

# Priorities for Partnership Working with Registered Providers

The Council has recently adopted its Housing Strategy for 2022 – 2027. The Strategy contains an ambitious vision: “To address the housing needs of all Chelmsford residents so everyone can reasonably aspire to having a home that meets their needs”. The **Housing Strategy** establishes a number of priorities.

Several priorities in the Strategy relate to improving the supply of affordable homes, especially larger affordable homes for rent. We urgently need to better understand and address the proportionately low supply from the existing social housing stock, as well as improve the supply of larger affordable homes for rent through targeted planning advice and investment.

We have started a formal review of long term voids in the social housing sector and produced dedicated planning advice notes on **Housing Additionality** and **First Homes**. We have also developed a grant funding programme to support the refurbishment and extension of existing social housing dwellings which are not currently supported by national funding programmes.

We want to support Registered Providers to enable a greater supply of affordable homes for rent outside of planning gain through land-led development opportunities such as First Homes exceptions sites and maximise resources made available through Homes England’s funding programmes.

We need to work more closely with our affordable housing partners to prioritise and jointly achieve the actions and targets set out below:

## 1. To improve the churn within the existing social housing stock over the next four years.



## 2. To increase in the number of affordable housing lettings per annum.



**3. To increase the proportion of 3-and 4-bedroom affordable homes to let per annum.**



Where we are now



Where we need to be



Annual Improvement

**4. To increase the supply of new build affordable rented homes delivered outside of section 106 agreements.**



Where we are now



Where we need to be



Annual Improvement

**5. To increase the number of Registered Provider land-led affordable housing sites.**



Where we are now



Where we need to be



Annual Improvement

We want to build a continuous dialogue with our all our Registered Provider partners to identify solutions that will further improve the supply of affordable homes for rent. It is only through more effective partnership working and pooling our resources that we will meet these targets and reduce the number of households in greatest housing need.

