



GOVERNMENT WANTS 913 NEW HOMES PER YEAR

The new Local Plan will provide much needed houses, jobs and infrastructure to meet the needs of the District. Work has started on a new Local Plan for the District that will set the future direction of planning until 2036.

■ This includes new housing and employment areas with supporting infrastructure. A key input to this is likely to be a standardised model for local authorities to determine their Objectively Assessed Need as proposed by central government in September.

This looks at local growth in population, likely migration from other areas and an unaffordability uplift for areas where house prices are significantly higher than household income. The figure proposed for the District is 913 per year. This is significantly

higher than the 436 identified in the previous draft Strategic Local Plan.

The Conservative led Council is determined to ensure that local housing jobs and infrastructure needs are met whilst protecting the integrity of St Albans.

Cllr Alun Davies said: "The Council fully recognises the need for additional houses to meet local need. Nevertheless, I am lobbying the Planning Portfolio holder – Mary Maynard - to ensure that school places and other infrastructure are in place to meet the demand".



Your local councillors making a difference

FIGHTING FOR SCHOOL PLACES IN ST ALBANS

■ Cllr Alun Davies recently attended the latest parent get together in the St Albans City centre, to talk about the current state of play as far as primary school places go.

Cllr Davies said, "I have met with local headteachers to understand their views on expansion, I've also been working with the cabinet member for planning at SADC and the cabinet member for schools at HCC to ensure that both residents and schools views are taken onboard".

Alun has been involved in supporting this group for the past 3 years.



ST CLAIRE'S HOMELESS ACCOMMODATION OPENS

■ Hightown Housing Association have completed the redevelopment of St Claire's on Church Crescent for the temporary homeless. Original proposals were for rooms with shared amenities. Local councillors Alun Davies and Alec Campbell were concerned this would not provide a high-quality facility and pushed for self-contained units. They were pleased that Hightown listened and modified their plans.

This facility reduces the need for homeless residents to move out of the District to find accommodation. Hightown will have in place support staff to ensure tenants abide by their tenancy agreements.

ARTICLE 4 DIRECTION PROTECTS DISTRICT

Over recent years significant amounts of office space have been converted to residential under government Permitted Development rules.

The Council worked with the Chamber of Commerce and local businesses to provide evidence that existing commercial space should be protected using Article 4 directions.

This means that commercial to residential conversion in these areas will require planning

permission.

There are nine directions in total and they will come into force on 22 March 2018 following a 12-month consultation.

Cllr Alec Campbell said: "I am pleased to see these Article 4 Directions being put in place. Prior to becoming leader, I held the Planning Portfolio and was very happy to respond to concerns and help protect jobs and office space".



COUNCIL HOUSE IMPROVEMENTS IMPROVE SUSTAINABILITY

The Conservative led Council has a long-standing programme to improve its 5,000 council properties to ensure they are of a high standard.

This includes new boilers, double glazing and insulation. This helps the Council achieve its target to reduce carbon emissions by 3% per year. Over the last year the Council installed 890 A-rated condensing boilers, 309 properties with loft and cavity wall insulation and 2,048 windows with double glazing.

Housing properties make up 3/4 of the Council's gas consumption. Consumption is 55% lower than in 2008/9 mostly due to energy efficiency measures. This also substantially reduces heating bills for residents.



News SNIPPETS

COUNCIL TAX DISCOUNT

Residents with severe mental impairment are being encouraged to apply for a discount to their Council Tax. A recent survey showed that the take up varies widely across the Country. Cllrs Alun Davies and Alec Campbell urge residents to apply to the Council for this discount where one or more residents in a household suffers from dementia or Alzheimer's Disease.

TELFORD COURT SPRINKLER SYSTEM

Telford Court was built in 1969 before sprinkler systems were mandatory in high rise buildings. It does not have flammable cladding as in the case of the Grenfell Tower in London. Nevertheless, the Council is making provision in next year's budget for a sprinkler system and associated costs. Residents will be consulted.

YOUR CONSERVATIVE COUNCILLORS ST PETERS WARD



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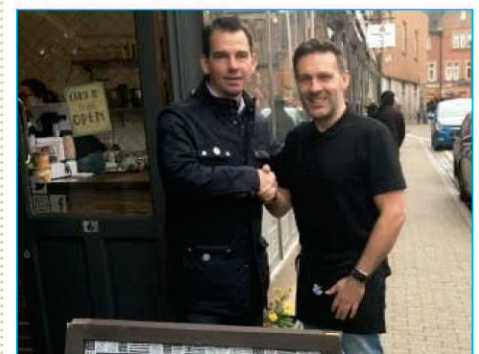
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CLLR DAVIES CONTINUES TO SUPPORT LOCAL BUSINESSES



Issues range from planning, waste and recycling through to helping to market businesses to local residents.