



Stockton-on-Tees
BOROUGH COUNCIL

Stockton-on-Tees Borough Council

Housing Strategy

2008-2011

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Section 1.

Introduction

Everyone should have the opportunity of living in a decent home in a sustainable community at a price they can afford. Local authorities are now more than ever taking an increasingly strategic role in housing, in terms of identifying local needs and enabling the development of new quality social and affordable housing.

This housing strategy details our housing objectives, priorities and the actions that will be undertaken to meet local housing need and aspiration. It also provides an overview of our local housing market and factors affecting it.

The housing world is constantly evolving. The Housing Green Paper, published by the Government in July 2007 was the first in 7 years and sets out radical proposals for housing, including proposals to increase the supply of housing, to provide well designed and greener homes that are supported by infrastructure and to provide more affordable homes to buy or rent. There has also been, over recent years, a move towards sub regional working and competitive bidding. The Council's local housing strategy embraces the national housing agenda and is closely aligned to both the Regional Housing Strategy (RHS)¹ and the recently published Sub Regional Housing Strategy (SRHS) (September 2007), reflecting the changing national priorities and local housing need. (As demonstrated in Appendix 1).

Many of the Council's housing objectives are corporate objectives delivered in conjunction with partner agencies through the Sustainable Community Strategy², the overarching plan for the Borough. Stockton Renaissance Partnership Board (the Borough's 'Local Strategic Partnership') is responsible for preparing the Sustainable Community Strategy. The Sustainable Community Strategy sets out the priorities for the next three years, to be delivered through effective partnership working between public and private sector organisations, voluntary and community groups, local businesses and residents of the borough.

The vision for the housing service is to: -

"To provide a quality housing and benefits service to both current and prospective residents of Stockton on Tees, irrespective of their housing tenure.

We will work with our partners to ensure that the people of Stockton have access to decent and affordable housing which meets both their current and future needs and aspirations".

Strategic objectives and service priorities

Within the Housing Strategy there are four broad strategic objectives, which underpin the vision for housing in the borough of Stockton on Tees. The objectives follow those of both the regional and sub regional housing strategies. Within each objective a number of service priorities have been identified, all of which reflect national and local priorities.

¹Quality Places for a Dynamic Region – The North East England Regional Housing Strategy, North East Assembly July 2007

²Consultation is currently ongoing on the first draft of Stockton's Sustainable Community Strategy 2007 - 2021 – Shaping Stockton's Future

The objectives are: -

- 1 **Rejuvenating the housing stock** - to create communities where people from all walks of life want to live both now and in the future.
- 2 **Provide choice and quality** - to ensure a range of quality accommodation across all tenures, which meets the current and future housing needs and aspirations of all residents in the borough.
- 3 **Improve and maintain existing housing** - to improve housing conditions in the private and public sectors.
- 4 **Meeting community and social needs** - to tackle inequalities.

Section 2.

Needs Analysis

Borough Profile

Stockton on Tees is a borough of wide contrasts; a mixture of busy town centres, urban residential areas and picturesque villages.

In 2007 the borough had a population of 187,300 living in approximately 78,000 households. The population within the Borough has risen by 1.9% since the 1991 Census, compared with the North East average of a 2.8% fall.

Social and Economic Factors

The Borough has a unique social and economic mix, with areas of alarming disadvantage situated alongside areas of affluence. For example, measuring disadvantage against the Government's Index of Multiple Deprivation 2004, over a third of the population (60,780) of the Borough live in areas³ that are within the worst 20% deprived areas nationally, 17% (31,000) actually live in the worst 10%. In stark contrast, 11% (20,000) fall within the top 20% of most affluent areas nationally.

Unemployment in the Borough is 2.9%, compared to a national average of 2.4% and the North East average of 3.1%. In one ward (Stockton Town Centre) unemployment is as high as 8.6%, whilst in another, (Ingleby Barwick West) 0.7%⁴. The mean average annual gross income per person in the borough is £20,491, and while higher than the Tees Valley average of £18,198 it is lower than the national average of £22,248.

Population Projections

Much work has been carried out in recent years to look at future demographic changes in the population of the borough, and how council services will need to adapt to changing needs.

It is forecast that although the number of people will not differ significantly for the next 15 years, the profile of the population will change. Projected figures from Tees Valley Joint Strategy Unit show that by 2021: -

- There will be a rise of 11% in the number of households in the Borough between 2007 and 2021,
- The average household size is expected to decrease from 2.4 in 2006 to 2.2 in 2021,
- The number of children will fall by 21% to 30,400,
- The number of people of working age (16 to retirement age) will decrease by 4%,
- There will be an increase of 46% of older people (retirement age and over),
- The proportion of residents from the BME community is expected to continue to increase,
- The number of residents with disabilities is expected to continue increasing, in part due to the ageing population.

³Lower Super Output Areas

⁴Data Source: Tees Valley Joint Strategy Unit –'Unemployment in the Tees Valley' (June 2007)

Some of these trends are shown in the tables below.

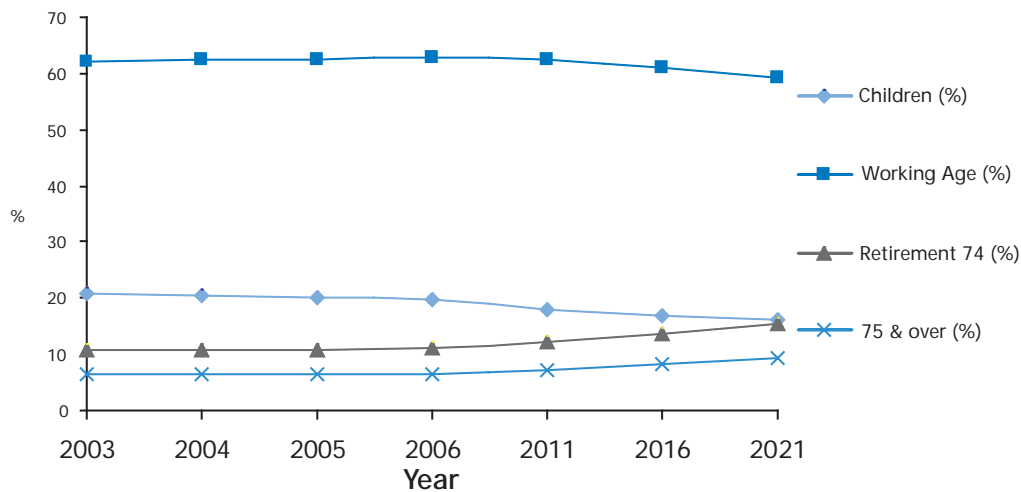
Mid-Year	Children (%)	Working Age (%)	Retirement - 74 (%)	75 & over (%)	Total Population
2003	20.8	62.2	10.7	6.3	186,300
2004	20.3	62.5	10.8	6.4	186,500
2005	20.0	62.6	10.9	6.5	186,700
2006	19.7	62.7	11.0	6.6	187,100
2011	18.0	62.4	12.2	7.3	189,200
2016	16.9	61.1	13.8	8.2	189,200
2021	16.2	59.1	15.3	9.4	187,900

Source: Tees Valley JSU

Mid-Year	Number of Households	Average Household Size
2003	75,600	2.43
2004	75,800	2.43
2005	76,100	2.42
2006	76,900	2.40
2011	80,800	2.30
2016	82,400	2.26
2021	83,700	2.20

Source: Tees Valley JSU

Population Projections within the borough by age



The Black and Minority Ethnic (BME) Community

2.8% of the Borough’s population are from black and minority ethnic (BME) communities; the largest ethnic minority groups are Pakistani (1,980) and Indian (785) residents⁵. The BME community, while only 4,924 of the total population, have increased since the 1991 Census; at this time the local BME population was only 2,803 residents⁵. This increase to some extent can be attributed to the number of asylum seekers who once given a positive determination to remain in the country, choose to remain in the Borough.

⁵Data source: 2001 Census Information

In addition to the established BME community, at March 2007, there were 345 asylum seekers in accommodation managed by the National Asylum Support Service (NASS). The trend for the previous 2 years suggests that the number of asylum seekers supported in NASS accommodation in the UK reached a peak at the end of 2002/03 and has declined each quarter since then. This trend has been replicated in the Borough with the number of asylum seekers supported in NASS accommodation decreasing by 60% from quarter 3 in 2002/03 to quarter 3 in 2004/05. These figures however do not take into account destitute asylum seekers, those people seeking asylum that have reached the end of their appeal process and support from NASS has ceased. The number of destitute asylum seekers in the borough is unknown.

Gypsies and Travellers

The Council manages one Gypsy and Traveller site in the borough. This has 28 pitches and has full occupancy almost 100% of the time. The Council, along with the other Tees Valley local authorities and the Tees Valley Joint Strategy Unit (TVJSU), has jointly commissioned a sub regional Gypsy and Traveller Accommodation Assessment. The results will inform future reviews of Supporting People strategies, Local Development Frameworks and local and sub regional housing and homelessness strategies. The study will focus on the identification of existing and required numbers/types/location characteristics of site pitches by local authority.

The steering group which is made up of representatives from the Tees Valley local authorities, TVJSU, Gypsy and Traveller community, Police and Traveller Education Service appointed Salford Housing and Urban Studies Unit in August 2007 to undertake the study. It is anticipated that the study will be complete by March 2008.

Teenage Parents

Conception rates nationally among teenagers have fallen in recent years. This is also reflected within the borough, the conception rate has been decreasing from a peak in 2003 of 51.3 per 1,000 girls aged 15-17 to 46.2 per 1,000 in 2005. The under 18-conception rate has seen an overall decline over the period 1998-2005 of 4.4%.

Local research into the accommodation needs of teenage parents was undertaken in Stockton on Tees in 2006/07. The Council has developed a report on Teenage Parent Housing Needs and Aspirations in the borough, which outlines in detail the results of the research and recommendations on how key housing issues should be addressed. The recommendations of the report will be considered by the Teenage Pregnancy board in the borough.

The Local Housing Market

The structure of the housing market in the North East has distinctive characteristics, for example in comparison to the rest of the country, it has a relatively small private rented sector and relatively high levels of social housing. These characteristics are also true of the housing market in this borough.

Table 3 – Comparison of Household Tenure⁶

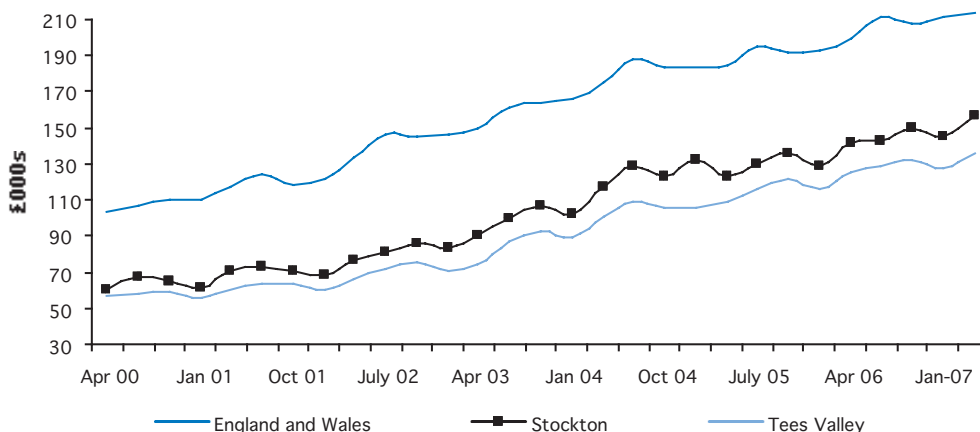
Household tenure (% of households)	Stockton-on-Tees (%)	Tees Valley (%)	North East (%)	England & Wales (%)
Owner- occupied	71.6	67.9	63.6	68.9
Council rented	17.2	18.4	22.4	13.2
Housing association	4.3	5.0	5.3	6.0
Private rented	5.2	6.5	6.3	8.7
Other	1.7	2.3	2.5	3.2

House Prices

Average house prices in the borough have risen substantially over recent years. The chart below shows the increase in house prices over the last 6 years and compares borough house prices to both Tees Valley and national house prices.

In June 2004, the average house price in the borough of Stockton was £116,578. At June 2007 that had increased by 34% to £156,022. This continuing increase has an impact on the ability of households to enter the housing market.

Quarterly Average House Prices



Housing Demand

Traditionally, there has been an oversupply of rented accommodation across all tenures in the borough. However, over recent years there has been a significant increase in demand in real terms. The increase in demand is indicative of a number of issues including:

- An increase in the number of homeless applications from 1,276 in 2002/03 to 1,797 applications in 2004/05. However, since then, figures have leveled off to 1,787 2005/06 and further in 2006/07 to 1,253,
- The stock rationalisation programme of unsustainable council housing stock and the decent standard programme,
- The housing-led regeneration schemes within the borough,

⁶Data source: 2001 census information

- The current state of the housing market (high property prices leading to a reduction in private rented accommodation, affordability etc).

Although housing waiting list figures in the Council statutory returns show a reduction over the past 4 years, the stock reduction through Right to Buy sales and housing led regeneration schemes and through reduced property turnover means that demand for accommodation has increased.

Table 4 Households on the Housing Register (excluding the transfer register)

	2003	2004	2005	2006	2007
Total households on the housing register at 1st April ⁷	3,892	3,736	3,485	3,559	3,187

Table 5 Local Authority Stock⁸

	2003	2004	2005	2006	2007
Local authority stock	13,218	12,460	11,913	11,474	11,108

Table 7 Local Authority dwellings let⁹

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07
Total Dwellings let	1,843	1,505	1,539	1,154	1,300	1,128

Council Housing Stock

The majority of the Council's housing stock is traditional houses and bungalows (67%). 27% are flats and the remainder are non-traditional houses and bungalows. The stock is ageing in profile, with 16% built pre 1945 and a further 45% built between 1945 and 1964.

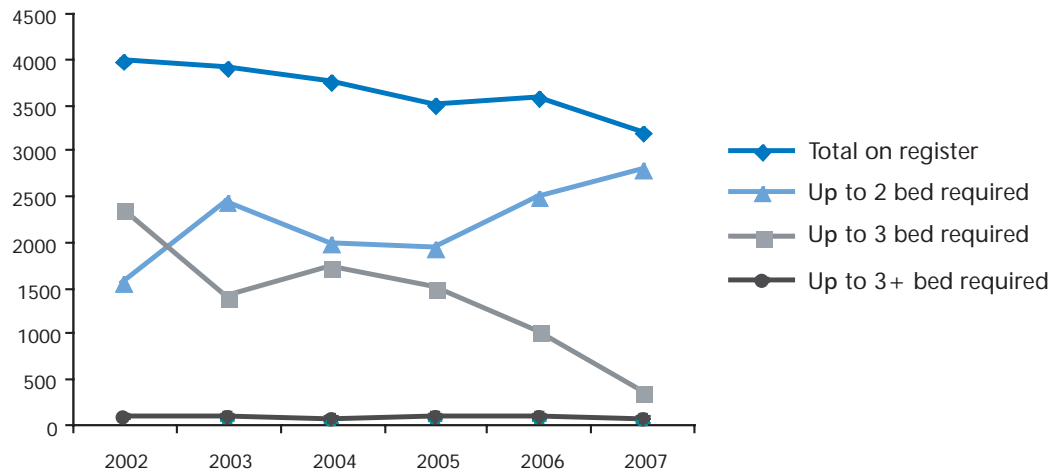
The type of property that applicants for council housing are requiring is shown in the table below. The trend has been for 'smaller' up to 2 bedroom accommodation.

Table 8 – Demand for Council Housing¹⁰

At 1st April each yr	2002	2003	2004	2005	2006	2007
Up to 2 bed required	1,536	2,417	1,965	1,913	2,466	2,788
3 bedrooms required	2,350	1,388	1,717	1,497	1,022	344
3+ bedrooms required	76	87	54	75	71	53
Total on register	3,962	3,892	3,736	3,485	3,559	3,187

⁷HIP HSSA⁸HIP HSSA⁹HIP HSSA¹⁰HIP HSSA

Council Waiting List Demand in the borough



Local Housing Assessment

Having up to date information on housing need and aspiration is vital to the Council in carrying out its strategic housing role.

In 2006 a Local Housing Assessment (LHA) was completed which updated the Council's understanding of housing need and aspiration in the borough.

The LHA assessed the housing requirements in the borough across all tenures (owner occupiers, social renters, private renters) and involved a mix of face-to-face interviews, postal surveys and stakeholder focus groups. The LHA provides an understanding of the local housing market, the key 'drivers' of local housing demand and supply and the level of housing need within the area. It is one of a number of sources of information used to inform housing need in the borough.

The main findings of the assessment were: -

- Low incomes and high levels of unemployment mean that a large proportion of residents cannot afford to buy their homes. This is likely to result in a continuing demand for rented accommodation,
- The entry level property price for the Borough has been determined as £82,673 (The entry level property price is what a household entering the market can be expected to pay on average. N.B. This is not the same as the average house price),
- 10.3% of households consider themselves to be in unsuitable housing,
- Across the borough 18.6% of households where one member or more has a disability or limiting long standing illness feel that the members mobility is impaired by their home,
- A comparison of planned mover demands with the released supply appears to show the following:
 - An overall shortage of social rented accommodation
 - A specific shortage of two bedroom semi detached houses
 - A shortage of two and four bedroom detached housing
 - A surplus of terraced houses.

- There is a significant oversupply of one bedroom properties and the development of dwellings of this size should not be actively encouraged, and
- A target of at least 9% of all new homes to be affordable, which should probably not be allowed to fall below 15% to meet the needs of the borough.

The assessment concludes that an additional 200 affordable dwellings should be provided over the next five years (40 units per annum).

In October 2007, the Tees Valley local authorities, in partnership with Tees Valley Living and Tees Valley Joint Strategy Unit commissioned a Tees Valley Strategic Housing Market Assessment. This assessment will update some of the information within the LHA and will also include an update of the affordability model for each of the five local authorities.

Section 3.

Strategic Objective 1

Housing Service Strategic Objective 1	<ul style="list-style-type: none"> • Rejuvenating the Housing Stock
Service Priorities	<ul style="list-style-type: none"> • Ensure housing investment contributes to the development of sustainable communities • Support the work of Tees Valley Living to address Housing Market Renewal

Background

Like many areas in the north of England, there are neighbourhoods within the borough that have experienced housing market failure. These areas are generally characterised by older terraced housing or low demand Council estates, above average levels of social housing, low property values, and poor neighbourhood conditions.

It is acknowledged that housing markets do not necessarily work to local authority boundaries. Therefore, in order to tackle housing market failure at a sub regional level, Tees Valley Living (TVL) was established in 2003. TVL was formed by the Tees Valley authorities alongside Registered Social Landlords, One North East, Government Office for the North East, English Partnerships, the House Builders Federation, the Housing Corporation and the Tees Valley Partnership. The purpose of Tees Valley Living is to develop an evidence based Housing Market Renewal Strategy and campaign for resources to implement this.

In 2004, Tees Valley Living undertook an assessment of neighbourhoods across the Tees Valley. The Vitality and Viability Index (VVI) identified areas where low demand for housing was having the greatest impact. The VVI is compiled by applying statistical techniques to combine a range of indicators that had been agreed to give a measure of 'health' in terms of defined neighbourhoods across the sub region. There were a number of areas within the borough that were identified as being in the worst 20% in the Tees Valley, including the Parkfield, Hardwick and Mandale neighbourhoods. Parkfield was assessed as being in the 10% worst neighbourhoods in the Tees Valley.

A large proportion of the housing stock in these neighbourhoods at this time was classified as obsolete and no longer fit to meet 21st century needs and aspirations. It was clear that the mismatch between demand and supply was not only having an impact on housing but also on wider community issues. For instance, the high number of long term vacant housing in the areas was leading to community safety and anti social behaviour issues. The challenge for the Council was to replace obsolete housing with high quality housing that would meet the needs and aspirations of current and future residents, contributing to wider regeneration and the creation of sustainable communities.

A Tees Valley Housing Market Renewal Strategy was published in October 2005 and applied a sub regional perspective to the problem of low demand and utilising evidence from the VVI identified intervention areas across the Tees Valley. This included the Parkfield area in Central Stockton.

Tees Valley Living has been very successful in securing funding for housing market renewal and in ensuring a partnership approach to resolving issues of low demand across the sub region. £32 million was secured for housing market renewal in the Tees Valley for 2006 - 08. This is from the Single Housing Investment Pot (SHIP) Objective One and Housing Market Renewal grant from Department for Communities and Local Government.

Tees Valley Unlimited

In order to recognise the crucial role that the Tees Valley City Region plays as a driver to economic growth, a new partnership structure has been set up. Tees Valley Unlimited (TVU) will ensure a co-ordinated approach to decision making to increase economic prosperity across the Tees Valley and at the same time retain local authorities at the heart of that decision making in the key areas of Planning and Economic Strategy, Transport, Employment and Skills and Housing. In terms of housing, the TVL Board will assume responsibility for the housing function of Tees Valley Unlimited with an additional role in terms of housing strategy. As part of Tees Valley Unlimited, the Council will be able to influence the key development agendas in the Tees Valley.

New Growth Points

In the recently released Housing Green Paper, the Government announced an additional round of new growth points. Through the New Growth Points initiative the Government provides support to local communities who wish to pursue large scale and sustainable growth, including new housing. The Housing Green Paper proposes that for the first time, additional growth points will include areas in the North. As a sub region, the Tees Valley local authorities are considering the potential of the Tees Valley as a New Growth Point to accelerate our new build programmes whilst continuing to deliver our commitments to local communities where housing market renewal activity is ongoing.

What the Council is doing

The Lyons Review, published in March 2007, proposes a wider strategic role for local government, termed 'place-shaping'. This includes creating places that people want to live and providing good quality affordable housing across tenures. It is important that where there is intervention in the housing market, the purpose is not simply to provide better housing but to create places that people want to live in.

The Council's Regeneration Strategy links the rejuvenation of housing stock to the wider regeneration plans for the borough. Regeneration focused solely on housing will not always resolve an area's problems. Successful developments will ensure that the appropriate housing mix and choice is provided within a sustainable community.

The vision within Stockton on Tees is to 'shape places'. The following sections show how this is taking place in the areas of Hardwick, Mandale and Parkfield.

Hardwick

The masterplan for the Hardwick estate will see the demolition of over 600 houses (the majority of which are Council properties) and the re-provision of more than 700 new units of housing for sale, rent and shared equity. The mix of tenures will assist in developing a

sustainable community and avoid the disadvantages associated with mono-tenure estates (e.g. traditional council estates). Housing for older people will also be provided on the scheme, including the construction of an 'Extra Care Scheme' completed in April 2007 and the development of 50 units of accommodation for over 55's. To date, over 500 residents from the estate have been successfully relocated.

The scheme will take approximately 7 years to complete and is being delivered in partnership with a consortium of private housing developers: Barratt Newcastle and Haslam Homes and a registered social landlord, Endeavour Housing Association. The wider benefits of the £60 million scheme will be a safe and secure open green space, jobs and training opportunities for local people and the relocation of Hardwick Primary School to a new state of the art community facility. The Council is also exploring the potential for a number of bungalows for people with learning disabilities to be provided.

Mandale

The Mandale Redevelopment scheme in Thornaby (Mandale Park) is progressing at pace, providing high quality mixed tenure accommodation and creating a sustainable neighbourhood in which people will want to live for many generations. In total, around 578 low demand properties will be demolished in the area. The scheme will invest and lever in £60 million investment into Thornaby and will take up to six years to complete. It will include a mix of new housing for social rented, sale and shared ownership.

The developers, Barratt Newcastle and Haslam Homes along with the Registered Social Landlord Nomad E5, started on site in February 2005. The scheme has been very successful and to date 300 homes have been completed and sold (many prior to their completion), and 85 general needs units have been provided. A further two phases will lead to the development of around 800 new homes. The scheme also includes a new £1m linear park, in which local residents and school children have been involved in the design.

A recent survey carried out with residents showed that over 90% were happy or very happy with their new home. There is evidence that the development is also creating a mixed-income community. In 2006, 60% of households who had purchased their new home at Mandale earned £30,000 per annum. This is compared to 2001 when around half of the residents on the estate were economically inactive and there was a high level of benefit dependency.

Parkfield

As previously stated, the TVL Vitality and Viability Index identified the Parkfield area as being one of the 10% worst low demand neighbourhoods in the Tees Valley. Intervention was therefore required in order to re-establish a vibrant and sustainable community.

Parkfield suffers from an oversupply of housing that does not meet current aspirations. Much of the housing stock is pre 1919 terraced housing and is in poor condition. There is a high concentration of privately rented properties, which generally have been poorly managed and maintained.

The scheme will be developed in three phases, which will have a mixture of targeted demolition and renewal. With £5m funding from English Partnerships and £1.99m from the North East Housing Board as part of the Tees Valley Demonstration Project, the Council has demolished 186 properties and a social club. The private developer partner, Dunelm Homes

has commenced developing the 104 properties for sale and 10 properties for rent as part of Phase 1. The properties for rent will be owned and managed by a registered social landlord, Tees Valley Housing Group. The scheme (Phase 1) will see investment in excess of £10 million and will directly compliment the ongoing Facelift scheme, which is delivering a range of external improvements to properties, in an area of Parkfield directly adjacent, (objective 3 contains more detail on the facelift scheme).

Proposals for Phase 2 include the clearance of over 200 residential and commercial premises. A mixed use development is proposed which will include high quality new homes to provide for existing residents and to attract families and professionals back into the town centre. A multicultural 'World Mile' scheme is also being explored for this important town centre gateway and work has begun to explore the need for bespoke BME Asian accommodation.

The Council is developing a proposal to restore and remodel the Phase 3 area, particularly with a view to creating 'Eco' Victorian terraces. Plans and funding sources are currently being explored and the Council is working closely with the local community and the Parkfield and Mill Lane Neighbourhood Management Pathfinder on this.

Homeownership Toolkit

The Council, through its Homeownership Toolkit, currently provides a range of discretionary financial assistance schemes to homeowners required to relocate through demolition. Over the last 3 years at Hardwick, Mandale, and Parkfield housing regeneration areas, the Council has successfully relocated over 160 homeowners. Over 80 of these have been assisted to purchase another home through the Homeownership Toolkit. Barratt Newcastle and Haslam Homes have also offered equity loans to displaced residents to assist them to purchase one of their new properties on Mandale and Hardwick.

The Council has now extended this toolkit to include a relocation equity loan scheme. A loan is provided to assist the homeowner in purchasing a property. No interest, monthly repayment or rent is payable on the loan and it is paid back on re-sale of the property. This means that the re-paid loan can then be 'recycled' and provided to another household requiring assistance.

The Local Housing Assessment 2006 has shown that homeownership ambitions in the borough are high and that moving into homeownership is difficult within the current housing market climate. A new post will therefore be created to take forward the homeownership agenda for the Council. This will involve exploring the potential of extending the equity loan scheme borough wide.

Monitoring and evaluating our progress

In 2007, TVL's original Vitality and Viability Index will be replaced by two indices: the Housing Vitality Index, which will focus on failing housing and the Community Vitality Index, which will focus on deprived communities. Neighbourhood boundaries have been refined and the index has been revised to reflect a set of indicators more closely related to housing market issues.


Table 8

Draft Tees Valley Vitality and Viability Index 2007	
Housing Vitality Index	Community Vitality Index
House price	Housing
House condition	Unemployment & low income
Vacant housing	Crime and disorder
Turnover	Education
Vulnerable housing	Health
Physical environment	Sustainability

As well as monitoring the impact of ongoing housing regeneration schemes, the indices will also identify future areas where intervention might be required.

SIGNPOST SECTION:

STRATEGIC OBJECTIVE 1

Summary
<p> A large proportion of the housing stock in the Hardwick, Mandale and Parkfield neighbourhoods no longer meets 21st century needs and aspirations.</p> <p> Major Housing led Regeneration Schemes are ongoing in Hardwick, Mandale and Parkfield, providing high quality new accommodation for both rent and sale, creating sustainable neighbourhoods for both current and future generations.</p>
Key Achievements
<p>We have: -</p> <ul style="list-style-type: none"> • Successfully relocated 500 residents from Hardwick. • Opened a 50 unit Extra Care Scheme, provided by Endeavour Housing Association. • Commenced Phase 1 of the Linear Park at Mandale. • Enabled existing homeowners to purchase new homes through the homeownership toolkit. • Been shortlisted for an LGC Regeneration award for Mandale Park. • Demolished 186 low demand properties at Parkfield and the developer is now on site.
Key Actions
<p>We will: -</p> <ul style="list-style-type: none"> • Support the long term work of Tees Valley Living Housing Market Renewal through: <ul style="list-style-type: none"> • Active participation in Executive and Board • Development of sub regional SHIP 3 projects • Continue progress of Hardwick Regeneration Scheme • Continue progress of Mandale Regeneration Scheme • Continue progress of Parkfield Regeneration Scheme • Deliver the Council's Stock Rationalisation Programme and • Contribute to the annual update of the Vitality and Viability Index (Housing Vitality Index)
Key contact/s for this section are
<p>Jane Edmonds – Housing Strategy Manager Sharon Thomas – Housing Regeneration Manager (See 'Key Contacts' section for how to contact)</p>
Key Supporting Documents
<p>Local Housing Assessment 2006 Regeneration Strategy 2007 - 2012</p>

Section 4

Strategic Objective 2

Housing Service Strategic Objective 2	<ul style="list-style-type: none"> • Providing quality and choice
Service Priorities	<ul style="list-style-type: none"> • Determine the current and future housing needs and aspirations of the borough • Address affordability in the housing market

Background

Both the Regional Economic Strategy and the Regional Spatial Strategy anticipate future economic growth in the North East. There is a strong link between economic growth and housing, as the more people that choose to live and work in the region will lead to a net increase in housing demand.

The Regional Housing Strategy states that choice and quality in housing depends on providing 'the right mix of housing in the right place (place in this context, meaning market areas)'. Providing housing within the borough of the right size, tenure and within locations that are sustainable is a key priority in developing the housing strategy.

Affordability

Information on the housing need and aspiration of residents is imperative to ensure that decision-making is based on robust evidence.

In 2000 the Council carried out a Housing Needs Survey to identify the housing needs of residents. This was updated in 2006 when the Council commissioned a Local Housing Assessment (LHA). There were significant changes in the housing market during this period and the findings of the 2006 LHA reflected this. Most importantly, affordability had increasingly become an issue within the borough.

The Housing Needs Survey in 2000 identified some affordability issues for residents in the borough, predominantly those on low incomes. However, it predicted that should house prices increase above wage inflation, the issue of affordability would increase significantly. The LHA in 2006 evidenced that due to house prices increasing at a much higher rate than wage levels in the borough, affordability had become an issue that affected a much larger proportion of residents (house prices have increased by 130% in the last 6 years from £64,959 to £149,677).

Affordable housing is a key priority for the Government. In the Housing Green Paper (Homes for the Future: more affordable, more sustainable - July 2007) the Government commit to deliver at least £8 billion investment in affordable homes over the next three years. Affordable housing is also a key priority for this strategy.

The LHA identifies an affordable housing shortfall in the borough of 40 units per year or 200 over five years. It recommends that a range of affordable housing should be offered, which could include shared equity, discounted sale and high quality social housing. The Department

for Communities and Local Government provides a definition for affordable housing and can be found in Appendix 2. This is the definition adopted by the Council.

It has however been identified through the LHA that shared ownership would be unaffordable for many households. Based on the assessment's findings, 76.7% of households would not be able to afford shared ownership at the 50% equity share level and 71.1% would not be able to afford at the 30% equity share level.

In terms of house type and size, the LHA states that the preference for affordable housing is two and three bedroom semi-detached properties. Demand for this is not being met through the supply released from properties being vacated by existing households. For instance, 56.6% of households looking to move into or within social housing in the next 2 years want a semi-detached property. However, in the past two years only 16.2% of housing allocated was semi-detached. This means that much of this demand will need to be met through new affordable homes being developed.

More detailed analysis of the LHA can be found in the Needs Analysis chapter. The Council is using the findings of the LHA and other sources (such as the Council's waiting list) to work with private developers and registered social landlords to develop new housing to meet local needs and aspirations.

What the Council is doing

Strategic Housing Market Assessment

In 2005 a Tees Valley Housing Market Assessment (HMA) was published. The purpose of this assessment was to improve the knowledge and understanding of sub regional housing markets. The assessment identified the characteristics of the housing market in the sub region and assisted in developing priorities for action in the Tees Valley. In March 2007 the DCLG published detailed guidance on producing Strategic Housing Market Assessments (SHMA). This guidance was subsequently updated in August 2007. The purpose of an SHMA is to provide evidence on the housing market to inform a number of local, sub regional and regional strategies.

In October 2007, the five Tees Valley local authorities, The Tees Valley Joint Strategy Unit and Tees Valley Living commissioned a Tees Valley SHMA. It is anticipated that this would be complete in Spring 2008 and will also include an update of the affordability model for each of the five local authorities. The SHMA will build on the Tees Valley HMA and the LHAs.

Providing affordable housing

The National Affordable Housing Programme is administered by the Housing Corporation and provides public funding to Registered Social Landlords (RSLs) and private developers to build and renovate homes. The Council and its RSL partners have been particularly successful in recent years in securing funding through this programme to provide more affordable homes. In 2004/06 the Council was successful in attracting £10.7 million through the programme. These schemes have supported our three major housing regeneration schemes in the borough and provided much needed affordable and supported housing. In 2006/08 the Council secured £4.8 million through the programme. Appendix 3 shows details of the programme since 2004.

In addition to the National Affordable Housing Programme, the Council is also working with Three Rivers Housing Association and the Tees, Esk and Wear Valleys NHS Trust to develop a supported living scheme in Billingham for people with learning disabilities.

In the autumn of 2007 the Council worked with its RSL partners to bid for additional resources through the programme for the period 2008 - 2011.

Securing affordable housing through planning policy

In a number of instances, affordable housing can be procured through the use of Section 106 agreements. Section 106 agreements are legal agreements between a local authority and a developer, or undertakings offered unilaterally by a developer, that ensure certain extra works related to a development are undertaken. In relation to affordable housing, this might include the development of a number of affordable properties. For any housing development of over 15 dwellings, the Council will ask the developer for 15% of the properties to be affordable housing.

In 2006/07 114 units of affordable accommodation were secured through Section 106 agreements or planning conditions. The Council monitors progress on all affordable units secured through the planning process to ensure they are developed.

Affordable Housing Register

The Council is developing an Affordable Home Ownership Register for the borough. Households who are seeking affordable housing will be able to register their details on the scheme. It will be aimed at:

- Homeowners in redevelopment areas,
- Households releasing a socially rented home,
- Homeless households, and
- Households with a local connection who are unable to enter the housing market due to low incomes.

The register will assist in ensuring that affordable homes built for sale by developers are offered to local people who cannot afford to buy on the open market.

Choice Based Lettings (CBL)

Choice Based Lettings will change the way Council and RSL properties are allocated in the borough. It will mean that rather than just specifying certain areas of preference, people on the Council's housing register will be able to register an interest in an individual property. Choice Based Lettings will increase choice and accessibility of affordable housing stock.

The Government's aim is to have in place a nationwide system of choice by 2010, extending CBL to cover not only local authority and housing association properties, but also low cost home ownership options and properties for rent from private landlords.

In the Tees Valley, a sub regional partnership made up of the 5 local authorities, LSVT organisations and an ALMO (Tristar Homes) is developing a sub regional CBL scheme. Government funding has been secured to develop the scheme. It is the intention that the scheme will include Council, RSL and private rented properties.




Local Housing Allowance

The Local Housing Allowance (LHA) is a central element of the Government's reform programme for housing benefit. (Income and savings are still taken into account as in the current scheme). It uses a flat rate allowance based on the size of the tenant's household and the area in which they rent property to decide the amount of benefit they will receive. It will be introduced from April 2008 and will apply to Housing Benefit customers in the private sector. One of the Government's fundamental objectives of the LHA is to promote choice as tenants will be able to choose between paying more to stay in a property that is more expensive or keeping the difference (up to a maximum of £15 per week) if they choose to move to a cheaper property. A major change is that benefit will be paid to the tenant rather than, as is currently more usual, the landlord. The Council will be introducing a safeguarding policy to protect vulnerable tenants and to pay the landlord where a tenant is unlikely to pay their rent.

SIGNPOST SECTION:

STRATEGIC OBJECTIVE 2

Summary

-  In between the Housing Needs Survey in 2000 and the Local Housing Assessment in 2006, affordability has become a significant issue for a higher proportion of residents in the borough.
-  Between 2006 and 2011, 40 additional affordable units are required per annum (200 over the five year period).
-  The housing needs and aspirations of residents in the borough are changing. There is a shortage of two-bedroom semi-detached homes, two and four bedroom detached homes and a surplus of terraced properties.

Key Achievements

We have: -

- Completed a Local Housing Assessment to assess housing need and aspiration in the borough.
- Secured 114 units of affordable accommodation through Section 106 agreements or planning conditions in 2006/07.
- With RSL partners, delivered 271 units of affordable housing between April 2005 and March 2007.
- Secured £4,786,000 to deliver new affordable homes through the National Affordable Housing Programme 2006/08.

Key Actions

We will: -

- Undertake in partnership with the other Tees Valley local authorities a Strategic Housing Market Assessment,
- Update the affordability model for the borough,
- Work with RSL partners to secure (National Affordable Housing Programme) NAHP funding to deliver quality and affordable housing,
- Continue to provide assisted Homeownership initiatives,
- Expand the Council's Equity Share Scheme,
- Develop and implement an affordable Homeownership register by 2008,
- Introduce Choice Based lettings, and
- Implement Local Housing Allowance from April 2008.

Key contact/s for this section are

Jane Edmends – Housing Strategy Manager
 Sharon Thomas – Housing Regeneration Manager
 Caroline Wood – Housing Options Manager
 Linda Stephenson- Housing Benefit Manager
 (See 'Key Contacts' section for how to contact)

Key Supporting Documents

Local Housing Assessment 2006

'Homes for the Future: more affordable, more sustainable' Housing Green Paper - July 2007

Section 5

Strategic Objective 3

Housing Service Strategic Objective 3	<ul style="list-style-type: none"> Improving and maintaining existing housing
Service Priorities	<ul style="list-style-type: none"> Improve the quality and condition of housing in the private sector Improve the quality and condition of housing in the public sector

Background

Decent homes are important for the health and well being of our local communities and are a key element of any thriving and sustainable community.

The Government believes that everyone should have the opportunity to have a decent home which should be warm, weatherproof with reasonably modern facilities, and is aiming to make all social housing decent by 2010. This is in conjunction with improving the conditions for vulnerable households in privately owned housing, particularly those with children.

The Housing Green Paper, July 2007, preserves the requirement for the decent standard to be reached in existing stock. The Council will continue working towards ensuring existing homes in both the public and private sectors meet the decent standard, and the local need and modern aspirations.

What the Council is doing

Private Sector

Private sector housing within the borough is an area of contrasts, with substantial new development in some areas of the borough and other areas with high concentrations of older pre 1919 terraced properties.

Stock Condition

A private sector stock condition survey was carried out in 2003 and surveyed 1,250 dwellings. The key findings from the study were:

- Unfitness – the rate of unfitness across the borough was determined at 3%, with the most common reasons being disrepair and dampness,
- Decent Homes - 31% of private sector dwellings occupied by vulnerable households were identified as non decent,
- Costs – the costs of making all dwellings in the borough fit, in good repair, warm and safe for habitation was estimated at £132 million.

These findings have helped inform the private sector housing renewal priorities for the borough and have led to the introduction of a range of financial assistance packages to tackle the problems of non decent homes. Additionally a specific project to tackle the problem of

affordable warmth and energy efficiency was funded through the Governments SHIP 2 funding programme.

A further stock condition survey is in the process of being procured. The findings will inform our strategic planning and investment priorities, with the results expected mid 2008.

In future years it is planned that surveys of the private sector housing stock will be carried out on an annual basis to provide up to date and accurate data on which to base our policies and projects.

Decent Homes

In order to meet the Government's private sector decent standard target the Council has developed and adopted a private sector decent homes standard, which is higher and more comprehensive than that set by Government. Local targets have been set which will ensure an increase year on year in the proportion of vulnerable households living in decent homes.

In working towards these local targets, new financial assistance policies have been developed specifically to make the older housing located in the most vulnerable areas decent. The Council has also developed, with other Tees Valley local authorities, protocols to facilitate the exchange of good practice in relation to making homes decent, which saw the introduction of the TV wide energy efficiency and empty homes initiatives in 2006 – 2008, and at the same time lowering in private sector funding in excess of £2 million.

The Council's approach to tackling non-decent housing has been recognised as good practice by the Regional Housing Board as it formed the basis of a successful TV joint bid for Housing Renewal funding in 2005/06.

Following the introduction of the Regulatory Reform Order there has been a shift away from providing the traditional grant assistance to encouraging home owners to take more responsibility for the upkeep and maintenance of their own properties. This shift is reflected in our Private Sector Housing Renewal priorities, which will also contribute to achieving decent standard in the private sector.

The Council's Private Sector Housing Renewal Priorities are to: -

- Provide assistance (not necessarily financial) to all those who require help,
- Target residual resources to areas with the worst housing conditions maximising funding and partnership opportunities,
- Provide assistance to those with special needs or otherwise vulnerable within the borough,
- Tackle the issue of empty and abandoned properties,
- Contribute to the reduction of incidents of crime, fear of crime and anti-social behaviour,
- Improve the energy efficiency of private sector housing in partnership with other energy efficiency initiatives, and
- Upgrade the private rented sector by improving housing conditions, management standards and abating statutory nuisance.

To assist in achieving the priorities listed above the Council has: -

- Offered new financial packages for property owners – including loans and match funding to bring properties up to the decent homes standard and at the same time encourage

home owners to contribute to maintaining their own homes. These will be further enhanced by the development and implementation of the North East Regional Loans and equity release packages of assistance,

- Explored the feasibility of Tees Valley wide Home Improvement Agency to deliver enhanced services,
- Participated in the development of regional loans and equity release scheme,
- Continued the successful face lift scheme in the Parkfield/Mill Lane area rejuvenating the community and local environment. The works include external improvements to the front elevations of the properties and boundary walls. Working in partnership with Accent Regeneration the Council has improved 355 properties at a cost of £1,483,000 (2004 – 2007),
- Implemented the existing Empty Homes Scheme across Tees Valley sub region,
- Investigated the introduction of an accreditation scheme across the sub region, and
- Implemented a mandatory licensing scheme for HMOs and developed good practice and shared common policies and standards across the sub region.

These priority actions will be concentrated in identified Priority Action Areas, (areas identified as 'at risk of changing demand' in the Older Housing Study in 2005):

- Parkfield/Mill Lane area
- Victoria ward
- Newtown ward
- Norton South ward

Raising standards in the privately rented sector

The intention is to work both pro-actively and sub regionally to improve conditions in the private rented sector. This will take the form of the following: -

- Mandatory Licensing of HMOs,
- Tenant Passport - Following a request by private landlords at the Landlord Forum the Council is actively investigating the benefits of operating a tenant passport scheme in the borough, with the potential of the development of a sub regional scheme,
- Private Sector Landlord Forum - Mindful of the need to engage with private landlords the Council has developed a Private Landlord Newsletter and Forum. The bi-annual forum gives private landlords with property in Stockton an excellent opportunity to find out about current and future policies and procedures and to share ideas and good practice in the private rented sector. The Council is also investigating the potential of introducing a sub regional landlord forum and associated training, and
- Develop a toolkit of options, including accreditation schemes and tenant passport schemes, for use by local authorities and private sector landlords across the sub region.

The Council has also received Neighbourhood Renewal Funding (NRF) for projects aimed at raising standards in the private rented sector. Details of the projects are set out below: -

- Raising the Standard. This project aims to raise the standard of housing in the private rented market, through proactive working (and enforcing standards where appropriate) with landlords and tenants. It will improve the condition of accommodation within

Neighbourhood Renewal areas by introducing licensing of HMOs.

- Decent Homes and Key Skills. The purpose of this project is to bring properties in the Parkfield area up to a decent standard. They will then be used to house vulnerable young people. The project is managed by Community Campus 87. One property has been purchased and the other Community Campus already owns. It will also provide construction training and learning opportunities to young people as the properties are brought up to decent standard.

The future

The Council is committed to: -

- Increasing sub regional working, procurement and innovation,
- A bid for funding for 2008 – 2011 which covers the core funding of private sector renewal (£2.6million) and disabled facilities grants (£2.65 million)
- Bids made for: -
 - Improved working in the private rented sector
 - Bringing long term empty properties back into use
 - An innovative green project 'Ecostreams',
 - Assisting vulnerable people to continue to live independently in their own homes by carrying out physical works to improve their homes.

Public Sector

In response to the Government's target of making all Council owned dwellings decent by 2010, the Council undertook an initial option appraisal in 2000. Following extensive financial modelling, consultation and a tenant ballot the Council opted to establish an Arms Length Management Organisation (ALMO) – Tristar Homes Limited (THL). THL was established in April 2002 and this enabled the Council to attract an additional £63 million in capital funding, which it would not have otherwise secured. THL are responsible for carrying out the day to day management and maintenance of the Council's housing stock, including the delivery of the decent homes investment and stock rationalisation programmes. THL have been subject to a number of Best Value Inspections, the most recent being in December 2006 when they were awarded a 2 star rating from the Audit Commission for the delivery of a customer focused housing service, with promising prospects for improvement.

At the time of the initial option appraisal in 2000 the Council took the decision not to transfer the management of its sheltered housing stock to THL as the overall investment needs of this stock (to meet the decent homes standard and ensure long-term sustainability) were much more extensive than ALMO funding could deliver. In accordance with Government requirements the Council undertook a separate option appraisal for its sheltered housing stock, which was completed in 2005.

Following the appraisal of all potential options (stock retention, management by an ALMO, Private Finance Initiative and stock transfer) it was determined that only small scale voluntary stock transfer (SSVT) would deliver the investment required to ensure the long-term sustainability and viability of sheltered housing. Following a successful ballot in favour of a

transfer, the transfer of the Council's 6 sheltered housing schemes took place in July 2007 to Erimus Housing.

The SSVT will deliver a £6m investment programme. Erimus Housing will modernise Lauder House, Ewbank Gardens and High Grange House. The modernisation will include new kitchens and bathrooms, improved security and alarm systems, as well as redecoration and improvements to communal areas. Three other buildings, Eden House, Derwent House and Witham House, will be demolished and will be replaced with state of the art older persons housing on the same sites.

Decent Homes

By April 2007, 76% of the Council stock had been brought up to the decent standard and received improvement works. Work to the remainder of the stock will continue and it is anticipated that the decent standard programme will be completed during 2008, 2 years ahead of target.

Although the works will be completed earlier than anticipated, due to current financial constraints, the scope of the work will not be as comprehensive as originally predicted. It will however ensure the Government's Decent Homes Standard is achieved.

The future

While the establishment of THL has ensured significant inward investment, improved property condition and management of the housing stock the Council is aware that tenants aspirations have changed and they want more than decent homes. In direct response to this, the Council is undertaking a further option appraisal. The purpose of this is to enable the Council to evaluate and appraise potential investment options to ensure it is in a position to positively respond to key local and national issues: -





- Post decent homes standard,
- Continued service improvements and rising tenant aspirations,
- The sustainable communities agenda,
- Providing the right type of housing for both current and future generations, and
- Addressing the issue of affordability and access to the housing market.

The outcome of the option appraisal is anticipated early 2008.

SIGNPOST SECTION:

STRATEGIC OBJECTIVE 3

Summary

-  A Private Sector Housing Renewal Strategy was published in 2003, and will be reviewed and updated in 2008, which details our priorities and how the Council intend to tackle the problems of private sector housing renewal.
-  THL is responsible for the procurement and delivery of the decent standard works and stock rationalisation programmes for the Council's Housing Stock.
-  The council successfully transferred its sheltered housing stock to Erimus Housing Association in July 2007.
-  The Council is currently undertaking an option appraisal of its housing stock.

Key Achievements

We have: -

- Achieved top quartile performance in respect of BVPI 64 by returning into use or demolishing 82 empty properties throughout the borough in 2006/07.
- Introduced new financial assistance products comprising of grants and re-payable loans, which have levered in more than £100,000 of private sector funding.
- Continued the successful facelift scheme, which has improved more than 350 properties within the Parkfield/Mill Lane neighbourhood in support of the ongoing Housing Market Renewal scheme in the area.
- Implemented major legislative changes under the Housing Act 2004 and introduction of the Housing Health and Safety Rating System, Mandatory HMO licensing to drive up standards and improve property management.
- Collated and submitted the joint Tees Valley wide bid to the Regional Housing Board for funding for private sector renewal and improvement and disabled facilities grant for 2008 – 2011. The joint sub regional bid is in excess of £10.5 million for the three year period.
- Secured £1,721,000 through the Single Housing Investment Pot for 2006/07 and £1,358,750 through the Housing Market Renewal Fund for private sector housing and DFGs.
- Brought 76% of Council dwellings up to the decent standard by 1st April 2007.
- Successfully transferred Council owned sheltered accommodation to Erimus Housing Association.

Key Actions

We will: -

- Undertake a private sector stock condition survey in 2008,
- Continue to improve private sector stock condition to meet the Government's national 2010 and 2020 target for decent homes of 70% and 75% respectively,

- Contribute to the ongoing sub regional working arrangements through the delivery of the Empty Homes Scheme, the procurement of joint services in relation to energy efficiency and disabled adaptations,
- Continue to be an active player in the region and secure funding resources through SHIP Round 3,
- Bring all Council dwellings up to the decent standard by 2008, and
- Undertake a comprehensive option appraisal to determine the future long term investment needs and deliver housing of choice.

Key contact/s for this section are

Melanie Howard – Private Sector Housing Manager
 Winston Williams – Technical Services Director (THL)
 (See 'Key Contacts' section for how to contact)

Key Supporting Documents

Private Sector Stock Condition Survey 2003
 Private Sector Housing Renewal Strategy 2003
 Older Housing Study 2005
 BRE Survey 2007

Section 6

Strategic Objective 4

Housing Service Strategic Objective 3	<ul style="list-style-type: none"> • Meeting community and social needs
Service Priorities	<ul style="list-style-type: none"> • Prevent and tackle homelessness • Meet the housing needs of those that are vulnerable or have special needs

Background

The Council delivers services to enable some of the most vulnerable or disadvantaged people in the borough to live in settled housing appropriate to their needs and provide accommodation to meet local needs of the client groups identified as a Supporting People Priority.¹¹

There are a number of key issues that are particularly important to the borough, which shape the delivery of services. They include: -

- Homelessness, and the emphasis on prevention services,
- Growing needs and demands of local residents i.e. the increasing elderly population and their changing needs and aspirations,
- Available resources to deliver increased service demands and growing expectations, and
- Ensuring the delivery of services is aligned with national and regional priorities.

Homelessness

Homelessness is the most acute form of housing need and has been a significant problem in our borough over recent years. For example, 722 decisions were made on homeless applicants during 2000/01; this rose significantly to 1276 in 2002/3, 1490 in 2003/04, 1797 in 2004/05. This levelled off in 2005/06.

The Council has actively embraced the Government's homelessness prevention agenda, which has resulted in a fall in homeless applications by 30% (from 2005/06), with 1253 decisions being made on homeless applications in 2006/07. The Borough is now also recognised as a Regional Centre for Excellence for Youth Homelessness, one of nine local authorities nationally.

The Government has set a challenging new target: to halve the number of households living in temporary accommodation by 2010, and to reduce homelessness by: -

- encouraging homelessness prevention,
- supporting vulnerable people,
- tackling the wider causes and symptoms,
- helping more people to move away from rough sleeping, and
- providing more settled homes.

¹¹Priority client groups, identified through the Supporting People programme, which have identified housing need

The Council will continue to work towards the Government's objectives and meet the needs and aspirations of its customers by: -

- Delivering a comprehensive proactive and preventative housing options service. A recent service review has ensured that the service is now fit for purpose to meet the prevention agenda,
- Reviewing temporary accommodation provision across the borough to ensure the Council meets the Government target of 50% reduction in the use of temporary accommodation by 2010, whilst working towards the eradication of bed and breakfast for 16 and 17 year olds and families and households with pregnant women. This will include procuring services so that there will not be any Council managed provision in the future,
- Reviewing the Homelessness Strategy to ensure it is fit for purpose and reflective of the needs and aspirations of the borough,
- Developing a Youth Homelessness Strategy with our partners that identifies and addresses the accommodation and support needs of 16 – 25 year olds,
- Facilitating a regional youth homelessness event that raises the profile of the Borough as a Regional Centre of Excellence for youth homelessness and encourages the sharing of experience, expertise and good practice across the region,
- Maximising the potential of the Homeless Prevention Fund budget of £50,000 for 2007/08 to provide practical assistance in preventing homelessness such as rent in advance and travel costs, and
- Developing healthy relationships with landlords in the private sector to increase housing options for customers.

Supporting People

Supporting People (SP) is a national funding programme, which helps vulnerable people to live independently in the community by providing funding to organisations providing housing related support services.

The SP Programme in the Borough aims to establish a strategic, integrated policy and funding framework, delivered locally in response to identified local needs. The SP programme currently receives a grant of £2.95 million per annum to deliver the programme to a wide and diverse range of client groups.

The SP Vision Statement details the Council's commitment, and is that: -

'We will deliver a diverse range of high quality housing related support services to vulnerable people living in the borough by ensuring: -

- Best use of available resources,
- Delivery of services to meet peoples needs,
- New services are integrated with existing services and strategic plans,
- Account is taken of the views of service users, partners and stakeholders in developing services.

Stockton's SP programme continues to evolve and was awarded 2 stars with promising

prospects for improvement by the Audit Commission, in their Best Value Inspection, in March 2007. The programme now provides a major opportunity for partner agencies to plan for the future of support services at a local level.

The Commissioning Body has overall responsibility for the service budgets and in prioritising how gaps in services will be filled, and is made up of representatives from Housing, Health and Probation. The Planning and Strategy Group gives direction to the Commissioning Body and undertakes more focused research.

The Supporting People strategy was reviewed in September 2006 and covers the period 2006 – 2010. The strategy provides clear outcomes and priorities for the Supporting People Programme over the next 4 years, focusing on high priority scheme investment opportunities and service priorities.

The current priorities identified in the SP strategy 2006 - 2010 are: -

- Electronic assistive technology,
- Homeless floating support,
- Rent guarantee bond scheme,
- Learning disabilities,
- Home improvement agency,
- Older persons housing, and
- Generic floating support.

The local SP strategy will be reviewed again in 2008 to reflect the recently published national SP strategy (June 2007) and the outcome of the 3 year spending review to be announced in the Autumn 2007. This will help to reflect the required change to bring the SP programme within the Council's Local Area Agreement (LAA) by April 2009.

Older people

Population projections show that by 2016, over one fifth of the population will be over retirement age with a 36% increase in the number of persons over the age of 75. This growing elderly population, changing aspirations and the predicted rise in the number of elderly owner occupiers will undoubtedly impact on service demands and future service delivery.

Research was commissioned in 2004 in order to determine the future pattern of housing, care and support services for older people, linking across housing, regeneration, social care and health. Its findings concluded that: -

- There is an over provision of nursing home places,
- There is an over provision of residential home places,
- There is a low level of intermediate care places and choice is limited,
- There is a shortfall in the planned provision of extra care housing for rent, and
- There is an average level of provision of sheltered housing for rent but the lack of options within that in terms of both stock and service models to meet the changing needs and aspirations of older people.

This research has been used to inform the planning and delivery of services and the provision

of accommodation for the elderly. For example: -

- As detailed in Objective 3, in July 2007 the Council transferred its six sheltered housing schemes to Erimus Housing Association, following the positive ballot result (87% yes). The schemes, which were out moded and not fit for purpose, will now benefit from £6 million investment. Three of the schemes will be modernised with new kitchens, bathrooms, improved security and alarm systems, as well as redecoration and improvements to communal areas. The other three schemes, which include out of date bedsit designs or homes that do not have their own bathrooms will be demolished and quality older persons accommodation (some of mixed tenure) re-provided on the same sites.
- A state of the art extra care scheme opened in April 2007. This scheme has been designed to meet the specific needs of older people, comprising of 30 apartments and 20 bungalows. This development forms part of Hardwick's Regeneration was funded through the National Affordable Housing Programme. This is the second Extra Care scheme in the borough and compliments the existing extra care accommodation in Thornaby.
- The SP team are undertaking a strategic review of two key services areas: Community Alarms and Sheltered Housing Schemes.
 - The Community Alarm review commenced in Spring 2007 triggered by the changes happening within the Council's small scale stock transfer of its sheltered housing schemes, as previously detailed. Following the stock transfer to Erimus Housing a smaller number of properties remaining with community alarm services formed part of a pilot scheme being undertaken by Care Call (the Council's community alarm provider), to develop a more focused service aimed at meeting clients needs. The aim is to deliver a 3 tier service to service users in need. Once the pilot scheme has been evaluated it is hoped to extend the new service to all other Care Call service users.
 - The strategic review of sheltered housing schemes is linked to the Community Alarm review. This will be launched in Autumn 2007 and in the first stage will bring all RSL providers of sheltered housing together to consider the issues and help understand the complexities of delivering a range and mix of sheltered housing services within the borough. The aim being to work with RSLs and create a clear understanding of sheltered housing services which should be offered to meet the housing and support needs of older people.

Learning Disabilities

Research has indicated that when given a choice most people with learning disabilities would choose to live independently with support, either in their own home or living within the parental home. Currently in Stockton, 133 people live in residential care, 61 of which are in out of borough placements. The closure of (out of area) accommodation and the subsequent resettlement of long stay residents back into Stockton on Tees will result in more people with a learning disability needing specialist accommodation and support in the borough.

There is a need to develop care and support options that meet individual needs and the Learning Disability Housing and Support Strategy 2006 – 2010 has identified the need to address housing and support issues through: -

- Supported Housing Schemes,
- Floating support, and

- Extra Care Housing.

The Council is currently working with Three Rivers Housing Association and Tees, Esk and Wear Valley NHS Trust to provide 5 single storey supported living dwellings in Billingham. It is anticipated that this modern state of the art scheme will open in May 2008.

Meeting the demand for aids and adaptations

The provision of disabled adaptations is an important element in allowing elderly and disabled persons to remain in their own homes with comfort and independence. The Council will continue to deliver a Disabled Facilities Grant (DFG) service, for private sector properties, and an Adaptations service for Tristar housing tenants to allow elderly and disabled persons across all tenures to remain in their own homes.

Private Sector

Demand for DFGs is far in excess of available funding with the average waiting time being 13 months for clients to receive their adaptations (from the point of referral to Housing Services). In line with an ageing population profile demand for adaptations is predicted to continue to rise. The Council has been successful in increasing the amount funding to £1.2 million in 2006/07, which has allowed 268 DFGs to be undertaken. However, this only allows us to keep pace with the increasing demand rather than significantly cut waiting times. The Council will continue to seek new funding streams and ways of working.

The Council is the lead authority across the sub region for the joint procurement of contracts for stairlifts, level entry showers, removeable ramps and providing efficiencies, financial savings and good value for money.

Public Sector

Demand for adaptations in the public sector is in excess of available funding with the average waiting time being approximately 6 months. The funding for adaptations is £900,000 per annum. This allowed for 237 adaptations and 679 low cost essential adaptations (under £1,000) to be carried out in Council homes during 2006/07.

Home Improvement Agency (HIA)

HIAs are the way the vast majority of local authorities choose to provide support to elderly, disabled or vulnerable owner occupiers to assist them in maintaining independent lifestyles within their own homes.

The Council's aim is to develop and introduce a small 'in house' HIA by April 2008, which will provide basic core services and a limited number of additional services to our vulnerable residents.

The service will be partly funded by the Council's Adult Strategy Team from the Children Education and Social Care Directorate, however in time additional funding streams will be identified allowing the provision of a greater number of services.

Gypsies and Travellers

As referenced in the needs analysis chapter, a Gypsy and Traveller Accommodation Assessment is currently being carried out in the Tees Valley and the findings will be used to inform the appropriate delivery of accommodation services for gypsies and travellers.

The BME Community

The BME community in Stockton has changed significantly since the 1991 census. The emerging housing needs of BME communities and their ability to access timely and appropriate services are currently addressed through our BME Housing Strategy. This document is currently under review following the findings of the sub regional BME Housing Needs and Aspirations study.

The key findings of the research in Stockton highlighted the following characteristics for BME communities: -

- Being less settled than other BME communities in other Tees Valley local authority areas,
- Experiencing high levels of overcrowding and poor quality housing,
- Living in terraced properties which are no longer appropriate for their needs,
- Living in community areas which are seen as declining and exhibiting a range of social problems, including racial harassment,
- Being motivated to move house, the main driver being the lack of housing choice within their community areas and the desire to move to locations with better reputations and facilities, and
- Including a sizeable group of potential movers who are attached to their current property and therefore their areas, but require financial assistance to improve their current housing situation.

Neighbourhood Renewal Fund

The Council's Housing Service has successfully secured £237,149 as part of the Neighbourhood Renewal Fund (NRF) 2006/08 for a number of 'prevention' and 'intervention' projects aimed at assisting people in housing need in neighbourhood renewal areas. Details of the projects which fall under this strategic objective are: -

Prevention

- Specialist debt and housing advice service - this project will provide a specialist debt and housing advice service to those either homeless or threatened with homelessness. The service will be provided by Stockton District Advice and Information Service (SDAIS). A large proportion of homeless households in the borough are from a neighbourhood renewal area. The aim of the project is to prevent people from becoming homeless.
- Tenancy Support - this intervention will provide support to Council tenants, specifically targeting new tenants who are deemed to be vulnerable to tenancy breakdown. Tristar Homes Limited will manage the project. The purpose of the project is to reduce the number of tenancies which fail within the first 12 months. It will ensure that support from

agencies that the tenant or tenants are already in contact with are maximised and if they are not receiving support, they are helped to contact relevant agencies.

Intervention

- Sanctuary at Home - The purpose of this project is to contribute to the development of a 'tenure neutral' sanctuary provision for those experiencing domestic violence. Sanctuary schemes are an innovative approach to homelessness prevention. They provide professionally installed security measures to allow those experiencing domestic violence to remain in their own accommodation - where it is safe for them to do so, where it is their choice and where the perpetrator no longer lives within the accommodation. This therefore provides safe and settled accommodation rather than victims being forced to move, which can disrupt education, employment and family networks.

The Council is working with the organisations delivering these projects to ensure that exit strategies are developed for when the NRF funding period comes to an end in March 2008. This could include the organisation mainstreaming the project or securing additional external resources for the project to continue.

Future priorities – Community needs

The provision of quality accommodation for those with learning disabilities and elderly persons, including those with physical needs i.e. a requirement for wheelchair standard accommodation, are a key strategic priority for the Council and on this basis we are working in partnership with a number of RSLs for funding bids to the Housing Corporation for National Affordable Housing Programme resources 2008 - 2011.




The decision to prioritise these community groups has been informed taking a number of issues into consideration: -

- A significantly aging population, many of which are housed in inappropriate accommodation,
- A growing demand for disabled facilities and adaptations placing increasing pressure on already stretched budgets and evidencing the need for wheelchair standard accommodation,
- The shortage of 2 bedroom bungalow accommodation across the Borough for all needs groups,
- The drive to secure appropriate accommodation for residents with learning disabilities and the shortage of current provision, and
- The Borough's Local Housing Assessment published in December 2006 evidenced an overall shortage of 'affordable' housing in the Borough including social housing and the specific need for more two bedroom accommodation.

In addition, the Borough's Supporting People Strategy once again evidences the need for the development of appropriate housing related support services for both elderly and residents with learning disabilities in our borough.

SIGNPOST SECTION:

STRATEGIC OBJECTIVE 4

Summary
<ul style="list-style-type: none">  The changing age profile of the Borough has placed increased demands on some council services, in particular adaptations and the provision of suitable and appropriate housing and support for the frail and the elderly.  Supporting People Programme has an annual budget of £2.75 million  Emphasis on homeless prevention has led to a decrease in homeless applications.
Key Achievements
<p>We have: -</p> <ul style="list-style-type: none"> • Undertaken a review of the Housing Options service to ensure it is fit for purpose and able to respond positively to the homeless prevention agenda. • Sold Yarm Road hostel to release equity to fund the homelessness prevention agenda. • Provided supported housing and move on accommodation in central Stockton • Been awarded a 2 star rating from the Audit Commission, with promising prospects for improvement for our Supporting People Programme. • Provided 50 units of Extra Care accommodation at Hardwick. • Following a positive tenant ballot, transferred 6 sheltered housing schemes to Erimus Housing Association. • Achieved value for money through the joint procurement of aids and adaptations. • Secured DFG and Adaptations funding of £2.1 million in 2006/2007 to provide a total of 1,184 adaptations. • Secured £237,149 Neighbourhood Renewal Fund package bringing together Council, Tristar Homes Ltd and Voluntary and Community organisations to tackle housing need in the borough.
Key Actions
<p>We will: -</p> <ul style="list-style-type: none"> • Undertake a strategic review of the Council's homelessness strategy to ensure it is relevant and fit for purpose by April 2008, • Reduce the use of temporary accommodation by 50% by 2010 and eradicate the use of bed and breakfast accommodation for 16 and 17 year olds by 2010, • Move towards the delivery of a more proactive service through the development of a HIA to assist elderly and vulnerable groups maintain independent living within their own homes, • Bid for additional DFG funding as part of the SHIP 3 process, • Undertake a Tees Valley wide Accommodation Assessment for Gypsies and Travellers, and • Address the findings of the sub regional BME Housing Needs and Aspirations Study.

Key contact/s for this section are

Caroline Wood – Housing Options Manager
Melanie Howard – Private Sector Housing Manager
Pete Smith – Strategic Commissioner, Independent Living
Jane Edmends – Housing Strategy Manager
(See 'Key Contacts' section for how to contact)

Key Supporting Documents

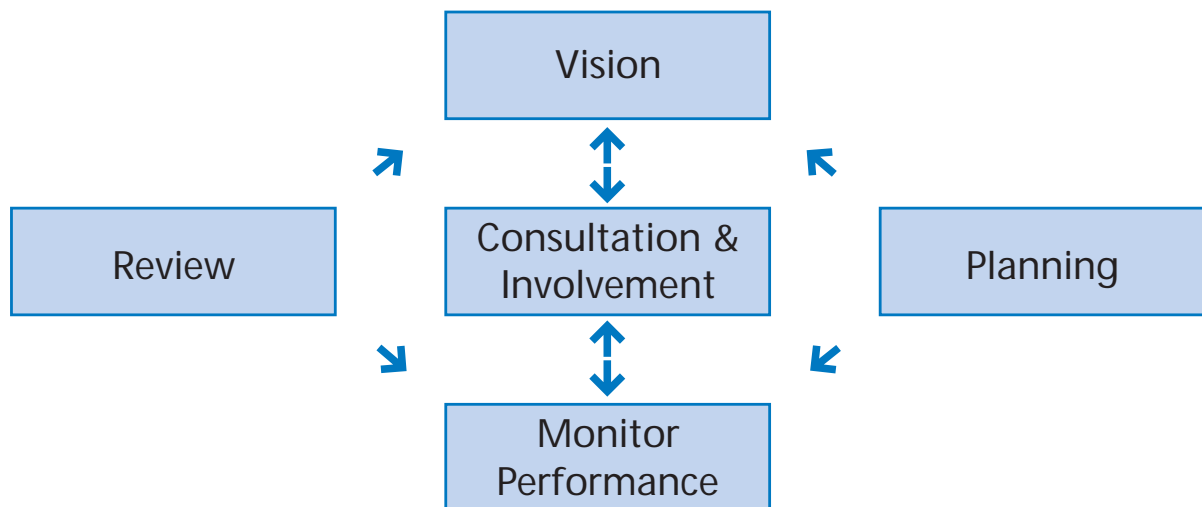
Homelessness Strategy 2003
Private Sector Housing Renewal Strategy 2003
Housing, Care and Support for Older People Strategy 2005
Supporting People Strategy 2006-2010
BME Housing Statement of Intent

Section 7.

Performance And Progress Monitoring

Monitoring, Review and Evaluation of the Housing Strategy

All successful organisations need a clear vision of where they are going, what their goals are and how they will be achieved. Within the Council, there is a mature, well-established culture of 'planning, monitoring and review', which ensures the Housing Strategy remains a living document.



The Housing Strategy is supported by an action plan which clearly sets out: -

- All the actions that will be taken in order to deliver the strategic objectives and service priorities detailed within the Housing Strategy;
- Timescales for completion,
- Identification of lead officer and partners to deliver each priority action,
- Resource implications,
- Targets, and
- Anticipated outcomes.

In accordance with the Audit Commission guidance all priority actions are SAMRT (Specific, Measurable, Achievable, Realistic and Time Bound). A copy of the action plan is available on request.

Monitoring and Reporting Performance against stated objectives

A number of the priority actions detailed within the Housing Strategy feed into and are fed by other documents/plans i.e. Sustainable Community Strategy, Service Improvement Plan, Team Plans etc. and so fall into a number of monitoring and evaluation routes.

In addition, a quarterly overview/progress update of all priority actions is undertaken. Identified lead officers are specifically required to highlight areas of underperformance, identify barriers and potential causes for non-achievement and where possible detail remedial action.




Developing the Housing Strategy

A formal review of the Strategy is undertaken annually to ensure that the strategic objectives remain appropriate and to determine progress against the stated actions. This review process involves a number of steps including a review of the Strategy against: -

- Government objectives and any new national regulatory requirements,
- Changing regional and sub regional priorities and policies,
- Changing and emerging housing needs of the borough,
- How housing can and will contribute to new or revised corporate objectives or those determined by Renaissance (our Local Strategic Partnership),
- Other critical and inter-linked strategies for example; Homelessness, Supporting People, Private Sector, and the Teenage Pregnancy strategy and
- Partner and service user views. These are gained on an ongoing basis through numerous consultation and discussion forums, including: the Housing and Neighbourhood Partnership, the Supporting People Inclusive Forum, the Private Landlord Forum, the Teesside Landlords Association, the Customer Liaison Panel, Viewpoint and tenant and resident groups and focus groups.

SIGNPOST SECTION:

Summary

-  A comprehensive Action Plan supports this strategy, all priority actions are SMART.
-  The Council has a mature performance management framework, which ensures that performance is reported on a regular cycle to a variety of stakeholders.
-  An annual review is undertaken of both the Housing Strategy and Action Plan undertaken (in consultation with stakeholders). This review allows current objectives to be challenged and if necessary amended, revised, deleted or new ones added.

The key contact/s for this section are

Jane Edmends – Housing Strategy Manager
(See 'Key Contacts' section for how to contact)

Supporting Documents

Service Improvement Plan 2007 – 2010

Section 8. Glossary of Terms

Affordable Housing (or sub-market housing)	Includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.	
ALMO	Arms Length Management Organisation	A non-profit making company controlled by the local authority that has been set up to manage the Council's stock.
BME	Black and Minority Ethnic	Term for describing anyone who would not categorise his or her ethnicity as White British.
Best Value		A duty on local authorities to review the services they provide for local people and improve them by the best means available ensuring service quality and cost effectiveness.
BVPI	Best Value Performance Indicator	A standard set of performance measures which each English and Welsh Local Authority is required to report annually.
Communities and Local Government	(D)CLG	Communities and Local Government is a Government department which sets UK policy on local government, housing, urban regeneration, planning and fire and rescue. They have responsibility for all race equality and community cohesion related issues across Great Britain and for building regulations, fire safety and some housing issues in England and Wales.
DHS	Decent Home Standard	Communities and Local Government standard which states that a home must be warm, weatherproof and have reasonable modern facilities in order to be classified as 'decent'.
DFG	Disabled Facilities Grant	The provision of equipment or the undertaking of alterations to owner-occupied or privately rented dwellings to enable a disabled person to live with comfort and independence within their own home.
Empty Homes		There is no single definition used, but generally the Government is concerned to ensure that problematic empty properties i.e. those that are not subject to a transactional process – are brought back to occupation. The Department does not count second homes and other properties that may only be used occasionally (e.g. holiday homes and other seasonal lets) as empty. Properties that are empty for less than six months (and are therefore likely to be transactional) are categorised separately for statistical purposes from longer-term empty holiday homes that are more likely to be problematic. Read more at: http://www.communities.gov.uk/housing/housingmanagementcare/emptyhomes/

GONE	Government Office for the North East	Government Offices are that are regionally based and work with regional partners and local people to maximise competitiveness and prosperity in the region, and to support integrated policies for social inclusion.
HIP	Housing Investment Programme	Annual Statement of local housing strategy to CLG, statistical information about housing conditions and needs, and proposed plans for housing in homes in their area.
HHSRS	Housing Health and Safety Rating System	Replacement for the housing fitness for habitation standard, enabling hazards to be judged according to the risk of harm or potential harm it may cause to potential or actual occupants of a building.
HMO	House in Multiple Occupation	Property in which more than one household shares basic amenities, such as kitchens and bathrooms (e.g. bedsits). Regulations exist to control the repair standards and provision of amenities in these properties.
Housing Association		Common term for the 2000 or so independent, not-for-profit organisations registered with, and regulated by the Housing Corporation. Housing Associations are able to bid for funding from the Housing Corporation (see also Registered Social Landlord).
Housing Green Paper		Titled "Homes for the future: more affordable, more sustainable", the Housing Green Paper seeks views on the Government's approach to increase the supply of housing, to provide well-designed and greener homes that are supported by infrastructure and to provide more affordable homes to buy or rent launched in July 2007. Read more at: http://www.communities.gov.uk/publications/housing/homesforfuture
Indices of Multiple Deprivation		Published in April 2004 and revised in June 2004, a tool for identifying areas of deprivation. Separate Indices are provided for each of the seven domains of deprivation: (Income, Employment, Health and Disability, Education Skills and Training, Barriers to Housing and Services, Crime and the Living Environment).
Intermediate housing		Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.

LAA	Local Area Agreement	Local Area Agreement set out the priorities for a local area agreed between central government and a local area (the local authority and Local Strategic Partnership) and other key partners at the local level.
	Local Strategic Partnership	A public/private partnership comprising of representatives from public, private, business, community and voluntary sectors. Working together to promote the safety, well-being and health of the community and to ensure the co-ordination of regeneration and neighbourhood renewal.
	Market Housing	Private housing for rent or sale, where the price is set in the open market.
	NAHP	The Housing Corporation's mainstream investment programme for Housing Associations. Formerly known as Approved Developments Programme.
	NRF	A fund to improve the delivery services to the most deprived wards and neighbourhoods in England.
	PIs	Performance information used in planned ways to measure or assess performance – can be determined at both a national and local level.
	Private Sector Housing Renewal Strategy	An agreed and published document which sets out how the Council and its partners intend to provide sustainable improvements within private sector housing.
	Regional Housing Board	Established as part of the Sustainable Communities Plan published in February 2003 to ensure that housing policies would be better integrated with the delivery of the policies set out in the Sustainable Communities Plan. In 2006, responsibility for the work of the Boards and Regional Housing Strategies passed to the Regional Assemblies. Read more at: http://www.communities.gov.uk/housing/strategies/regionalstrategies
	Registered Social Landlord	Technical name for a body registered with the Housing Corporation. Most Housing Associations are RSLs. They own or manage some 1.4 million affordable homes, both social rented and intermediate.

<p>Right to Buy</p>	<p>First introduced in 1980, the Right to Buy scheme is aimed at secure tenants of local authorities (councils) and those assured tenants or registered social landlords/housing associations who previously held secure tenancies with local authorities. It is open to virtually any secure tenant who can afford to buy. Under Section 157 of the Housing Act 1985, social landlords in specified areas may impose restrictions on the subsequent resale of homes acquired under the Right to Buy scheme. Read more at: http://www.communities.gov.uk/housing/buyingselling/ownershipschemes/righttobuy/</p>	
<p>Regulatory Reform Order</p>	<p>Government legislation giving all local authorities a new power to provide financial assistance and requiring them to produce and publish a Private Sector Housing Renewal Strategy.</p>	
<p>RHS</p>	<p>Regional Housing Strategy</p>	<p>The Government's regional housing objectives which local authorities and Registered Social Landlords use to develop their housing strategies and business plans.</p>
<p>SDAIS</p>	<p>Stockton District Advice and Information Service</p>	<p>Organisation providing advice and information to residents.</p>
<p>Section 106 agreement</p>	<p>Planning obligations are currently negotiated in the context of a planning application between a local authority and persons with an interest in land. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. In relation to affordable housing provided in part through social housing grant.</p>	
<p>Social Rented Housing</p>	<p>Affordable housing provided for rent at, or close rents to below market levels to eligible groups on housing waiting lists. Provided and managed by local authorities, Registered Social Landlords or other bodies.</p>	
<p>SMART</p>	<p>Specific, Measurable, Achievable, Realistic and Time Bound</p>	<p>Acronym for the necessary requirements of a good performance measure.</p>

SP	Supporting People	Programme to improve the quality and effectiveness of housing support services to a wide range of vulnerable people by offering greater independence.
SRCGA	Stockton Residents and Community Groups Association	An umbrella organisation for affiliated resident groups in the Borough.
SRHS	Sub Regional Housing Strategy	The sub regional housing strategy for the Tees Valley was launched in October 2006. It has been produced by the five local authorities for the Tees Valley, Darlington Borough Council, Hartlepool Borough Council, Middlesbrough Council, Redcar and Cleveland Council and Stockton Borough Council.
Strategic Housing Market Assessment		Practice guidance issued by Communities and Local Government, along with Planning Policy Statement 3, which sets out a framework that local authorities and regional bodies can follow to develop a good understanding of how housing markets operate. The practice guidance issued to regional authorities and local planning authorities can be read at: http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket
Sustainable community		Sustainable communities are communities planned, built, or modified to promote sustainable living. They tend to focus on environmental sustainability (including development and agriculture) and economic sustainability. Sustainable communities can focus on sustainable urban infrastructure and/or sustainable municipal infrastructure.
Tenure		The nature of the structure by which people own or rent their home. Categories are usually broken down as follows: Owner Occupied, Private Rented, Registered Social Landlord or Council Rented.
THL	Tristar Homes Limited	The Council's non-profit Arms Length Management Organisation (ALMO) Tristar Homes, who manage the Council housing stock.
Tenant Participation		Tenant participation enables and encourages all tenants and stakeholders to become effectively engaged and involved and have a demonstrable influence in all areas of the housing service and at every level.

TVL	Tees Valley Living	A partnership made up of representatives of the five Tees Valley councils, local registered social landlords and the private sector in the form of the Home Builders Federation and Tees Valley Regeneration, to address housing market failure in the Tees Valley and deal with the problem of an excess of obsolete housing.
TVU	Tees Valley Unlimited	A new partnership structure to ensure a co-ordinated approach to decision making to increase economic prosperity across the Tees Valley and at the same time retain local authorities at the heart of that decision making in the key areas of Planning and Economic Strategy, Transport, Employment and Skills and Housing.

Section 9.

Key Contacts

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Appendix 1 – Links between Regional, Sub regional and Local Housing Objectives and the borough’s Sustainable Community Strategy

Regional Housing Strategy	Sub Regional Housing Strategy	Local Housing Strategy	Links to the Sustainable Community Strategy for Stockton-on-Tees – Core Themes
1. To rejuvenate the housing stock including the provision of high quality housing for rent, for sale and for shared ownership to meet 21st century aspirations	1. Rejuvenation of the housing stock	1. Rejuvenating the Housing Stock	<ul style="list-style-type: none"> • Economic Regeneration and Transport • Environment and Housing • Community Safety
2. To ensure the supply, type and mix of new housing for rent and for sale meets social and economic needs, provides choice and supports growth.	2. Ensuring the type and mix of new housing provides choice	2. Providing quality and choice	<ul style="list-style-type: none"> • Economic Regeneration and Transport • Environment and Housing • Community Safety
3. To secure the improvement and maintenance of existing housing	3. Securing the improvement and maintenance of existing housing	3. Improving and maintaining existing housing	<ul style="list-style-type: none"> • Environment and Housing • Children and Young People • Healthier communities and Adults
4. To promote good management and targeted housing investment to address specific community and social needs	4. Addressing specific community and social needs	4. Meeting community and social needs	<ul style="list-style-type: none"> • Environment and Housing • Children and Young People • Healthier communities and Adults

Appendix 2 – Government definition of affordable housing

Annex B: Definition and types of affordable housing, taken from 'Delivering Affordable Housing' (DCLG, 2006)

Definitions

Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provisions for:
 - (i) the home to be retained for future eligible households; or
 - (ii) if these restrictions are lifted, for any subsidy to be recycled for alternative affordable housing provision.

Social rented housing is rented housing owned and managed by local authorities and RSLs, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

Intermediate affordable housing is housing at prices and rents above those of social rent but below market price or rents, and which meet the criteria set out above. These can include shared equity (e.g. HomeBuy) and other low cost homes for sale, and intermediate rent.

Context of the definitions

The definitions above replace the guidance given in PPG 3 Housing (2000) and Circular 6/98 Planning and Affordable Housing. They are set out in Annex B of Planning Policy Statement 3 (PPS3): Housing.

The Government has adopted this definition of affordable housing because it wishes to ensure that developer contributions are used to help provide genuinely affordable housing for households in need over the long term. The definition includes homes owned or managed by private sector bodies and provided without Government grant, and new models of affordable housing. It is not essential that all affordable homes are offered under identical conditions.

Social rented housing

Normally, only households on local authority and RSL registers are eligible for social rented housing. Target rents are set under a national rent regime; are well below market levels; and, are normally based on relative property values, local earning levels and property size. When a household ceases to occupy a social rented home, it is normally made available to other households eligible for social rented housing. Social rented homes are normally owned and/or

managed by a RSL (or other body agreed by the Housing Corporation), and will be required by regulation or contract to meet the criteria.

Some tenants have the legal right to purchase at a discount the social rented home in which they live, e.g. RSL tenants with a Right to Acquire and local authority tenants with Right to Buy. Where these rights are exercised the home itself ceases to be affordable, but procedures are in place to reuse receipts. Receipts from Right to Acquire sales are recycled to provide more social rented housing to help other eligible households. Receipts from Right to Buy are partly (25 per cent) retained by the local authority for use however the authority chooses; the remaining 75 per cent is kept by Government to be reinvested in new supply.

Local authority homes which are let in connection with the tenant's employment, or are particularly suitable for occupation by disabled or elderly persons are exempted from Right to Buy. Publicly funded housing in small rural settlement is exempt from Right to Acquire, as replacing them with other affordable homes would be extremely difficult. (It is not exempt from the Right to Buy, but the landlord may require that properties sold under that scheme can only be resold to people who live or work locally). Landlords will also usually have a right of first refusal to buy back any homes sold under the Right to Acquire and Right to Buy, if they are resold within ten years.

Intermediate affordable housing

Types of housing between market and social rented housing include:

- Intermediate rented homes are provided at rent levels above those of social rented but below private rented. The Government offers these to some key workers who do not wish to buy.
- Discounted sale homes have a simple discount for the purchaser on its market price, so the purchaser buys the whole home at a reduced rate.
- Shared equity is where more than one party has an interest in the value of the home e.g. an equity loan arrangement or a shared ownership lease. There may be a charge on the loan, and restrictions on price, access and resale.
- Shared ownership is a form of shared equity under which the purchaser buys an initial share in a home from a housing provider, who retains the remainder and may charge a rent. The purchaser may buy additional shares ('staircasing'), and this payment should be 'recycled' for more affordable housing. In most cases, a purchaser may buy the final share ('staircase out') and own the whole home, though this may be restricted in some rural areas.

Homes of any of these types should only be considered intermediate affordable housing if they meet the criteria in the definition. If they do not, even if offered at less than market price, they should be considered 'low cost market housing', outside the definition of affordable housing.

For example, a shared ownership home is likely to be affordable if access is restricted to households from a target group at a price they can afford. The purchaser may staircase out, but there should be secure arrangements for subsidy to be recycled to provide more affordable homes or buy back the home if needed.

Low cost market housing is not part of the Government's definition of affordable housing although it can play an important role in meeting housing demand. Local authorities should consider the potential to provide low cost market housing as part of their approach to achieving a mix of housing (PPS3, paragraph 26).

Annex B from 'Delivering Affordable Housing' (DCLG, 2006)

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Appendix 3 – National Affordable Housing Programme from 2004 - 2008

Scheme	Detail	Housing Corporation Grant (£)
2004/06 Allocation		
Hardwick - Phase 1	<ul style="list-style-type: none"> • Predominate mix of 2/3 bed family houses • 4 x 2 bedroom bungalows 	704,324
Hardwick - Phase 2	<ul style="list-style-type: none"> • Predominate mix of 2/3 bed family houses • 4 x 2 bedroom bungalows 	744,133
Hardwick – Extra Care Scheme	<ul style="list-style-type: none"> • 30 x 2 bed apartments • 20 x 2 bed bungalows 	3,109,896
Supported housing project - Substance misuse	<ul style="list-style-type: none"> • 12 bed spaces 	820,260
Mandale - Phase 2a	<ul style="list-style-type: none"> • Predominate mix of 2/3 and 4 bed family houses 	1,265,534
Mandale - Phase 2b	<ul style="list-style-type: none"> • 10 x 3 bed houses (shared ownership) 	283,371
Mandale - Phase 3a	<ul style="list-style-type: none"> • Predominate mix of 2/3 bed family houses and bungalows 	1,502,285
Mandale - Phase 3b	<ul style="list-style-type: none"> • 15 x 3 bed houses (shared ownership) 	427,660
Rural Housing Scheme	<ul style="list-style-type: none"> • Predominate mix of 2/3 bed family houses and bungalows 	597,231
Homebuy	<ul style="list-style-type: none"> • 4 units 	110,000
Total		£9,564,694
2006/08 Allocation		
Move On Accommodation - Substance misuse	<ul style="list-style-type: none"> • 6 units 	390,000
Hardwick - Phase 3	<ul style="list-style-type: none"> • Predominate mix of 2/3 bed family houses and bungalows 	1,000,000
Hardwick - Phase 4	<ul style="list-style-type: none"> • Predominate mix of 2/3 bed family houses and bungalows 	1,000,000
Mandale – 4a	<ul style="list-style-type: none"> • Predominate mix of 2/3 bed family houses and bungalows 	1,186,000
Mandale – 4b	<ul style="list-style-type: none"> • 10 x 3 bed houses (shared ownership) 	160,000
Parkfield – Phase 1	<ul style="list-style-type: none"> • 10 x 2/3 bed family houses 	500,000
Albany House	<ul style="list-style-type: none"> • Predominate mix of 2/3 bed family houses and bungalows 	550,000
Total		£4,786,000

If you would like this information in any other language or format for example large print or audio please contact 'Housing Strategy' on 01642 526527.

إذا كنت ترغب الحصول على هذه المعلومات بلغات أو بأسكال أخرى على سبيل المثال بالطبعة الكسرة|أو بالشريط المسجل فالرجاء الإتصال 'بدايفرسني سم' [Housing Strategy] على هاتف رقم 01642 526527

ARABIC

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MANDARIN

اگر شما این اطلاعات را به زبان یا شکل دیگری مثلا چاپ بزرگ یا بصورت صدا میخواهید لطفاً با تیم دایورسیتی (گوناگونی) Housing Strategy با شماره 01642 526527 به تماس شوید

FARSI

Si vous souhaitez obtenir ces informations dans d'autres langues ou sous un autre format, par exemple, en gros caractères / version audio, veuillez contacter l'équipe "Housing Strategy" au n° 016 42 52 65 27

FRENCH

نەگەر چەرت لێ یە نەم راباریە بەدەستت بکەونت بە زمانەکانی برابان بە شێوەیەکی تر بۆ نمونە جایی گەورە/نات بەسبێ نوێمارکراو بکات بەسبێ بەسبێ دانفرستی 'Housing Strategy' له سەر زمانەکانی بەسبێ 01642 526527

KURDISH

ਜੇ ਤੁਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਕਿਸ ਹੋਰ ਬਣਤਰ ਜਾਂ ਢੰਗ ਵਿੱਚ, ਵੱਡੇ ਛਪਣ ਵਾਲੇ ਟੈਪ/ਸੀ ਡੀ 'ਤੇ ਚਾਹੋ ਤੇ ਜਾਂ ਕਿਸੇ ਹੋਰ 'Housing Strategy' ਨੂੰ 01642 526527 ਨੰਬਰ 'ਤੇ ਕਾਲ ਕਰੋ

PUNJABI

اگر آپ ان معلومات کو کسی بھی اور زبان یا انداز میں چاہتے ہیں تو ڈیویٹیپ وغیرہ میں حاصل کرنا چاہیں تو ڈیویٹیپ ٹیم 'Housing Strategy' کو اس نمبر پر فون کیجئے 01642 526527

URDU

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