed to appoint a BME Development Worker for a two-year period, part-funded by all the Essex housing authorities and RSLs, to take forward the Action Plan.</p>	Within existing resources	-
Work with other Essex local authorities to undertake a joint Assessment of Gypsy & Traveller Housing Needs by December 2005.	<p>In Progress.</p> <p>All the Essex planning authorities are currently working together to undertake a county-wide assessment.</p>	Planning Delivery Grant	2005/6 - £20,000
Complete a feasibility study into a possible improvement scheme at Wickfields, Chigwell (a Council-owned sheltered housing scheme) to convert bedsit accommodation into self contained flats	<p>Achieved.</p> <p>The Feasibility Study has been completed, which has established that a conversion scheme is possible. An options appraisal has also been undertaken, which established that the most cost-effective method of delivery to the Council was through a stock transfer to a housing association, rather than by the Council itself. As a result, the Cabinet agreed in principle to a stock transfer to Warden Housing, with a dowry of £1.1m, subject to the support of the residents.</p>	Housing Revenue Account	2004/5 - £20,000

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	An informal residents consultation exercise is currently being undertaken, the results of which will be reported to the Cabinet to confirm the way forward.		
PRIVATE SECTOR HOUSING STRATEGY			
Provide at least 5 discretionary Renovation Grants and 70 Home Repairs Assistance grants to applicants meeting the Council's priority criteria.	<p>Partly Achieved.</p> <p>6 Renovation Grants and 58 Home Repairs Assistance Grants were given in 2004/2005.</p>	Council Capital Funding	2004/5 – 2006/7: £200,000 p/a
Undertake a Stage II review of the Private Sector Grants Policy by March 2005.	<p>In Progress.</p> <p>A consultant is currently being appointed to carry out a Private Sector House Condition and Energy Survey. This will include a review of Private Sector Grants Policy.</p>	Within existing resources	-
Liaise with Planning Officers with a view to notifying agricultural establishments and nurseries in the district that any accommodation provided to temporary staff engaged in seasonal work must have Planning Permission and be suitable for the purpose, by December 2005.	<p>In Progress.</p> <p>Liaison is under way between, Environmental, Planning and Housing Officers to develop a strategy and action plan to meet the objective, whilst taking into account planning, housing and environmental implications</p>	Within existing resources	-
Implement a system of HMO licensing as required by new, forthcoming, legislation.	<p>In Progress.</p> <p>Identification of the high risk HMO's that will require licensing is being carried out. Initial steps are being taken towards the introduction of a licensing regime for implementation when the legislation comes into effect.</p>	Within existing resources	-
Undertake a survey of mobile home sites within the district by August 2004.	<p>Achieved.</p> <p>The survey has been undertaken.</p>	Within existing resources	-

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Establish a better estimate of the number of empty homes within the district by January 2005.	<p>Achieved.</p> <p>Up to date information received from Council Tax records has provided a more accurate data source from which to work and an officer has been tasked with the continual up date of the data.</p>	Within existing resources	-
Undertake a Private Sector Stock Condition Survey by April 2006, taking into account the extension of the Decent Homes Standard to the private sector, the Housing Health and Safety Rating System and the findings from the Housing Needs Survey 2003.	<p>In progress.</p> <p>A consultant is currently being appointed to carry out a Private Sector House Condition and Energy Survey.</p>	Council General Fund	2005/6 - £50,000
PUBLIC SECTOR HOUSING			
Renew the roofs of 135 Council properties by April 2005, and renew the roofs of a further 265 properties by April 2007	<p>Achieved and On Target</p> <p>135 properties were re-roofed in 2004/5.</p>	Council Capital Funding	2004/5 - £600,000 2005/6 - £550,000 2006/7 - £625,000
Undertake kitchen improvements in 130 Council properties by April 2005, and in a further 240 properties by April 2007	<p>Under Target</p> <p>The kitchen replacement programme completed 90 properties during 2004/05.</p>	Council Capital Funding	2004/5 - £700,000 2005/6 - £650,000 2006/7 - £650,000
Undertake bathroom improvements in 100 Council properties by April 2005, and in a further 150 properties by April 2007	<p>Under Target</p> <p>Around 950 properties were surveyed during 2004/5. From these surveys, only 5 properties were identified as having “non-decent” bathrooms. These 5 properties were completed by April 2005.</p>	Council Capital Funding	2004/5 - £450,000 2005/6 - £350,000 2006/7 - £350,000

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Rewire 105 Council properties by April 2005, and rewire a further 210 Council properties by April 2007	<p>Achieved – Ahead of Target</p> <p>Through the Kitchen, Bathroom and Rewiring Improvement Programme, 163 properties were rewired and a further 79 remedial rewires undertaken during 2004/5. A further 109 properties were rewired through the Replacement Heating and Rewire Programme, giving a combined total of 272 rewires in 2004/05.</p>	Council Capital Funding	2004/5 - £300,000 2005/6 - £300,000 2006/7 - £300,000
Undertake a major improvement scheme at the Springfields Estate, Waltham Abbey, completed by April 2008	<p>Delayed – But in Progress.</p> <p>A comprehensive survey of tenants and leaseholders has been undertaken, the results of which were analysed by the Project Team (which includes a Residents Association representative). A potential scheme has been produced and costed, on which residents will be consulted in Autumn 2005.</p> <p>The costings are in excess of the budget, so reductions in the proposals will need to be agreed. As an alternative, an options appraisal is being undertaken to assess whether it would be more cost effective, with the full range of improvements and possibly more being provided, through a stock transfer to a housing association. The outcome and proposed improvements will be considered by the Cabinet in Autumn 2005.</p>	Council Capital Funding	2004/5 - 2007/8: £4m
Arrange for the Council's Housing Stock Options Appraisal to be formally signed-off by the Government Office by December 2004	<p>Achieved.</p> <p>The Government Office signed off the Council's Options Appraisal in September 2004, with stock retention as the Council's chosen option.</p>	Within existing resources	-

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Develop a “choice based lettings” scheme by April 2007, taking account of the experience of the national pilot schemes.	<p>On Target.</p> <p>The Council has agreed the principle of introducing a choice based lettings (CBL) scheme.</p> <p>The Head & Asst Head of Housing Services have been working with officers in neighbouring local authorities to consider the scope for a Joint CBL Scheme, which would reduce costs and give an opportunity to obtain funding of up to £100,000 from the ODPM.</p> <p>The Housing Scrutiny Panel will consider this proposed approach at its meeting on 15 September, prior to a decision being made by the Housing Portfolio Holder.</p>	Within existing resources	-
Obtain a Charter Mark for the whole of the Council’s Housing Services by April 2005	<p>Achieved.</p> <p>A Charter Mark for public sector customer excellence was awarded to the whole of Housing Services in November 2005.</p>	Within existing resources	-
Obtain a re-accreditation of the ISO 9001:2000 Quality Assurance Award for the whole of Housing Services by May 2005	<p>Achieved.</p> <p>Following an extensive re-assessment process, the external ISO Assessor from Lloyds Register Quality Assurance re-accredited the whole of Housing Services for a further three-year period, from May 2005.</p>	Within existing resources	-
Produce and publish, by the Council and all RSL’s with housing stock in the District, anti-social behaviour policies, in accordance with the Anti Social Behaviour Act 2003	<p>Achieved.</p> <p>The Council published its Anti-Social Behaviour Strategy in December 2004. It is understood that most RSLs have also now published theirs.</p>	Within existing resources	-

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ENERGY EFFICIENCY

Appoint a new Environmental Co-ordinator by December 2004, to deliver the requirements of the Home Energy Conservation Act 1995	Delayed. It was not possible to appoint a suitable candidate during the initial interviews. Re-interviews are currently taking place and it is hoped to appoint by September 2005.	Within existing resources	-
Appoint an energy efficiency consultant by April 2005 to undertake specific energy efficiency projects on behalf of the Council	Not achieved. As it was not possible to appoint a suitable consultant. It was decided that these projects should be taken into the remit of the Environmental Co-ordinator's post. See above.	Council General Fund	2004/5 - £5,000
Finalise the Council's Affordable Warmth Strategy by April 2005	Delayed. See above. This work will be carried out by the Environmental Co-ordinator when appointed.	Within existing resources	-
Undertake an energy survey by April 2005, as part of the Private Sector House Condition Survey	In progress. A consultant is currently being appointed to carry out a Private Sector House Condition and Energy Survey.	Council General Fund	2004/5 - £50,000
Complete the Home Essentials for Life Programme (HELP) by April 2005, in liaison with British Gas and the Eaga Partnership to improve the energy efficiency of around 500 properties in the District	Under Target It has proved difficult to identify properties that have not already benefited from this type of work. As a result, only 172 properties had energy improvements carried out under the HELP Programme in 2004/5.	Council Capital Funding British Gas Grant	2004/5: £100,000 £100,000

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Replace 250 inefficient heating systems in Council properties with efficient heating by April 2005 and replace a further 340 inefficient heating systems by April 2007	<p>Under Target</p> <p>Only 109 properties were completed during 2004/5. This low figure is mainly due to the late start of the works and the need to carry out asbestos removal prior to carrying out the installations.</p>	Council Capital Funding	2004/5 - £1.18m 2005/6 - £800,000 2006/7 - £800,000
Install PVCu double glazing in 440 Council properties by April 2005, and install PVCu double glazing in a further 535 properties by April 2007	<p>Achieved – Ahead of Target</p> <p>460 properties received replacement double-glazed windows and rear doors during 2004/5.</p>	Council Capital Funding	2004/5 - £1m 2005/6 – £700,000 2006/7 – £500,000
TENANT AND LEASEHOLDER PARTICIPATION			
Facilitate the formation of at least two additional recognised tenant associations within the District by December 2005	<p>In Progress.</p> <p>A number of areas are being targeted for the possible establishment of tenant associations, including Ninefields and Loughton North. Efforts are also being made to establish a Rural Tenants Forum, with representation on the district-wide Tenants and Leaseholders Federation, through the “Beyond Suburbia” project.</p>	Within existing resources	-
Enter into Local Tenant Participation Agreements with each of the newly formed recognised tenant associations.	<p>Achieved.</p> <p>Local Tenant Participation Agreements have been entered into for each of the recognised tenants associations seeking grant funding.</p>	Within existing resources	-
Hold the second Tenants Open Day by October 2005	<p>Achieved.</p> <p>The Open Day was held on 18 June 2005.</p>	Within existing resources	-

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Fully establish the new Sheltered Housing Forum by April 2005	<p>Achieved.</p> <p>The Sheltered Housing Forum has now been fully established, with two representatives nominated to the Tenants and Leaseholders Federation.</p>	Within existing resources	-
Establish a Residents Consultation Group for the planned Springfields Improvement Scheme at Waltham Abbey by April 2005	<p>Achieved.</p> <p>Following the survey of tenants and leaseholders (which invited residents to express an interest in joining a Residents Consultative Group) a Consultation Group has been formed.</p>	Within existing resources	-