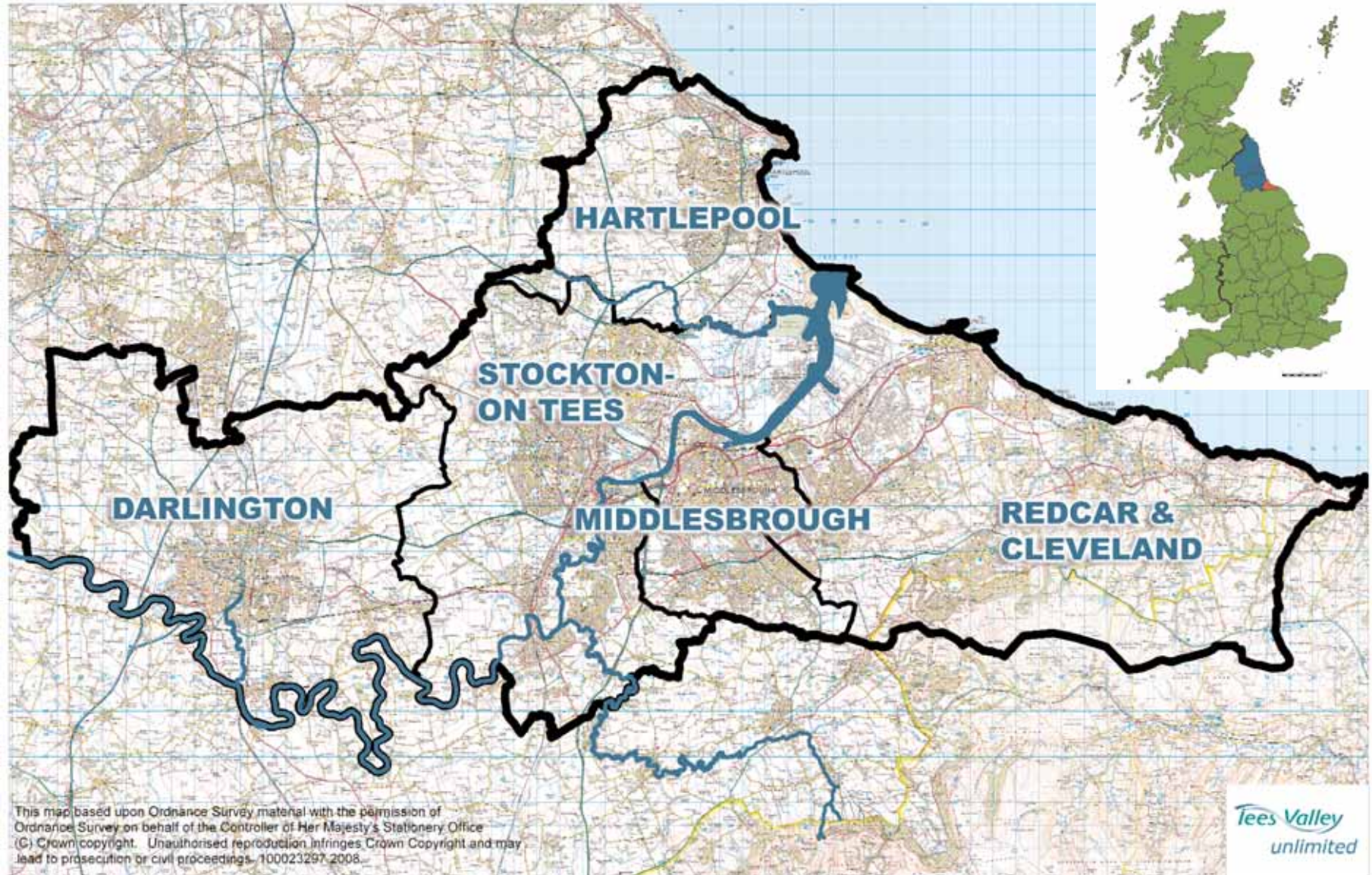




Front cover image:
Artists impression of
new homes at Easington
Road, Hartlepool

Location Map of the Tees Valley



Contents

	Pages
Location Map of Tees Valley	
Foreword	2 - 3
Working Together	4 - 5
Tees Valley - The Facts	6 - 7
Key Challenges	
Enhancing The City Region's Economic Prospects	8 - 9
Ensuring Our Communities are Sustainable	10 - 13
Climate Change	14 - 16
Making Better Places	16 - 17
Taking The Strategy Forward	18 - 19



Coulby Newham - Middlesbrough

“The Statement places the Housing agenda at the heart of Tees Valley’s Vision for a better economic future. At a time of great change, it has never been more important to work together to achieve our aspirations.”

Foreword



As Chair of the Tees Valley Living (TVL) Board, I am delighted to introduce this Tees Valley Statement of Housing Ambition. It places the housing agenda at the heart of Tees Valley's vision for a better economic future. At a time of great change, it has never been more important to work together to achieve our aspirations.

Our population is predicted to grow for the first time for 30 years. Most growth however will be amongst the elderly. The 15-60 age groups are forecast to decline. Our vision is to attract and retain businesses and people in the city region, by creating a vibrant housing offer with neighbourhoods which suit the 21st century workforce.

We see the housing future as fully integrated with many other initiatives such the Tees Valley Statement of Ambition or the Metro - a fast, efficient and cheap system which will stimulate local housing markets and connect communities to jobs in town centres, industrial plants, the port and the airport.

We work in partnership to find innovative solutions to maintain progress. We constantly strive to introduce higher standards of design, environmental performance and sustainability to the built environment.

The process of transformation is already underway. To draw resources from fewer funding streams in the future will keep the process more focussed.

I commend our strategy to you.

Angela Lockwood

Chair - Tees Valley Living (July 2010)



Digital City - Middlesbrough

"we are very proud of our ability to create vibrant sustainable neighbourhoods through redevelopment"

"I have lived in Thornaby my whole life and wanted to purchase a house in the newly developed estate. The regeneration has improved the area immensely. The area was in desperate need of regeneration and I think it looks great now. It's what the 'old' Thornaby has needed for years"

Mandale Resident



Mrs Howe and family at their Mandale home - Thornaby (Stockton-on-Tees)

"Tees Valley Unlimited is very committed to developing a real engagement with businesses... to help shape the future direction of the Tees Valley economy. We also recognise that our economic prospects will be considerably enhanced by making major improvements to the city region's housing stock..."

Sandy Anderson

Chair - Tees Valley Unlimited

"The private home building industry appreciates the value of working in partnership with the public sector to both speed up the development process and to achieve common goals. Partnership working is very effective in Tees Valley.."

Mark Leigh

Managing Director of Taylor Wimpey Homes (NE)
HBF representative on the Tees Valley Living Board

Working Together

Tees Valley Unlimited brings together the five Councils in partnership with key businesses to work toward common aims in planning and development, employment and skills, transport, tourism and housing and regeneration.

Tees Valley was established in 1996. It was designated as a "City Region" by the Northern Way in 2004. This recognised its importance to the future economy of the North of England. We produced one of the first Multi Area Agreements in 2008 further demonstrating our capacity for successful partnership working.

We have embraced the new housing agenda. Three out of five LAs have transferred their stock, one is pursuing transfer and one is exploring self financing initiatives. Tees Valley Living have brought in £92m of resources after achieving HMR Pathfinder and Growth Point status.

We are very proud of our ability to create vibrant sustainable neighbourhoods through redevelopment. We have exemplar schemes in all five Tees Valley boroughs - Firth Moor, Darlington; Trinity Square, Hartlepool, North Ormesby Middlesbrough; Greater Eston, Redcar and Cleveland ; Mandale, Thornaby, Stockton on Tees

Our rapid production of a Housing Market Recovery Plan in 2008 helped us to keep some of the worst effects of recession at bay. It also helped us to gain maximum benefits from government assistance to stimulate the market like Kickstart and HomeBuy Direct.

NAHP funds have been secured in partnership with Registered Providers. Housing related employment initiatives help to spread the benefits of investment.

One of Tees Valley Living's major achievements has been to assemble a comprehensive evidence base, to fully understand and address the housing challenges and opportunities. It will be invaluable in making the case for future funding.



Grey Towers Estate - Middlesbrough

“Our housing stock needs to serve the needs of the new Tees Valley economy rather than the old”
 - Alison Thain, founding chair of TVL

Tees Valley is 1 of 4 Sub Regions of the North East

Area: 79,400 ha (9% of the NE Region)

Population: 662,100 (26% of NE population)

Governance: Five Unitary Districts - Darlington; Hartlepool; Middlesbrough; Redcar & Cleveland and Stockton Boroughs.

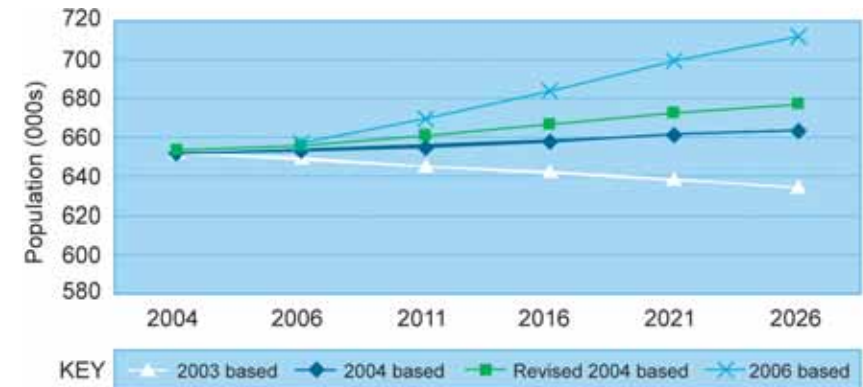
Household Tenure (% h/hs)	Tees Valley	North East	Eng & Wales
Owner Occupation	67.9	63.6	68.9
Council rented (social rented)	18.4	22.4	13.2
Housing association (social rented)	5.0	5.3	6.0
Private rented	6.5	6.3	8.7

Source: 2001 Census

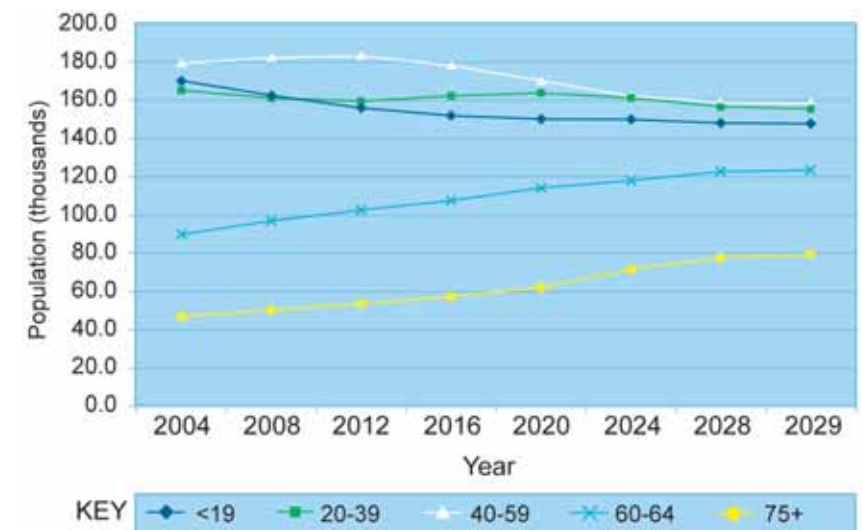
Economy Workforce 265,700	Tees Valley	North East	Great Britain
% in Primary industries (2007)	1.3	1.3	1.6
% in Manufacturing	11.8	12.5	10.6
% in Construction industry	7.5	5.7	4.9
% in Services	81.3	80.5	82.9

	Tees Valley	North East	Eng & Wales
Unemployment April 2009	5.9	5.4	4.1
% working age receiving benefits	19.9	18.7	14.2
VAT stocks per 10,000 adult popn	226	249	409

Comparison of Population Projections for the Tees Valley



Population Projections by Age Cohort 2004-2029

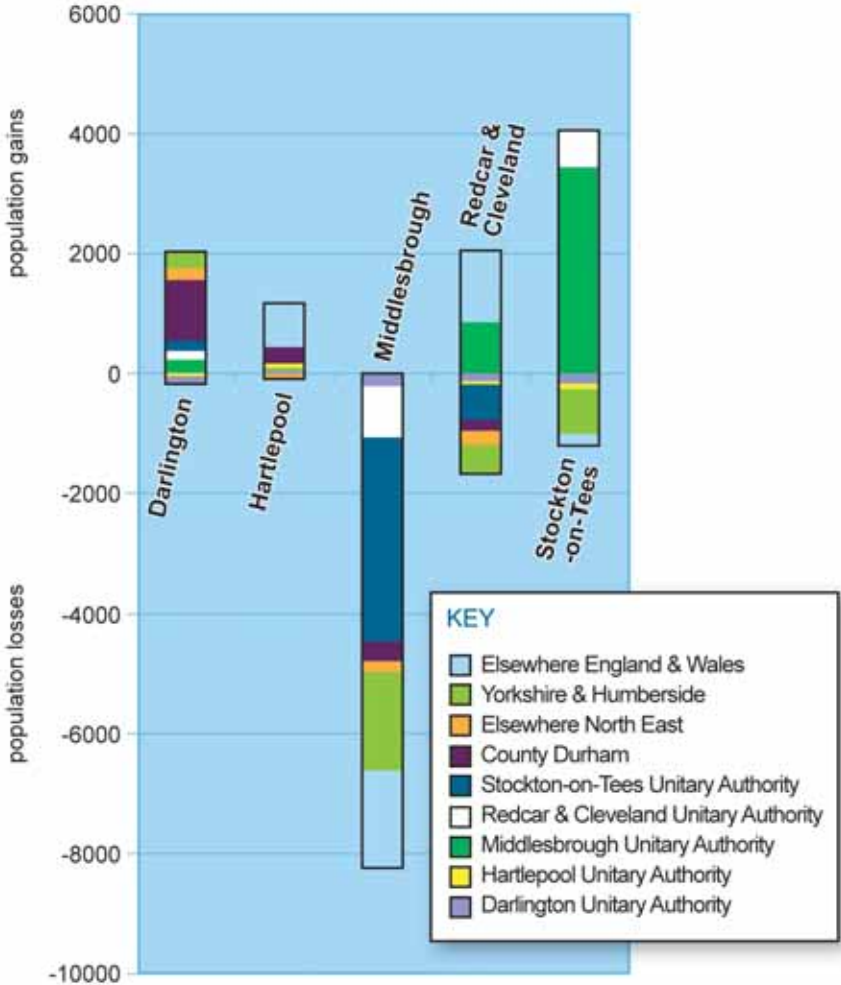


Source: ONS 2004-based (revised) population projections

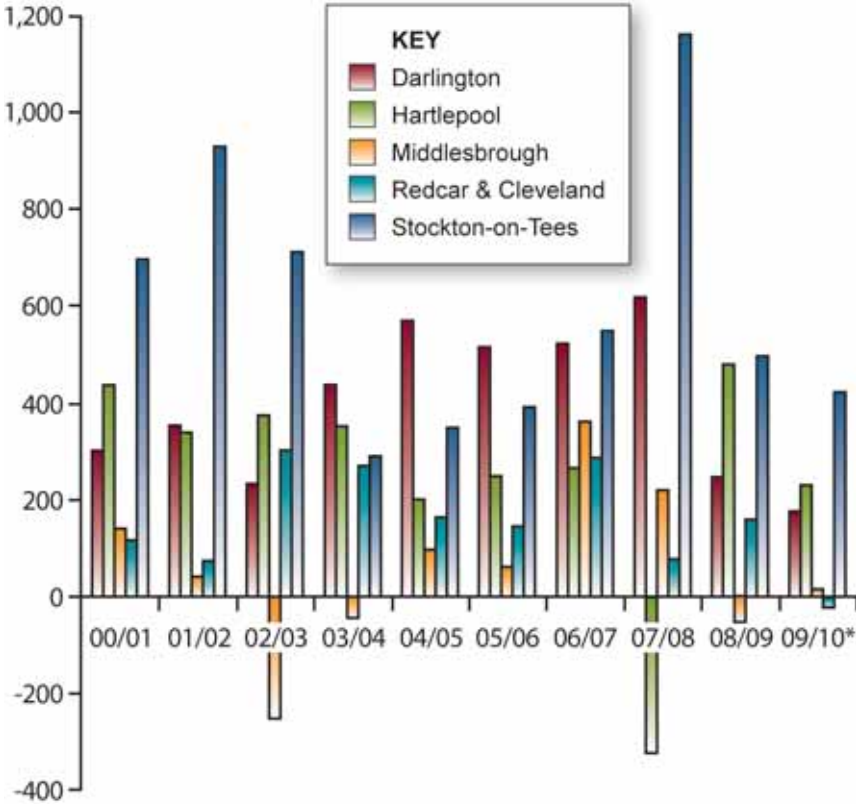
The economically active age groups are forecast to decline, whereas the elderly will increase

Tees Valley - Key Facts

Summary of Migration Flows within and beyond the Tees Valley



Tees Valley Net Additional Homes 2000 - 2010



* 09/10 only shows net additions up to 31.12.09

In five years individual Councils have registered negative net additions where demolitions exceed completions.

“we will identify the sites which are most suitable to attract the target markets of graduates, family builders and knowledge economy workers”



Executive Homes in Tees Valley are in short supply.

What we know

- Projected population growth in Tees Valley over 20 years will be amongst the retired. The economically active age groups are in decline.
- Business growth is predicted in petro-chemicals; renewable energy; chemical manufacturing; advanced engineering; digital media and logistics.
- £8bn of planned investment may create 6,000 high skill jobs. The recent mothballing of Teesside Cast Products (Corus), may see 1,800 jobs lost. Retraining is directed to other sectors.
- Long distance commuting amongst high earners robs Tees Valley of spending power, entrepreneurial flair and capacity for self regeneration.
- Our stock profile does not meet modern aspirations with too many small, old, terraces around town centres and not enough high quality family homes.
- Sustained population loss has left concentrations of deprivation affecting life chances and imposing a disproportionate burden on the public purse.
- Parts of Tees Valley still have a negative image.

What we've done

- Our comprehensive evidence base has enabled us to understand our challenges and opportunities and develop strategies to address them effectively.
- We've harnessed £130m to 2011 from a wide variety of funding headings notably HMR Pathfinder, Single Housing Investment Pot, Growth Point etc. to revitalise neighbourhoods and achieve higher standards.

Key Challenges - Enhancing The City Region's Economic Prospects

- Live/work schemes like BoHo, Middlesbrough retain the best graduates from our University centre of excellence and nurture the entrepreneurs of the future.
- Our HMR programme has helped us to harness "recovery" funding, for example Kickstart, HomeBuy Direct, etc. to keep up momentum on regeneration schemes.
- HMR identifies priority areas, evolving from other initiatives and now focussing on Place Making.

What we will do

- Our Local Investment Plans will exploit economic opportunities over 15 years, in partnership with the private sector.
- Increase annual housing supply.
- Reset the Growth Point annual build rate target to a more realistic figure.
- Reconsider the annual affordability requirement in a changing market.
- Provide for target markets - notably graduates, parents with young children and knowledge economy workers.
- Identify the sites which are most suitable to attract target markets, in terms of type, size, specification and timescale.
- Endorse the new targets within statutory documents eg LDFs.
- Prioritise development in and around the centres of Darlington, Hartlepool, Middlesbrough, Stockton, Redcar and Greater Eston.
- Assess unimplemented planning permissions and promote replanning if necessary (eg change apartments to family homes).
- Take a proactive stance to implement the new agenda eg. Prepare detailed design briefs in partnership with owners/ developers.
- Foster new relationships with funders and partners based on sharing risks and rewards.
- Promote a locally valid definition of "Executive" homes and seek locations for them which are not just on the edge of the countryside.
- Promote higher density developments around transport nodes.
- Maximise the benefits of development within the local economy by using local labour agreements; promoting apprenticeships and local purchasing initiatives.
- Promote higher standards of design and sustainability, enhance the Region's reputation for renewable energy and zero carbon living.
- Ensure that the economic importance of housing is fully appreciated in lobbying documents and by TVU partner organisations.
- Ensure that the Tees Valley Unlimited secures improvements in efficiency and standardised approaches to design, heritage, sustainability and community engagement, within Tees Valley.

“Longer life expectancy will result in greater numbers wanting to remain in their own home, with support when needed”



Key Challenges - Ensuring Our Communities Are Sustainable

What we know

- Longer life expectancy will result in greater numbers wanting to remain in their current home, with support when needed.
- The increase in older people with learning and physical disabilities, dementia and long term conditions will increase pressure on resources.
- The personalisation agenda will change the delivery of Social Care services in the Putting People First concordat.
- Homelessness is rising in Tees Valley due to the current economic climate, with mortgage defaults and house repossessions increasing.
- Housing affordability is a problem for first time buyers and young people are finding it difficult to access home ownership.
- Just over 50% of the residents of Tees Valley have an annual income of less than £15,000.
- Our communities feel well consulted and generally that their neighbourhoods are improving.
- There are over 10,000 empty homes across the Tees Valley 4000 of them have been vacant for more than 6 months. They are a wasted resource and attract crime.
- There are 63,000 non decent private sector homes and £240 m is required to remove category 1 hazards.
- Housing emits 27% of all carbon emissions. Pre 1945 properties are the worst offenders and 33% of the Tees Valley stock compared to 37% in the North East and 38% in England and Wales.
- Statutory powers to improve poor housing and reuse empty dwellings can be complex, time consuming and expensive to implement e.g. Empty Dwelling Management Orders.
- The number of privately rented properties is increasing, particularly in regeneration areas.

What we've done

- Used initiatives to help first time buyers eg. HomeBuy Direct, Kick Start and Time2Buy.
- Introduced technologies such as telecare and telehealth to assist elderly residents to remain independent.
- Developed extra-care housing in partnership eg. Barnaby House, Eston.
- Funded Home Improvement Agencies to assist vulnerable and disabled residents to live independently.
- Introduced Compass, the choice based lettings scheme to give access to affordable housing across the Tees Valley.
- Developed initiatives aiming to prevent homelessness, eg. mortgage rescue packages, rent deposit schemes, money advice, mediation services and sanctuary schemes for victims of domestic abuse.
- Introduced tenancy relations and landlord accreditation schemes to support and encourage landlords to improve property conditions and management practices.
- Enhanced local private landlord forums by introducing an annual Tees Valley forum and working closely with the Teesside Landlord Association and National Landlord Association.
- Introduced selective licensing in Hartlepool and Middlesbrough to support major regeneration schemes; improve standards and reduce crime and anti social behaviour.
- Implemented mandatory HMO licensing and developed joint standards to ensure a consistent approach to the improvement of sub standard HMOs across Tees Valley.
- Undertaken extensive refurbishment of private sector stock to complement area regeneration strategies.
- Introduced a range of loan schemes to assist vulnerable and low income home owners to repair and improve their homes. It also makes better use of limited public funding.

“We will work with partners to develop a range of housing solutions”



Harmony House, Tai_Hua Court - Middlesbrough



Linden Court - Darlington



Successful housing regeneration in Mandale, Thornaby - Stockton-on-Tees

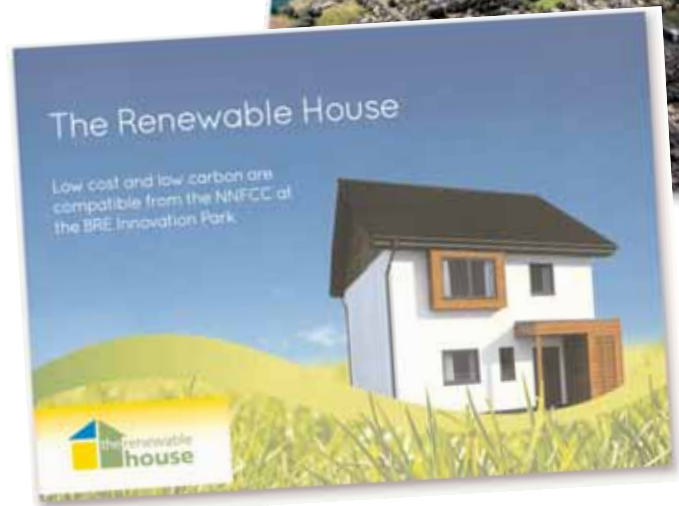
Key Challenges - Ensuring Our Communities Are Sustainable

- Tackled empty homes in partnership, work, 44 homes have been returned to occupation since 2005/06.
- Procured a sub-regional energy efficiency scheme, leveraging in over £1m in match funding.
- 443 private rental homes have been made decent since 2003.

What we will do

- Extend choice based lettings to include all Registered Provider (RP) lettings and accredited private landlords.
- Encourage investment in new private rented homes in new developments to provide access to affordable homes for people not aspiring to, or able to access home ownership.
- Provide safe homes and places, which are adaptable as people grow older enabling them to live independent lives for as long as possible following “Lifetime Homes” principles.
- Increase the proportion of vulnerable socially excluded adults in settled accommodation, employment, education and training, providing them with independence, choice and control over where they live.
- Develop a range of homes for people with disabilities such as purpose built new facilities, adaptations, re-housing and links to existing care and housing support.
- Continue to drive up standards in the private rented sector by providing landlords with advice, support and guidance whilst ensuring enforcement action is taken when appropriate.
- Develop a sub-regional approach to returning empty homes back into use.
- Develop a sub regional approach to community engagement.
- Develop a sub regional approach to securing a consistent standard of sustainable building practices.
- Implement a regional loans scheme, providing a consistent approach for vulnerable and low income homeowners.
- Meet the needs of our vulnerable and disabled residents through the provision of an efficient Disabled Facility Grants services.
- Target the removal of category 1 hazards in private sector housing.
- Continue to promote schemes to make homes more energy efficient, reducing fuel poverty, excess winter deaths and carbon emissions, working closely with health providers.
- Work with Registered Providers to ensure continuing investment in social housing.
- Prevent and reduce the incidence of homelessness through a range of tools such as rent deposit schemes and sanctuary schemes to tackle domestic violence.
- Continue to improve standards in the private rented sector.

“The UK’s 21m dwellings are responsible for 27% of CO₂ emissions”



Sustainable House by Milne

Key Challenges - Climate Change

What we know

- The UK's 21m dwellings are responsible for 27% of CO₂ emissions, use half of water supplies and produce 8% of waste.
- Green infrastructure is increasingly seen as a vital part of the place-making agenda.
- In May 2008, Code for Sustainable Homes (CSH) level 3 was made mandatory for new social homes. By 2016 CSH level 6 is expected to be mandatory.
- Flood risk is an issue of increasing concern.
- Local residents value green spaces highly. Many of the more challenging neighbourhoods have very poor open space provision.

What we've done

- The Tees Valley Green Infrastructure Strategy (GIS) is the region's first.
- We have appointed a GIS manager to promote implementation.
- LAs worked with the Tees & Durham Energy Advice (TADEA) to deliver energy efficiency measures and advice.
- Individual LAs have introduced "Affordable Warmth" and "Climate Change" Action Plans.
- LDFs promote environmentally sustainable housing.
- Exemplar projects such as BoHo Live Work units in Middlesbrough town centre minimize the need to travel.
- We have commissioned a study to look at the potential of harnessing waste heat from industry to supply a combined heat and power scheme for new and existing homes.
- Development sites promote the highest environmental standards eg. The Stockton / Middlesbrough initiative.
- We have a better understanding of flood risk.

What we will do

- Ensure that housing minimises the environmental impact and limits the use of non-renewable resources.
- Aim for common environmental standards in development guidance, to be confirmed in statutory documents such as LDFs.
- Aim for CSH level 6 in all new homes by 2016.
- Ensure that new development avoids flood risk areas.
- Encourage the use of renewable sources of energy.
- Aim to connect new development to combined heat and power schemes.
- Use the Parsons Brinkerhoff study to promote pilot schemes in Tees Valley for combined heat and power.
- Explore best practice in "retrofitting" for existing dwellings to develop a sub-regional approach?.
- Instruct the Green Infrastructure (GI) manager to advise developers and master planners on opportunities for GI implementation.
- Deliver an exemplar "Eco Village" scheme in Greater Eston.
- Develop a Tees Valley "code of practice" for a consistent approach to sustainability.
- Make Greater Middlehaven Europe's largest zero carbon development.

“We will ensure that a consistent approach is taken to design and heritage”



Health Village - Redcar & Cleveland



Central Park - Darlington Mews



Partnership approach to regeneration in Hartlepool

Key Challenges - Making Better Places

What we know

- "Place making" is an important part of the Single Conversation with HCA.
- Successful place-making will enhance markets, raise income levels and consequently improve image.
- There will be fewer funding streams in future, which will address the HCA priorities of Growth, Affordability, Renewal and Sustainability.
- There is great scope to improve the design of new housing developments.
- A CABE/HBF Audit of design quality of new homes in the North (2005) concluded that 94% of new housing schemes are "average" or "poor".
- Of the 6% "good" or "very good" schemes, none were in Tees Valley. Only two were in the North East.
- Design Guide references include - Manual for Streets/ Building for Life/ Housing quality indicators/ Secured by Design/ Code for Sustainable Homes / Life time Homes.
- Increasing recognition is being given to the value of good design.
- Surveys show that the appearance of a neighbourhood is more influential the design of the home itself.

What we've done

- TVL commissioned a Heritage and Design Code from Gillespies in 2004.
- All Councils now have Urban Design officers.
- All Councils now have CABE Building for Life Accredited Assessors.
- There are major place making initiatives underway in each Borough with a strong urban design input.

- Extensive surveys have been done to find out what attracts residents to neighbourhoods.
- Produced a Green Infrastructure Strategy to recognise the importance of green spaces and issues to environmental quality.

What we will do

- Learn from acknowledged best practice.
- Ensure that rigorous design and quality standards help to ensure the creation of high quality homes in safe and attractive surroundings, well served by infrastructure, amenities and open green space.
- Focus our design process on masterplanning; public realm and landscape; space standards; materials and aesthetics; energy, resource and efficiency: access; safety and security.
- Ensure that design is given importance in the "Single Conversation".
- Ensure that a consistent approach is taken to Design and Heritage across Tees Valley (within the AC Performance Review Action Plan).
- Ensure that our new environment and refurbishments help to mitigate the effects of climate change.
- Ensure affordable housing is delivered and integrated as part of sustainable, mixed tenure developments.
- Encourage higher density development near Tees Valley Metro Stations.
- Monitor the impact of the new Metro service on the local housing market.
- Ensure that "Placemaking" features prominently in the Tees Valley Local Investment Plan.
- Focus housing investment around the urban core of Tees Valley.

Taking The Strategy Forward - Delivery Through Partnership

Tees Valley works well in partnership, as demonstrated by its Multi-Area Agreement (MAA) and which recognises the importance of an improved housing offer to the future economic prospects. Local Investment Plan prepared with the HCA.

Tees Valley Unlimited

TVU will deliver strategic housing requirements, ensuring alignment with economic and spatial planning objectives. TVU will lobby for resources and co-ordinate implementation to tackle the 21st century challenges such as climate change, transformational change promoting economic growth and providing for an ageing population.

Local Authorities

Hartlepool, Middlesbrough and Redcar and Cleveland Councils have transferred their housing stock to registered providers, Stockton has set up an Arms Length Management Organisation. Darlington Council has retained its stock. Councils will continue to promote the refurbishment of existing property and support vulnerable people. Local Planning Authorities will guide new development and influence location, type, tenure and design components of new housing. Neighbourhood Management will ensure the communities are sustainable.

Homes and Communities Agency

Future HCA funding streams are likely to be Growth, Renewal, Affordability and Sustainability. An increasing emphasis will be placed on a "Total Place" approach to investment. This Statement is compatible in its ambition. The integration of HCA into the TVU governance structure will ensure that their objectives are clearly interpreted and delivered in Tees Valley.

Landowners, Developers and House Builders

To achieve the Government's objective to create World Class Places, Tees Valley will pursue a variety of innovative ideas such as encouraging developers to also become investors, to take a longer-term stake in their housing developments. New relationships and longer-term partnerships between public land owners and private developers will promote risk and reward sharing, to stimulate house building.

Registered Providers (RPs)

RPs have provided most new social housing since the 1980s, financed largely from public funds and in collaboration with private developers. Their role as providers of affordable homes remains important. A blend of rented housing and owner occupation is necessary to create mixed income neighbourhoods.

RPs will work with developers to create mixed communities. Social housing can provide a path to owner occupation, by providing early investment on infrastructure and site development, and ultimately assuming responsibility for managing stock. RPs "Housing Plus" Initiatives address worklessness, employment and skills, working with communities on social inclusion.

Private Landlords

Within Tees Valley there is a perceived over-provision of private rented accommodation at the cheaper end of the market and an under-provision at the higher end of the market. A changing market may see demand increase for the lower rent properties as demand exceeds supply for social housing. There is also increasing demand from groups seeking quality homes but who are unable or unwilling to get a mortgage. Future mixed tenure developments offer private landlords a chance to take be partners in new developments.

Taking The Strategy Forward - Delivery Through Partnership

Action Planning

A detailed Action Plan has been drawn up to take this statement forward which includes a range of measures to deliver a modern and innovative housing offer across the Tees Valley. The action plan will be monitored on a quarterly basis and updated annually to reflect changes in the wider policy framework and the changing needs and aspirations of local communities.



Private Landlord Forum in Darlington



Partnership House Building in Priors Wood

Tees Valley Unlimited

PO Box 199, Melrose House, Melrose Street, Middlesbrough, Tees Valley TS1 2XF

Tel: 01642 524400

E-mail: tvu@teesvalleyunlimited.gov.uk

Fax: 01642 524468

Web: www.teesvalleyunlimited.gov.uk

Tees Valley
unlimited



Photographs used are copyright © 2010 Tees Valley Unlimited, and its licensors. Some photographs have been used with kind permission of Darlington Borough Council, Hartlepool Borough Council, Middlesbrough Council, Redcar & Cleveland Borough Council, Stockton-on-Tees Borough Council, and Fotolia Images.

