



Introduction

- 1.1 This addendum summarises the responses received to the Freedom of Information (Fol) request submitted to Uttlesford District Council (UDC) on 30 March 2023 and returned on 28 April 2023 (see Appendix 1). It should be read in conjunction with sections 5 and 6 of Marrons ‘*Stansted Mountfitchet Local Housing Need Assessment*’ (April 2023) and emphasises the need for affordable housing across Uttlesford District but also locally in Stansted Mountfitchet.

Fol Responses

- 1.2 The key points to note from the Fol response are as follows:

Uttlesford District

- The Fol confirms our main report’s conclusion that 1,272 households were on the Council’s Housing Register as of 31 March 2022;
- The Fol has added to our main report by confirming the number of households in temporary accommodation has doubled from 17 households to 38 households in 12 months;
- The Fol has also provided new information in respect of homelessness, confirming there to have been a total of 179 homelessness applications in Uttlesford District between 01 April 2022 and 31 March 2023 (62 applications for a prevention duty and 117 a relief duty);
- In terms of the number of affordable homes lost to the ‘Right-to-Buy’ scheme, the Fol states 112 properties to have been lost between 2011/12 and 2021/22. This represents an increase from the information we had collated and presented in Table 5.2 of our main report and means the net affordable delivery was in fact lower than we had originally calculated;
- The Fol directs us to Government live tables in terms of overall housing completions and affordable housing completions, thereby validating the approach presented in our main report.

Stansted Mountfitchet

- The village of Stansted Mountfitchet is traversed by two electoral wards (Stansted North, and Stansted South & Birchanger), hence the inclusion of Birchanger in some of the data;
- The Fol provides new information in respect of the demand for affordable housing in Stansted Mountfitchet, stating there to be 375 households on the
- Uttlesford District waiting list who have identified the village as their preferred choice of location. The Fol confirms a further 146 households as identifying



Birchanger as their preferred choice of location (521 households in total across the two wards which traverse the village);

- In comparison the Fol states the social housing stock to be 87 in Stansted North ward, and 187 in Stansted South & Birchanger (274 in total);
- Demand for affordable housing in Stansted Mountfitchet and Birchanger therefore clearly outstrips demand;
- This demand is emphasised by the Fol stating how only 11 social housing dwellings were let in the 12 months to March 2022 across the Stansted Mountfitchet and Birchanger area despite the significant numbers on the waiting list whose preferred location is the same area;
- The Fol has also provided the average waiting times for affordable housing across the District based on bedroom size. This data is set out in Table 1 and reveals significant waiting times for smaller affordable properties.

Table 1: Average waiting times by bedroom size, Uttlesford District

Size of affordable dwelling (bedrooms)	Average waiting time (days)
Shared	Not applicable
1-bed	640
2-bed	345
3-bed	201
4-bed	43
5+ bed	Not applicable
Bedroom need to be assessed	43

Summary

- 1.3 The Fol has validated data set out in Marrons main report, but has also provided further data which evidences the clear affordable housing need locally across the two electoral wards which traverse Stansted Mountfitchet, and across Uttlesford District.
- 1.4 The increase in households in temporary accommodation across the District over the most recent 12-month period, plus the number of homelessness applications emphasises the worsening affordability across the District.
- 1.5 Luxus Homes proposal includes four 1-bed, eight 2-bed, and four 3-bed affordable properties. As Table 1 shows the waiting time for 1-bed is nearly 2 years, and for 2-bed is nearly a year. The wait for 3-bed is over 6 months. Luxus Homes proposal provides the size of properties most in need according to the data provided by the Council themselves through the Fol.

Appendix 1

Freedom of Information request received from Uttlesford District Council on 28 April 2023

From: [Lisa Higgon](#)
To: [Dan Usher](#)
Cc: [FOI](#)
Subject: Freedom of Information Request – Reference No: 23-198
Date: 28 April 2023 18:55:00
Attachments: [Freedom of Information Request – Reference No 23-198.docx](#)

This Message originated outside your organization.

Dear Dan,

Please find attached the majority response to your recent FOI request. Unfortunately, as this is a cross department request it hasn't been possible to collate all the data yet and I have some annual leave next week so wanted to send you what we have so far and I will send the remaining responses ASAP.

Apologies for the delay but hopefully you can make a start on the information I have collated to date.

Kind regards

Lisa Higgon
Housing Officer

Uttlesford District Council
Council Offices
London Road
Saffron Walden
Essex CB11 4ER


Web: www.uttlesford.gov.uk

Subject: Freedom of Information Request – Reference No: 23-198

Thank you for your request for information, which has been considered and actioned under the Freedom of Information Act 2000. The information you requested is shown below with the responses in **bold**:

Housing Register

1. Please state the total number of households on the Uttlesford District Council's Housing Register at 31 March 2022.
1272

2. Please state the average waiting times at 31 March 2022 for the following types of affordable property in Uttlesford District:

Size of affordable dwelling (bedrooms)	Average waiting time (days)
Shared	Not applicable
1-bed	640
2-bed	345
3-bed	201
4-bed	43
5+ bed	Not applicable
Bedroom need to be assessed	43

3. Please state the average waiting times at 31 March 2021 for the following types of affordable property in Uttlesford District:

Cannot produce retrospective figures- I managed to provide the 31/3/22 from a previous FOI

4. Please state the total number of households on the Uttlesford District Council's Housing Register at 31 March 2022 specifying either of the following wards as their preferred choice of location.

We cannot provide the data as at 31/03/22 and not by ward either but the current figures as at 31/3/23 are:

Stansted: 375
Birchanger: 146

5. Please state the total number of households on the Uttlesford District Council's Housing Register at 31 March 2021 specifying either of the following wards as their preferred choice of location.

Cannot provide retrospective data

Social Housing Stock

6. Please state the total number of social housing dwelling stock at 31st March 2022 in the following wards:

Ward	Total Social Housing Stock (31 March 2022)
Stanstead North	87
Stanstead South & Birchanger	187

Social Housing Lettings

7. Please state the number of social housing lettings in the period between 1 April 2020 and 1 April 2021; and between 1 April 2021 and 1 April 2022 in the following wards:

Figures for UDC lettings only, we do not collate figures for HA's in the district. Also can only split by Birchanger and Stansted.

Ward	Social Housing Lettings	
	1 April 2020 to 31 March 2021	1 April 2021 to 31 March 2022
Stanstead	11	9
Birchanger	3	2

Temporary accommodation

8. Please state the number of households on the Housing Register housed in temporary accommodation within and outside the Uttlesford District Council administrative area on the following dates:

Households in Temporary Accommodation	31 March 21	31 March 22
Households Housed within Uttlesford District	16	33
Households Housed outside Uttlesford District	1	5
Total Households	17	38

Homelessness

9. Please state the number of homelessness applications in the last 12 months (please specify 12 month period used) which the Council has assessed as having:

Data provided for 01 April 22 – 31 March 23

- a. a prevention duty; and 62
- b. a relief duty. 117

Right to Buy

10. Please state the number of social rented dwellings lost in Uttlesford District Council's administrative area broken down on a per annum basis for the period between 2000/01 and 2021/22 through the following:

a. Right to Buy;

2000/01 – 59
2001/02 – 42
2002/03 – 47
2003/04 – 32
2004/05 – 14
2005/06 – 4
2006/07 – 4
2007/08 – 6
2008/09 – 2
2009/10 – 4
2010/11 – 5
2011/12 – 4
2012/13 – 9
2013/14 – 8
2014/15 – 12
2015/16 – 8
2016/17 – 16
2017/18 – 9
2018/19 – 11
2019/20 – 11
2020/21 – 8
2021/22 – 16

b. Preserved Right to Buy; **N/A**

c. Voluntary Right to Buy. **N/A**

11. Please state the number of Right to Buy replacements funded by receipts from Right to Buy sales in the Uttlesford District Council region broken down on a per annum basis for the period between 2000/01 and 2021/22.

We only have records from 2016/17

2016/17 - 13
2017/18 - 29
2018/19 - 5
2019/20 - 14
2020/21 - 0
2021/22 - 8
2022/23 - 13

12. Please state the number of social rented dwellings **lost** in the Stanstead North and Stanstead & Birchanger wards broken down on a per annum basis for the period between 2000/01 and 2021/22 through the following:

a. Right to Buy;

2000/01 – 4
2001/02 – 2
2002/03 – 7
2003/04 – 2
2004/05 – 0

2005/06 – 0
2006/07 – 0
2007/08 – 0
2008/09 – 0
2009/10 – 0
2010/11 – 0
2011/12 – 0
2012/13 – 1
2013/14 – 2
2014/15 – 1
2015/16 – 2
2016/17 – 0
2017/18 – 0
2018/19 – 1
2019/20 – 1
2020/21 – 1
2021/22 – 1

- a. Preserved Right to Buy; **N/A**
- b. Voluntary Right to Buy. **N/A**

13. Please state the number of Right to Buy replacements funded by receipts from Right to Buy sales in the Stanstead North and Stanstead & Birchanger wards broken down on a per annum basis for the period between 2000/01 and 2021/22.

We only have records from 2016/17 (all are for Stansted none for Birchanger)

2016/17 - 0
2017/18 - 15
2018/19 - 0
2019/20 - 2
2020/21 - 0
2021/22 - 0
2022/23 - 0

Housing completions

14. Please state the number of **NET** overall housing completions in Uttlesford District Council's administrative area broken down on a per annum basis for the period between 2000/01 and 2021/22.

This data is available on the Gov.uk website

15. Please state the number of **NET affordable** housing completions in Uttlesford District Council's administrative area broken down on a per annum basis for the period between 2000/01 and 2021/22.

This data is available on the Gov.uk website

16. Please state the number of **NET** overall housing completions in the Stanstead North and Stanstead & Birchanger wards broken down on a per annum basis for the period between 2000/01 and 2021/22.

Information not held at a ward level

17. Please state the number of **NET affordable** housing completions in the Stanstead North and Stanstead & Birchanger wards broken down on a per annum basis for the period between 2000/01 and 2021/22.

Information not held at a ward level

Affordable housing pipeline

Responses are still being worked on for the following questions and I will send through ASAP.

18. How many affordable homes are forecast to be delivered as part of Uttlesford District's most recent calculation of five year housing land supply?
19. How many affordable units are yet to be built but benefit from planning permission in Uttlesford District Council's administrative area?
20. How many affordable homes are forecast to be delivered in the Stanstead North and Stanstead & Birchanger wards as part of Uttlesford District's most recent calculation of five year housing land supply?
21. How many affordable units benefit from planning permission but are yet to be built in the wards of Stanstead North and Stanstead & Birchanger?

Please do not hesitate to contact me if you have any further queries or concerns.

If you are dissatisfied with the response to your request, please let us know. If we are unable to resolve the matter quickly then you may wish to pursue this through the Council's complaints procedure and request an internal review be undertaken. Internal review requests should be submitted within 40 working days of the date of receipt of the response to your original letter and should be addressed to: foi@uttlesford.gov.uk.

If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF. Telephone: 0303 123 1113 or 01625 545 700 Website: www.ico.org.uk.