

# Hartlepool Housing Strategy

2019 – 2024



**“Developing and maintaining successful communities where people choose to live, by meeting the housing needs of our residents now and in the future.”**

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## **FOREWORD**

I am pleased to introduce Hartlepool's new Housing Strategy for 2019-2024, which sets out our vision and priorities for housing for the next five years.

We maintain strong and robust partnerships, working with developers, registered providers, private landlords and residents to improve our housing offer and services. There are considerable challenges ahead and the new Housing Strategy will be delivered through our strong partnership approach to identify funding opportunities and innovative solutions.

Our housing offer has an important role in the continuing economic regeneration of Hartlepool. We need communities where people choose to live that meets the aspirations of our residents and which attracts new people to live in Hartlepool.

Hartlepool's Housing Strategy is supported by a robust Action Plan which builds upon the strengths of what has already been achieved and sets out how we will work with our partners to deliver our priorities to grow, improve and support.

I would like to thank all partners, housing providers and residents who have contributed to the consultation for this Strategy.

**Cllr Christopher Akers-Belcher**  
**Chair of Regeneration Services Committee**

## CONTEXT AND PURPOSE

### 1. PURPOSE OF THE STRATEGY

- 1.1 Hartlepool’s Housing Strategy sets out a clear direction, for the next 5 years, detailing how we will work with our partners and residents to grow, improve, support and deliver our housing offer. Our ambition is to offer more housing choice by developing new homes and improving and regenerating our existing homes and communities. We are strongly committed to supporting our most vulnerable residents to access and maintain appropriate and good quality housing to meet their needs.
- 1.2 The Strategy provides a framework for the actions the Council and our partners will take over the next 5 years to guide future planning and delivery to meet the housing needs of our residents. This Strategy should be read in conjunction with the Council Plan, Local Plan and other relevant strategies across Council departments.

### 2. VISION AND PRIORITIES

- 2.1 Our vision for the 2019-2024 Strategy is:
- 2.2 ***Developing and maintaining successful communities where people choose to live, by meeting the housing needs of our residents now and in the future.***
- 2.3 The priorities identified for the Housing Strategy have been developed using the evidence base available and reflect the issues identified through consultation. Considering legislation and government policy direction, we have developed the following themes and priorities for the next 5 years:

<b>GROW</b>	<b>Maximising housing growth and delivering sustainable new homes</b>
	Increase the delivery of new homes
	Deliver housing that meets identified needs
<b>IMPROVE</b>	<b>Making the best use of existing homes, regenerating and improving communities</b>
	Improve housing standards, quality and choice
	Support regeneration activity in areas identified as in need of intervention
	Manage the impact of long-term empty homes
<b>SUPPORT</b>	<b>Supporting people with specific housing needs to access and maintain appropriate housing</b>
	Target those most vulnerable to homelessness and provide early intervention where possible
	Support residents who continue to be affected by welfare reform
	Improve access to appropriate accommodation for vulnerable residents
	Improve housing options for people with specific housing needs
	Enable independent living

2.4 Good quality, appropriate and affordable housing makes an important contribution towards health and wellbeing, the economy, education and the environment.

### 3. NATIONAL HOUSING POLICY CONTEXT

3.1 Since the last Housing Strategy there have been several national policy changes and key pieces of legislation which indicate that housing is one of the Government's key priorities, with particular focus on the delivery of housing supply and also lessons learned from the Grenfell disaster.

3.2 **Housing and Planning Act 2016** introduced a range of measures mainly intended to promote homeownership and boost levels of housebuilding in England. Other measures that would potentially impact on the social rented sector have not been implemented or have subsequently been dropped, including the plans to force Councils to sell their higher value homes. In April 2018 regulations came into effect to grant local housing authorities the power to ban rogue landlords and agents from renting property and established a rogue landlord database. Minimum energy efficiency standards for the private rented sector were also introduced.

3.3 **Homelessness Reduction Act 2017** places new legal duties on English councils so that everyone who is homeless or at risk of homelessness will have access to meaningful help, irrespective of their priority need status, as long as they are eligible for assistance. It also places a prevention duty and a relief duty on local authorities.

3.4 **White Paper 2017 – Fixing our broken housing market** sets out the government's plans to reform the housing market and boost the supply of new homes in England.

3.5 **National Planning Policy Framework** published in July 2018 sets out the Government's Planning Policies and reflects reforms previously announced through the Housing White Paper.

3.6 **Universal Credit** introduced by the Welfare Reform Act 2012 a single benefit payment paid to households monthly in arrears. Full service has operated in Hartlepool since December 2016.

3.7 **The Rough Sleeping Strategy** published August 2018 sets out the government's vision for halving rough sleeping by 2022 and ending it by 2027.

3.8 **Social Housing Green Paper 2018 – A new deal for social housing** sets out a proposed strategy for reforming social housing based around five core themes: ensuring homes are safe and decent; effective resolution of complaints; empowering residents and strengthening the regulator; tackling stigma and expanding supply and supporting home ownership.

3.9 **Homes England Strategic Plan 2018-2023** published October 2018 is the government's five-year strategic plan setting out their ambitious new mission and

the steps they will take with industry to respond to the long-term housing challenges.

- 3.10 **Homes (Fitness for Human Habitation) Act 2018** received Royal Assent on 20 December 2018 and will give tenants the right to take private and public landlords to court if the property falls below legal standards and seek an injunction to carry out the work and damages. It includes issues not covered by landlords' current legal repair responsibilities, including damp caused by poor design and infestations.
- 3.11 **Britain's Exit from the European Union (Brexit)** is the impending withdrawal of the United Kingdom from the European Union following the referendum of 23 June 2016. The leaving date is 29 March 2019 with an initial transition period until 31 December 2020. Brexit has resulted in an uncertain economic outlook.
- 3.12 **Draft Domestic Abuse Bill** published by government on 21 January 2019 in response to the domestic abuse bill consultation as well as its research into the social and economic cost of domestic abuse.

#### 4. EMERGING POLICIES

- 4.1 **Independent Review of Building Regulations and Fire Safety** announced by government in July 2017 following the Grenfell Tower tragedy was led by Dame Judith Hackitt. The final report was published in May 2018 and in December 2018 the Secretary of State for Housing announced that the government is to implement in full the findings of the Hackitt Review with all its implications for a future regulatory framework.
- 4.2 **Ministry of Housing, Communities and Local Government Select Committee's report on the private rented sector** published in April 2018 has recommended that the Government updates the Housing Health and Safety Rating System (HHSRS) guidance and evidence base which is twelve years out of-date.
- 4.3 **Ministry of Housing, Communities and Local Government** review into the use and effectiveness of selective licensing was announced in June 2018. The review will see independent commissioners gather evidence from local authorities and bodies representing agents, landlords, tenants and other housing professionals. The review's findings will be reported in spring 2019.
- 4.4 **Disabled Facilities Grant (DFG) and Other Adaptations: External Review** published in December 2018 looks at how the DFG currently operates and makes recommendations for how it should change in the future.

#### 5. SUB REGIONAL CONTEXT

- 5.1 The Tees Valley has a good record of partnership working between the five local authorities (Darlington, Hartlepool, Middlesbrough, Redcar and Cleveland and Stockton) and in April 2016 the Tees Valley Combined Authority was created. Under the devolution deal with Government the Combined Authority has taken on responsibilities for driving economic growth and job creation in the sub-region

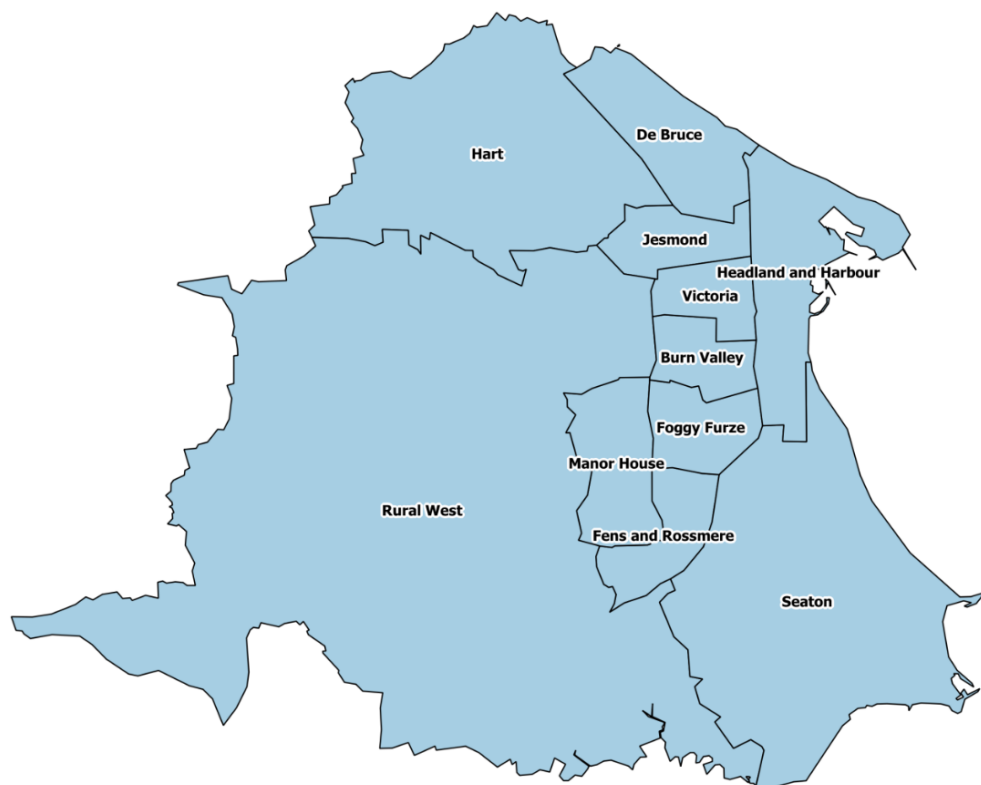
through taking on responsibilities previously held by Westminster and Whitehall; for transport, infrastructure, skills, business investment, housing and culture and tourism.

## 6. COMPASS CHOICE BASED LETTINGS (CBL)

- 6.1 This scheme was introduced in 2009 and is a partnership between the five local authorities and housing provider partners. It is the system through which social housing is let throughout the Tees Valley and it operates a common allocations policy. From 1<sup>st</sup> July 2019 the largest housing provider in Tees Valley, Thirteen Group, will no longer allocate its properties through this partnership and will adopt its own lettings policy. The Council will, however, be able to nominate applicants from the waiting list (currently held on Compass) to a proportion of Thirteen Group properties. A new agreement and associated protocols will be developed to assist the Council in its obligations under Part 6 of the Housing Act 1996 (as amended).

## 7. LOCAL CONTEXT

Figure 1 - Hartlepool Wards



- 7.1 Hartlepool is on the North Sea coast within the Tees Valley sub region. It serves a population of 92,600 including the town of Hartlepool and a small number of villages. It became a unitary authority in April 1996 and is the second smallest unitary authority in England.
- 7.2 Historically, the town's economy was based on the port and coal exporting trade of the nineteenth century. This gave rise to iron and steel, shipbuilding

and engineering industries which continued to flourish until the second half of the last century until the decline in heavy industries in the 1960s and 1970s.

- 7.3 Within this period, the Borough’s economic landscape dramatically changed with major job losses in these key industrial sectors and the physical infrastructure of the town was in decline. However, in the past twenty-five years, the Borough has been transformed through public and private investment in regeneration including housing renewal areas and employment sites. Today, Hartlepool Marina, Wynyard Business Park and Queens Meadow Business Park are widely acknowledged as flagship initiatives.
- 7.4 Increasingly the town is a visitor destination with a wide range of retail facilities and visitor attractions such as the National Museum of the Royal Navy.
- 7.5 There has been significant investment in the town. With the new £11m Northern School of Art built on Church Street along with a £7m redevelopment of the public realm designed to give the area a huge lift and foster its development as a centre for innovation and skills
- 7.6 Nevertheless, a significant amount remains to be achieved. Hartlepool has a mixed socioeconomic environment and suffers from high levels of deprivation. Hartlepool is the 18th (out of 326) most deprived district in England, based on the rank of average scores (Indices of Multiple Deprivation Indices of Multiple Deprivation 2015). Only half the population has a car compared to two thirds nationally. Levels of ill health and disability are above the national average, which is due in part to relatively large numbers of elderly people and to the social and economic deprivation in certain areas.

## 8. KEY STRATEGIC LINKS

- 8.1 The Housing Strategy does not stand alone and links into a number of Council plans and strategies as demonstrated in Table 1.

**Table 1 – Key Strategic Links**

Strategy	Date	Key Strategic Links
Sustainable Community Strategy	2014 - 2020	Sets out a long term vision for the town and explains how the Council and its partners will improve the economic, social and environmental wellbeing of Hartlepool.
Economic Regeneration Strategy	2019 - 2021	Sets out the vision, priorities and actions for the delivery of economic development and physical regeneration programmes to improve the environment and attract



Strategy	Date	Key Strategic Links
		businesses to invest and grow in Hartlepool.
Constructing Hartlepool Strategy	October 2014	Complements the shared goals of the Hartlepool Vision, Masterplan, Economic Regeneration Strategy and Housing Strategy. Through the implementation of this strategy, developers will be invited to advise the Council on how they plan to incorporate local supply chains and targeted, recruitment and training clauses within their planning proposal which will support business growth and enable greater access to employment and skills for local residents.
Enforcement Policy	ongoing	The purpose of this policy is to explain clearly the approach of the Council's Housing Service towards enforcement. It provides guidance to enforcement officers, businesses, consumers and the general public on the range of options that are available to achieve compliance with the legislation that we enforce.
Child and Family Poverty Strategy	2016 - 2020	Provides the strategic priorities which aim to improve the life chances of all children, young people and their families.
Children Looked After Strategy	2014 - 2017	This strategy outlines the vision for children and young people in care and care leavers. Hartlepool Children's Services is committed to improving the experiences and outcomes for children looked after and care leavers in the town and are aspirational in its plan to deliver continuous improvement and remove the gap between children in care and their peers.
Health and Wellbeing Strategy	2018-2025	The vision of the Health & Wellbeing Strategy is that Hartlepool will develop a culture and environment that promotes and supports health and wellbeing for all. The ambition is to improve health and wellbeing outcomes and reduce inequalities for our population.

Strategy	Date	Key Strategic Links
Hartlepool Local Plan 2018	2016-2031	<p>Establishes a spatial strategy together with strategic policies, guiding development over the next 15 years.</p> <p>Sets out the planning policy framework to enable ongoing regeneration, provide new housing sites, ensure an appropriate mix of housing is delivered and affordable housing is provided. Housing completions from April 2016 are taken into account.</p>
Community Safety Plan	2017-20	The Safer Hartlepool Partnership's Community Safety Plan 2017 – 2020 outlines the Partnership's vision for maintaining and improving community safety in Hartlepool.
Substance Misuse Strategy		This Strategy is supported by an Annual Substance Misuse Treatment Plan with recovery as the central goal. Recovery requires an effective 'whole systems' approach working with education, training and employment, housing, family support services, wider health services and criminal justice agencies where appropriate
Ward Profiles	2015	Ward Profiles were refreshed in 2015 with sustainability plans produced for the localities identified as vulnerable.

## 9. KEY FACTS:

9.1 Key facts and statistics relating to Hartlepool are set out below:

- There are currently 42,599 dwellings of which 40,631 are occupied dwellings.<sup>4</sup>
- Hartlepool has a population of 92,600 and this is projected to increase 5.2% by 2037<sup>4</sup>.
- 23.2% of the population have a limiting long-term illness compared to 17.9% in England and Wales<sup>1</sup>.

<sup>1</sup> Census, 2011

- The median house price in Hartlepool remains consistently lower than the regional and national average at £123,000 in June 2018<sup>2</sup>.
- Levels of owner occupation in Hartlepool remain lower than the national average<sup>1</sup>.
- Levels of social and private renting are higher than the national average<sup>1</sup>.
- 2.8% of households are overcrowded which is less than the national average of 3.1% across England<sup>1</sup>.
- At the beginning of January 2019 2,900 applicants in Hartlepool were registered on the Compass CBL Waiting List of which 715 were in the Priority Bands 1-3<sup>3</sup>.
- The percentage of empty properties in Hartlepool's private sector exceeds the national average with an overall vacancy rate of 4.6% compared to 2.7% across England<sup>4</sup>.
- The affordable housing requirement calculated by the Hartlepool Strategic Housing Market Assessment (SHMA) was calculated at 144 net additional units per year<sup>4</sup>.
- 34.8% of the private sector stock is non decent and there are estimated to be 21.2% of households in fuel poverty<sup>5</sup>.
- The average energy efficiency rating using the Government's Standard Assessment Procedure is 51 which is slightly above the England average<sup>5</sup>.
- At January 2018 6.9% of people were unemployed in Hartlepool which is nearly triple the national average<sup>2</sup>.
- The number of working age adults on out of work benefits was 19.3% in November 2017<sup>2</sup>
- 11,463 people commute out of Hartlepool for work<sup>4</sup>.
- The Indices of Multiple Deprivation (IMD) 2015 identified that just over a third of the population of Hartlepool live in the 10% most disadvantaged areas nationally.
- Since 2015 there has been on average 326 net additional dwellings per annum.
- Since 2013 Hartlepool has had the fastest growth in housing in the Tees Valley – up 9.7%.

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<sup>2</sup> ONS Office for National Statistics

<sup>3</sup> Priority Bands contain the applicants who have been identified as in the greatest housing need

<sup>4</sup> Hartlepool Strategic Market Assessment, 2015

<sup>5</sup> Private Sector House Condition Survey, 2009

## 10 REGISTERED PROVIDERS (RPS)

- 10.1 11 RPs currently operate in Hartlepool, including Hartlepool Borough Council. The largest of these is Thirteen Group with approximately 71% of the social housing stock. Table 2 sets out the stock levels of the RPs operating in Hartlepool. Since the last strategy the social housing stock in Hartlepool has increased by just over 100 units.

Table 2 – Registered Providers operating in Hartlepool

Registered Provider (RP)	Stock Number (at November 2018)
Thirteen Group	7045
Home Group	883
Bernicia	376
Karbon	368
Anchor	312
North Star	280
Hartlepool Borough Council	270
Joseph Rowntree Housing Trust	242 of which: 150 rented 58 shared ownership 34 owner occupied
Accent	108
Housing & Care 21	44
Railway Housing	25
<b>Total Social Rented Stock</b>	<b>9953</b>

## 11. LOCAL PRESSURES

- 11.1 Year on year cuts to government grants, reduced public expenditure, planning, social housing and welfare reforms have had an impact in Hartlepool. These circumstances provide the backdrop to the Strategy and will continue to present challenges. In addition there are pressures emerging on adult mental health with people increasingly presenting with chaotic lifestyles and substance misuse issues.

## 12. LOCAL HOUSING NEED

- 12.1 The Housing Strategy, along with other key strategies will address current and future housing need and demand in the Borough. As a result a comprehensive and robust evidence base has been established, including the following documents and sources detailed in Table 3:

**Table 3 - Housing Need Evidence Source**

<b>Evidence Source</b>	<b>Information</b>
Hartlepool Strategic Housing Market Assessment (2015) and SHMA Addendum 2016	Local housing need and demand
Tees Valley Strategic Housing Market Assessment (2012)	Sub-regional and local housing need and demand
Gypsy and Traveller Accommodation Assessment (2014) (updated 2017)	Specific housing need with regard to the Gypsy and Traveller and Travelling Show persons groups
Hartlepool Strategic Housing Land Availability Assessment (2015)	Identification of sites with housing land capacity.
Private Sector Housing Condition Survey (2009)	A detailed picture of housing conditions in the private sector.
Homelessness Statistics	Data relating to housing advice and homelessness cases
Compass Housing Register	Social housing need and demand
Joint Strategic Needs Assessment (JSNA)	The JSNA analyses the health needs of the population to inform and guide commissioning of health, wellbeing and social care services.
Census 2011	Provides a detailed snapshot of the population and its characteristics
HBC Market Position Statement for the care of adults and older people (2016)	Identification of future demand for care services

12.2 Housing need is affected by a variety of factors. Evidence on the overall housing market in Hartlepool, set out in Table 3, can be summarised in that currently:

- Hartlepool is a self-contained housing market on the basis of migration and also in terms of workplace.
- There is a mismatch in market demand compared to availability and aspirations/expectation.
- During the period January 2013 to end of June 2014, median house prices across Hartlepool were £112,000 and lower quartile prices were just under £70,000.

12.3 Evidence on the key demographic drivers that affect housing need and demand, set out in Table 3, can be summarised as being:

- An increasing population with ONS 2012-based population projections indicating an increase of 5.2% from 92,600 in 2014 to 97,400 by 2037.
- Decline in working age populations and increase in elderly population.

#### 12.4 Current economic drivers include:

- 67.1% of residents in employment work in Hartlepool Borough.
- Median incomes are lower than the national median but slightly higher than the regional figure.
- There is considerable income polarisation across Hartlepool, with 51.2% of households receiving less than £300 each week, 21.7% receiving between £300 and £500 each week and 27% receiving at least £500 each week.

#### 12.5 In terms of dwelling stock:

- 73.3% of properties are houses, 12.1% are bungalows, 13.7% are flats/maisonettes and 0.9% are other property types
- 51% of the housing stock was built before 1964, 7.7% has been built since 2005.
- 84% of the housing stock has 3 bedrooms or less, with 40% having 2 bedrooms or less.
- Housing stock tenure is owner occupier 60.2%, social rented 23.1%, private rented 16% and 0.7% intermediate tenure.
- There is a strong aspiration for houses

12.6 All of the above drivers influence the current and future housing market. Through evidence established in the documents listed in Table 3, it is demonstrated that there are 4,694 households currently in housing need, representing 11.6% of all households. The current housing need can be used as baseline with which to estimate the future housing need.

### 13. FUTURE HOUSING NEED

13.1 Using evidence identified in the 2015 SHMA and 2016 SHMA Addendum analysis suggests there should be a focus on delivery of:

- 3 bedroom houses and 4+ bedroom semi-detached and detached houses for market sale; and
- Bungalows for both market sale and social rent

13.2 Table 4 indicates where there is a lack of a particular type and size of property by ward, based on the aspirations of households planning to move.

**Table 4- Comparison between current dwelling stock and market aspirations**

Dwelling stock relative to aspirations

Dwelling type	Ward												Total
	Burn Valley	De Bruce	Fens and Rossmere	Foggy Furze	Hart	Headland and Harbour	Jesmond	Manor House	Rural West	Seaton	Victoria		
Detached house/cottage 1-3 Beds	○ -18.6	○ -8.5	○ -17.4	○ -17.2	○ -6.8	○ -17.0	○ -14.3	○ -18.9	○ -2.8	○ -13.4	○ -18.8	○ -14.1	
Detached house/cottage 4 or more Beds	○ -20.8	○ -23.7	○ -18.6	○ -23.4	● 17.8	○ -21.3	○ -23.7	○ -24.7	● 17.6	○ -3.6	○ -24.8	○ -13.1	
Semi-detached house/cottage 1-2 Beds	○ -2.7	● 5.8	● 3.0	● 1.9	● 0.4	● 0.5	● 4.9	● 10.4	○ -1.8	● 1.1	● 3.1	● 2.2	
Semi-detached house/cottage with 3 Beds	● 5.3	● 33.5	● 32.8	● 23.9	● 10.6	○ -0.2	● 14.3	● 8.8	● 1.2	● 18.6	● 2.2	● 13.8	
Semi-detached house/cottage 4 or more Beds	● 7.9	○ -0.1	● 2.0	● 2.3	● 1.5	○ -0.8	● 2.1	○ -1.8	● 0.7	○ -1.0	● 2.0	● 1.6	
Terraced house/cottage 1-2 Beds	● 17.6	● 5.1	● 4.7	● 4.1	○ -2.0	● 3.0	● 2.3	● 25.6	○ -2.0	○ -0.8	● 28.2	● 7.9	
Terraced house/cottage 3+ Beds	● 29.8	● 10.9	● 3.9	● 18.2	● 2.5	● 25.3	● 38.6	● 27.3	○ -0.1	● 7.4	● 30.9	● 17.4	
Bungalow	○ -13.1	○ -12.7	○ 0.1	○ -2.7	○ -15.4	○ -15.8	○ -10.9	○ -18.5	○ -2.3	○ -6.7	○ -16.9	○ -10.1	
Flat	○ -5.4	○ -11.9	○ -10.5	○ -7.4	○ -9.1	● 23.2	○ -13.3	○ -8.2	○ -10.6	○ -3.6	○ -7.4	○ -6.4	

○ Insufficient dwellings available relative to aspiration  
 ● Sufficient dwellings available relative to aspiration

13.3 The Housing Strategy will help deliver and guide this new housing provision alongside the adopted Local Plan (May 2018).

## **THEME 1: GROW: MAXIMISING HOUSING GROWTH AND DELIVERING SUITABLE NEW HOMES**

- 14.1 The Council will work with partners to deliver suitable new homes, across all tenures, for all demographic groups. The challenges faced in achieving this priority revolve around delivering high quality new housing which meets identified need, in places where people choose to live whilst continuing to deliver housing regeneration.
- 14.2 The Strategic Housing Market Assessment (SHMA) and Addendum identified that the housing need for the next 15 years in Hartlepool is primarily driven by:
- An increasing population from 92,600 in 2014 to 97,400 by 2037;
  - An increase in new household formation amongst the existing population;
  - An ageing population;
  - The need to retain the young and working age people;
  - Economic growth and improvement and diversification of the local economy; and
  - The ongoing replacement of obsolete housing stock.

### **15. PRIORITIES:**

- Increase the delivery of new homes;
- Deliver housing that meets identified needs.

### **16. ACHIEVEMENTS DURING THE HOUSING STRATEGY 2015-2020**

- Continued delivery of affordable housing with 176 affordable houses delivered between 2015 and 2018.
- Completion of refurbishment and remodelling of properties on the Carr/Hopps regeneration scheme by PlaceFirst with their £7.6m award winning scheme called The Green providing 94 homes for market rent.
- Production of the Local Plan 2016-2031 which was adopted in May 2018.
- Delivery of schemes through the 2018-21 National Affordable Housing Programme.
- Expansion of the Council's own housing stock with new build at King Oswy, Headland and Seaton Carew.





### **CASE STUDY – CARR AND HOPPS STREET REGENERATION “THE GREEN”**

The Carr and Hopps street area suffered housing market failure over a number of years and was prioritised by the Council for redevelopment. Approximately 100 homes were acquired by the Council within the area and a comprehensive regeneration of the area was envisaged including clearance and replacement with modern family homes. There were however a number of privately owned homes within the area that were unable to be purchased by agreement. This led to the need for a different approach to the regeneration of the area than had previously been used on sites such as Perth Street or the Headway regeneration schemes.

Place First approached the Council with a proposal which involved the demolition of two central rows of terraced properties to form a central green space with the other dwellings remaining, being stripped back to the brickwork and alterations to create larger dwellings by knocking through and making two dwellings into one. Place First use a private rented model which they run and manage which has helped to ensure a high quality and specification of properties. The development has taken place over the past couple of years and has seen a remarkable transformation of the area, including a high quality central greenspace which incorporates benches and a children’s play area and helps to create a sense of place which residents appreciate and acts as a central hub. Parking bays have been provided around the edges of the central greenspace meaning there is adequate resident parking and the area is protected by CCTV.

Whilst rents on the properties are approximately £600 per month, the scheme has proved extremely popular and has seen a high level of take up. Place First’s investment in the scheme should help to ensure the properties are well maintained and continue to be popular over the coming years.

The Green has recently been recognised as a successful scheme winning two regional awards. It has been judged the Best Residential Development of 2019 at the Insider North East Property Awards. Attended by over 400 of the regions key property professionals, the awards celebrate the achievements across all development sectors in the region. In a shortlist of seven developments, Placefirst’s new build-to-rent community impressed the judges with its “quality homes and distinctive placemaking”. In addition, The Green, was recently named as the winner of the Residential Property category at the RICS (Royal Institution of Chartered Surveyors) Awards 2019, North East.

The Green has also recently been shortlisted in a number of National awards including The Sunday Times British Homes Awards (development of the year (under £10m)), the RICS national awards (Residential Property) and the APSE 2019 awards (Best Housing, Regeneration and New Build initiative).

### **CASE STUDY – TUNSTALL FARM**

Tunstall Farm is a high quality development of 110 dwellings developed by Taylor Wimpey on the western edge of Hartlepool, to the north of Summerhill, accessed from Valley Drive. The scheme has been developed to incorporate a high standard of green infrastructure across the site to help create a sense of place and reflect the location on the rural edge. There are a range of properties ranging from 2 bedroom bungalows to 5 bedroom homes providing high quality family homes in a range of designs. The scheme also incorporates a sustainable urban drainage scheme to minimise flooding risk to neighbouring areas and a children's play area which has been designed to blend with the development.



## 17. THE EVIDENCE AND CHALLENGES FOR THE HOUSING STRATEGY

17.1 Table 5 details the specific challenges associated with delivering this priority.

Table 5 – Theme 1: Key Facts

Key Facts	Source										
<b>Tenure Mix</b>											
<table border="1"> <thead> <tr> <th>Tenure</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Owner-Occupier</td> <td>60.2%</td> </tr> <tr> <td>Housing Association</td> <td>23.1%</td> </tr> <tr> <td>Private Rented</td> <td>16%</td> </tr> <tr> <td>Other</td> <td>0.7%</td> </tr> </tbody> </table>	Tenure	%	Owner-Occupier	60.2%	Housing Association	23.1%	Private Rented	16%	Other	0.7%	Hartlepool Strategic Housing Market Assessment 2015
Tenure	%										
Owner-Occupier	60.2%										
Housing Association	23.1%										
Private Rented	16%										
Other	0.7%										
<p>Tenure profile varies across Hartlepool.</p> <ul style="list-style-type: none"> <li>The proportion of owner occupied dwellings is highest in Rural West (85%) and Hart (80%) wards.</li> <li>Social renting is highest in Manor House (47.3%) and Headland and Harbour (43.8%) wards.</li> <li>Private renting is highest in Victoria (33.9%) and Burn Valley (30.7%) wards.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015										
<b>House Prices</b>											
<ul style="list-style-type: none"> <li>Median prices in Hartlepool have been consistently lower than the median prices for the North East and England over the period 2000 to 2014.</li> <li>Overall prices have increased 115.4% from £47,000 in 2000 to £101,250 in 2014. Prices peaked at £115,000 in 2013 but fell in 2014.</li> <li>House prices are relatively lower in Burn Valley and Victoria wards and relatively higher in Hart and Rural West wards.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015										
<b>Relative affordability</b>											
<p>Hartlepool is one of the most affordable districts in the region, with a lower quartile house price to income ratio of 3.9 (i.e. lower quartile house prices are 3.9 x lower quartile gross earnings) compared to 4.6 across the North East as a whole.</p> <ul style="list-style-type: none"> <li>In 2013, the median income for people in employment living in Hartlepool was £24,721 per year compared with £24,560 for the North East and a national median of £27,076.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015										

<b>Key Facts</b>	<b>Source</b>
<b>Income</b>	
<ul style="list-style-type: none"> <li>• Incomes amongst owner occupiers tend to be high with 40.7% receiving at least £500 per week.</li> <li>• 63.3% of privately renting households receive less than £300 gross per week.</li> <li>• 87.7% of households living in affordable housing (social rented or shared ownership) receive an income of less than £300 gross per week and 60.6% receive less than £200 gross per week.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>Help to Buy</b>	
<ul style="list-style-type: none"> <li>• There have been a total of 564 Help to Buy completions in Hartlepool.</li> </ul>	HM Treasury June 2018
<b>Population Changes</b>	
<ul style="list-style-type: none"> <li>• The proportion of residents aged 65 and over is expected to increase by 50.6%, from 17,000 in 2014 to 25,600 in 2037.</li> <li>• In the same time period the proportion of residents aged under 65 is expected to fall by 5% from 75,600 to 71,800.</li> <li>• Over the next few decades the population is going to age in Hartlepool and this will put increasing strain on resources directed at the housing and support needs of older people.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>New Housing Requirements</b>	
<ul style="list-style-type: none"> <li>• There is an affordable housing requirement of 144 units per year (net).</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>Land Availability</b>	
<ul style="list-style-type: none"> <li>• The Council has identified a five year housing land supply.</li> <li>• The Local Plan provides a 15 year housing land supply prioritising land in locations which are well served by public transport and other services.</li> </ul>	Strategic Land Availability Assessment 2015
<b>Housing Regeneration</b>	
<ul style="list-style-type: none"> <li>• 2,000 obsolete terraced properties identified as oversupply in 2002.</li> <li>• Demolition of 1,200 obsolete properties has already taken place.</li> </ul>	Housing Regeneration Strategy 2002

## **18. HOUSING DELIVERY THROUGH THE LOCAL PLAN 2016-2031**

18.1 The Local Plan 2016-2031 was adopted in May 2018. It is the main document that allocates strategic sites for housing, employment, retail, leisure and infrastructure and safeguards assets in the borough such as the natural environment. In terms of housing, over the next 15 years the Local Plan will seek to:

- Plan for housing to meet the current and future needs of the borough;
- Allocate new land for housing, a 15 year rolling provision mainly identified on greenfield sites;
- Outline the mix of housing that is required; and
- Deliver affordable housing on private housing developments of 15 units or more.

## **19. DELIVERY OF NEW HOUSING**

19.1 In planning for new housing within Hartlepool a number of issues have been identified that need to be taken into consideration. People's realistic aspirations need to be understood fully to be able to match need and demand with provision. The local market and demographics need to be understood and in particular awareness of Hartlepool's changing and ageing population.

19.2 The development of sustainable communities is important for the new Housing Strategy. In support of this the Local Plan states that the Council will seek to ensure high levels of energy efficiency in all development to minimise energy consumption, make the best use of solar gain, ensure appropriate use of green infrastructure and incorporate sustainable construction and drainage methods. In addition, Modern Methods of Construction can improve the quality of construction, address labour and materials shortages and deliver a number of additional benefits such as improved energy efficiency and health and safety.

19.3 New housing needs to be developed in the right locations encouraging development on previously used (brownfield) land and on the most sustainable greenfield sites, taking into account the associated costs with acquiring and building on both.

19.4 Since the last Housing Strategy was written allocated sites in the Local Plan have been successfully building out and house building in the borough has continued at over 300 net additional dwellings each year. However, there is an emerging and negative impact of the new allocations on the bottom end of the market with significant numbers of empty properties in the town centre terraced stock.

19.5 When planning new housing developments links to infrastructure, services, health and the economy need to be considered. Homes England announced funding for infrastructure in 2017 to help ensure the right infrastructure is in place to unlock sites for new homes.

## **20. DELIVERY OF AFFORDABLE HOUSING**

- 20.1 Affordable housing is defined as housing available to those who are unable to access accommodation suitable for their family's needs, at a price that they can reasonably afford on the open market, whether for rent or home ownership. Affordable housing includes social rented housing, affordable rented housing and intermediate housing. Intermediate housing is housing at prices and rents above those of social rent but below market price or rents.
- 20.2 It is important that through the Housing Strategy, and other key Council Plans and Strategies, the supply of affordable homes is increased and homelessness continues to be prevented in Hartlepool. The successful delivery of affordable housing is dependent upon the relationships with RPs, funding bodies and developers. Work needs to continue with developers to make new homes more affordable. Reductions in funding will necessitate the ongoing use of policies in the Local Plan to secure affordable housing provision or financial contribution as part of private housing developments; working with Homes England and developing smarter and more affordable building techniques, including Modern Methods of Construction.
- 20.3 Affordable housing will continue to be delivered through the Shared Ownership and Affordable Housing Programme. The current 2018-2021 Homes England funding programme awarded funding for a number of schemes in Hartlepool. The Hartlepool Borough Council (HBC) Housing Investment Strategy was approved in 2018 with the ambition to build and acquire new affordable homes following the re-opening of its Housing Revenue Account in 2016 after taking back the management of its housing stock in April 2015 (182 units which has since increased to 270). On 30<sup>th</sup> October 2018 the borrowing cap was lifted for local authorities which gives the Council the increased opportunity for direct delivery of new affordable accommodation.
- 20.4 Homes England published their Strategic Plan in October 2018 and this sets out how they have introduced a new way of working with RPs via the agreement of strategic partnership deals with housing associations. Thirteen Group became a strategic partner in the government's second wave of allocations with £40m awarded for 1000 additional affordable starts by March 2022.
- 20.5 The most important way of securing the delivery of affordable housing for this Housing Strategy will be through the use of planning obligations including the application of commuted sums and delivery of on-site affordable housing. An affordable housing policy is included in the Local Plan which seeks to secure affordable housing as part of all private housing developments with over 15 units. The level of provision is dependent on the economic viability of an individual scheme and the most up-to-date evidence of housing need. In some instances this will be provided off-site or as a commuted sum to benefit housing regeneration elsewhere in the Borough.
- 20.6 Whilst national space standards are not required through a policy in the Local Plan, they are a useful indicator for assessing housing proposals against. A recent exercise to consider recent planning permissions against the criteria of the national space standards indicated that a large number of the developments had a range of house types which failed on one or both of the gross internal floorspace tests or the bedroom size tests. This correlates with the Council's own

experience of purchasing properties to add to the housing stock and finding that potential tenants refused the properties on the basis that they felt they were too small. The Council is therefore keen to work with developers bringing forward schemes in the Borough to ensure that the developments offer dwellings which meet modern family lifestyles and assist in the delivery of affordable housing. To help achieve this, the Council is currently developing a Residential Design Supplementary Planning Document (SPD) which sets out guidance to developers on a number of design areas such as minimum bedroom size, energy efficiency, space standards, parking requirements, access, adaptability to dementia etc. The SPD is on schedule to be adopted in 2019/20.

## **21. ACCESS TO NEW HOUSING DEVELOPMENTS**

- 21.1 Pressure on affordability has been evident since the economic downturn of 2007, mortgage availability has been reduced, higher deposits are required and it is increasingly difficult for first time buyers to get on the housing ladder. Rising housing costs impact on household's spare income for food, fuel bills, leisure and recreation. With the recent increase in interest rates and economic uncertainty surrounding the impending British exit from the European Union, we need to be mindful of the impact this will also have on affordability.
- 21.2 The central area of Hartlepool where first time buyers traditionally bought is increasingly vulnerable because people who can get a mortgage are now choosing 'estate houses' rather than terraced properties.
- 21.3 The overall health of a housing market relies on a steady flow of first time buyers, particularly as the market is largely based on a system of trading up in the value, type and size of a home. New purchasers need to be encouraged and supported through initiatives to access a first home. Access to home ownership for first time buyers will be partly addressed through house-builders own initiatives such as shared equity, deposit match and the Government backed Help to Buy scheme to encourage the sale of properties. Since the last Strategy was published the uptake of Help to Buy has been very successful in Hartlepool with over 500 completions. The government announced an extra £10b for this in 2017 and the Budget 2018 announced the Help to Buy equity loan scheme for 2 years up to 2023.

## **22. HOUSING REGENERATION**

- 22.1 There are still large areas of early 1900's terraced properties within the central area of Hartlepool. The Local Plan assumes that over the next 15 years there will continue to be Housing Market Renewal (HMR) schemes to replace obsolete stock. This has previously been an important approach in providing new and affordable housing within Hartlepool. The current plan sets out an ambitious and challenging target of 130 demolitions per annum. It is noted that funding streams and housing regeneration interventions have reduced and therefore close working with Homes England, RPs, developers and the use of affordable housing contributions will be needed to address the challenge.

- 22.2 Housing market failure continues to persist in some parts of the town, particularly in the central area, typified by:
- Low demand in certain housing sectors including a collapse in the market for terraced properties in particular streets within the central area;
  - An imbalance between demand and supply in the local housing market;
  - Relatively low house prices;
  - Decline in owner-occupation, together with increased concentrations of private landlords;
  - Housing management issues, including absentee private landlords;
  - High levels of household moves and anti-social behaviour in certain areas of low demand;
  - High levels of dissatisfaction with housing provision reflecting changing aspirations and outdated layouts; and
  - Low rental values in the private and affordable rented sectors.
- 22.3 During the last strategy the Council's HMR programme concluded in key strategic sites in the town with schemes by PlaceFirst and Thirteen Group in partnership with the Council.
- 22.4 Through this Strategy it is imperative that Housing Regeneration is continued and a strategy is developed to intervene where the resources are available and where full appraisal of areas has taken place. Funding for all forms of regeneration has been significantly reduced by Government and schemes that come forward will involve a partnership and a joint funding requirement. Commuted sums received through planning obligations can be channelled to match any available Government funded programmes.
- 22.5 It is critical that areas adjacent to HMR sites are monitored to protect the investment in these areas and to continue the successful regeneration of Hartlepool. Further areas of decline have emerged since the last Strategy. Housing Regeneration schemes are linked closely to empty homes initiatives and investment in bringing them back into use minimises the risk to these adjacent areas.

## **23. WIDER REGENERATION**

- 23.1 In October 2014 the Council adopted the Constructing Hartlepool Strategy which complements the shared goals of the Hartlepool Vision, Masterplan, Economic Regeneration Strategy and Housing Strategy. These strategies provide the catalyst for revitalising the town and creating a more inclusive, prosperous and resilient economy which will attract new investment and major development, boost the business stock and increase the number of residents entering into sustained employment.
- 23.2 There is ongoing commercial regeneration in the innovation and skills quarter, at Seaton Carew and on the Waterfront Site.



## **THEME 2: IMPROVE: MAKING THE BEST USE OF EXISTING HOMES, REGENERATING AND IMPROVING COMMUNITIES**

24. Although the delivery of new housing is important it only makes up a small proportion of the overall housing stock. The Council therefore aims to improve existing homes across all tenures. The challenges faced in achieving this priority include ensuring housing quality and choice, raising standards within the rented sector, tackling fuel poverty and helping owner occupiers to maintain their homes. The Council will also work with partners to bring long-term empty homes back into use and support intervention in housing regeneration.
25. **PRIORITIES:**
- Improve housing standards, quality and choice;
  - Support regeneration activity in areas identified as in need of intervention;
  - Manage the impact of long-term empty homes.
26. **ACHIEVEMENTS DURING THE HOUSING STRATEGY 2015-2020**
- Enforcement Policy updated in 2017.
  - Implementation of a second Selective Licensing designation of 13 streets.
  - 49 long-term empty properties purchased and refurbished through the Empty Property Purchasing Scheme phase 2.
  - £1.6m funding secured for central heating systems.
  - Conversion of Titan House by Thirteen Group into student accommodation.
  - Ongoing investment by Registered Providers in Hartlepool of environmental and maintenance programmes.
  - Work by Registered Providers to deliver energy efficiency measures and minimise fuel poverty for tenants.
  - A rolling programme of stock condition surveys for Council owned properties implemented.
  - 2015 Smoke and Carbon Monoxide Alarm Regulations incorporated into inspection and enforcement activity.
  - National Landlord Association training sessions delivered to private landlords.
  - Enforcement action ongoing against 3 long-term empty properties.
  - 265 long-term empty properties brought back into use between 2015 and 2018.

- 9 long-term empty properties refurbished as part of the 2015-2018 Lease Scheme in partnership with Thirteen Group (one of which has been divided into 4 bedsit units).



## CASE STUDY – BAKERS MEAD

Householders in nine blocks of privately-owned flats on the Bakers Mead estate in Hartlepool have received free insulation measures as part of the Warm Up Hartlepool scheme

The scheme helps householders access a range of energy efficiency measures that will make their homes warmer and cheaper to heat and is a joint initiative between Hartlepool Borough Council and home insulation company J&J Crump and Sons Ltd

The Council has been able to determine where funding should be directed and homes in certain postcode areas automatically qualify for assistance which made it possible for the Bakers Mead estate flats, which had been built with only partial wall insulation, to receive free insulation measures. Cavity wall insulation has been installed in all the blocks of flats and loft insulation to the top flats.

The Bakers Mead Management Company, which is responsible for managing the flats and the estate were delighted to be able to work with the Warm Up Hartlepool scheme to get the properties insulated free of charge.

Under the scheme thousands of Hartlepool homes will be eligible to apply for a range of energy efficiency measures, such as wall insulation, loft insulation, room in the roof insulation and in some cases replacement boilers or new heating systems.

Homes in certain postcode areas could qualify, as well as those that are in receipt of certain benefits, have an income threshold of less than £32,000 a year, and those with long-term health conditions which are made worse by the cold and damp.

The Warm Up Hartlepool scheme was recognised in March 2019 at the Regional Energy Efficiency Awards, winning the award for the Best Large Scale Project (over £250k). It has also been shortlisted for the National Energy Efficiency Awards taking place in September 2019.

For more information about Warm Up Hartlepool, visit [www.hartlepool.gov.uk/warmuphartlepool](http://www.hartlepool.gov.uk/warmuphartlepool)



## CASE STUDY – TITAN HOUSE

Thirteen's design and delivery team worked in partnership with contractor Forrest to convert the existing facilities at Titan House, on York Road, into specialist accommodation for students attending The Northern School of Art

The work has seen the existing one and two-bedroom flats reconfigured to provide 44 open-plan and one bedroom flats with their own private kitchen and bathroom. A new communal room has been created as part of the new design on each floor with a lounge, kitchen and laundry area.

Thirteen's director of asset management and sustainability Paul Jenkins said, "We've worked closely with the college, contractors and partner organisations to ensure that the students have modern, secure and safe accommodation. While there is a visible difference throughout the building, a lot of essential work has been done that you can't see, including new fire safety systems, a plant room to boost the water pressure and essential mechanical and electrical Work."

Darroch Baker, divisional director at Forrest said, "The completion of this refurbishment and fire safety work, ready in time for the new academic year, enabled this prominent development to gain a new lease of life and transform into much needed accommodation for students to call home for years to come. This first project with Thirteen is demonstration of a great working partnership."

Thirteen will continue to manage the accommodation alongside the existing student residences at Crown Halls and Lime Crescent.

## 27. THE EVIDENCE AND CHALLENGES FOR THE HOUSING STRATEGY

27.1 Table 6 below details the specific challenges associated with delivering this priority.

Table 6 – Theme 2: Key Facts

Key Facts	Source
<b>Private Renting</b>	
<ul style="list-style-type: none"> <li>• The private rented sector accommodates 16.2% of households across Hartlepool.</li> <li>• 20.3% of all private rented dwellings are in Victoria, 17.9% in Burn Valley and 13.3% in Headland and Harbour.</li> <li>• The characteristics of tenants are diverse and in particular the private rented sector accommodates lone parents (16.7%), singles under 60 (31.9%), couples with no children (17.9%) and couples with children (15.4%).</li> <li>• 43.7% of private renting households have lived in their accommodation for less than 2 years.</li> <li>• 63.3% of private renting households receive less than £300 gross each week.</li> <li>• 51.1% of heads of household living in private rented accommodation are employed.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>Social Renting</b>	
<ul style="list-style-type: none"> <li>• The affordable sector (social rented or shared ownership) accommodates 23.8% of households across Hartlepool.</li> <li>• 30.2% are older singles and couples, 30.9% of households are singles under 60, 6.9% are couples with children, 6.2% are lone parents, 9.2% are couples/lone parents with adult children and 12.2% are couples with no children.</li> <li>• 87.7% of households receive less than £300 gross each week.</li> <li>• 18% of heads of household living in affordable housing are employed.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>Overcrowding</b>	
<ul style="list-style-type: none"> <li>• According to the 2011 Census, 2.8 % of households were overcrowded compared to 3.1% across England.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015
<b>Housing Conditions (Private sector)</b>	
<ul style="list-style-type: none"> <li>• An estimated 11,300 dwellings in Hartlepool (34.8% of the stock) were classed as non decent. The majority of dwellings are non decent because of Category 1 Hazards<sup>6</sup> (18.5%) and thermal comfort failure (15.4%).</li> <li>• In Hartlepool non decent dwellings were most associated with low rise purpose built flats, the private rented sector and</li> </ul>	2009 Private Sector House Condition Survey

<sup>6</sup> The HHSRS assesses 29 categories of housing hazard, each hazard has a weighting which will help determine whether the property is rated as having Category 1 (serious) or Category 2 (other) hazards. <http://www.communities.gov.uk/publications/housing/hhsrsoperatingguidance>

Key Facts	Source
<p>properties built pre-1919. Non decency was also associated with heads of households aged 16 to 24 and those aged 75+.</p> <ul style="list-style-type: none"> <li>• The highest non decency score by sub-area was recorded in the Central sub-area at 44.1%.</li> <li>• 6,000 (18.5%) dwellings were estimated to have at least one Category 1 Hazard.</li> <li>• The highest proportion of Category 1 hazards was found in the Central sub-area followed by the Rural sub-area.</li> <li>• The total funding requirement for repairs in all dwellings that failed under the repair criterion of the Decent Homes Standard was £21.2 million, an average cost of £4,500 per dwelling.</li> </ul>	
<b>Housing Conditions (Social sector)</b>	
<ul style="list-style-type: none"> <li>• ALL RP stock in Hartlepool meets the Decent Homes Standard and 96% of stock meets the Decent Homes Plus Standard</li> </ul>	2011-2015 Hartlepool Housing Strategy
<b>Energy Efficiency</b>	
<ul style="list-style-type: none"> <li>• In 2009 there were estimated to be 6,900 (21.2%) dwellings which contain households in fuel poverty within Hartlepool.</li> <li>• The survey indicates that the highest rate of fuel poverty was found in the Central sub-area at 25.8% followed by the South sub-area at 19.1%.</li> <li>• The average energy efficiency level in Hartlepool, using the Government's Standard Assessment Procedure, was 51 (on a scale of 1 to 100). This was slightly above the all England average of 49 from the English House Condition Survey 2006.</li> </ul>	2009 Private Sector House Condition Survey
<ul style="list-style-type: none"> <li>• In 2014 there were estimated to be 11.8% of households in Hartlepool in fuel poverty compared to 10% of all households nationally</li> </ul>	Tees Valley Combined Authority

Key Facts				Source
<b>Vacancy Rates</b>				
<ul style="list-style-type: none"> <li>Within Hartlepool the percentage of empty properties in the private sector exceed the national average. In 2014 the total vacancy rate was 4.6% which compared with 2.7% across England. Of these 1.8% were long-term vacant.</li> </ul>				Hartlepool Strategic Housing Market Assessment 2015
	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	HBC Council Tax data
<b>Number of properties empty for more than 6 months</b>	1075	1184	1060	
<b>Dwelling stock and occupancy by sub-area</b>				Hartlepool Strategic Housing Market Assessment 2015
Sub-area	Total Dwellings	Total Households	Total Vacant	%vacant
Burn Valley	4107	3789	318	7.7
De Bruce	3524	3446	78	2.2
Fens and Rossmere	3985	3895	90	2.3
Foggy Furze	3766	3605	161	4.3
Hart	3616	3536	80	2.2
Headland and Harbour	3966	3731	235	5.9
Jesmond	3917	3737	180	4.6
Manor House	4613	4484	129	2.8
Rural West	2976	2894	82	2.8
Seaton	3723	3617	106	2.8
Victoria	4406	3897	509	11.6
<b>Total</b>	<b>42599</b>	<b>40631</b>	<b>1968</b>	<b>4.6</b>

## 28. THE RENTED SECTOR

- 28.1 The private rented sector (PRS) accounts for almost 15% of housing stock in Hartlepool and has an important role to play in the housing market. Nationally the private rented sector is at its highest levels since the 1960s yet almost a quarter of the sector does not meet the decent homes standard, tenants can be vulnerable and unaware of their rights. The sector provides homes for a variety of people at different stages in their lives, including would-be first time buyers who cannot afford to take the first step onto the property ladder, people who enjoy the flexibility of short tenancies and those who the Council has helped into the sector to prevent them from becoming homeless. Developing products and services that will respond to those households is integral to the town centre regeneration and underpins our wider regeneration activity.
- 28.2 The PRS presents a number of challenges which include housing quality, housing management and the insecure nature of tenancies in the sector.

- 28.3 The long term aspiration is one of a town with a variety of accommodation which is balanced to ensure communities can have a greater choice in where they live. The aim is further to reduce associated costs for the Council due to rehousing from poorly managed and maintained PRS properties and the costs involved in dealing with litter and anti-social behaviour.
- 28.4 Through the Strategy the aim is to continue to develop a healthy PRS with improvements in property conditions and management standards supported through services delivered by the Council's Housing Advice Team and Housing Standards Team. Housing Advice deliver Selective Licensing which aims to improve the management standards and improve the quality of privately rented accommodation within a designated area. The service also manages the Good Tenant Scheme, a referencing service for tenants which has the express aim of reducing anti-social behaviour in the PRS.
- 28.5 In addition, the Council operates a Social Lettings Agency (SLA) which provides similar services to a commercial letting and managing agent. It works closely with the landlord and tenant to help establish and sustain tenancies. The SLA aims to provide good quality and affordable housing management services and access to a range of in-house skills and expertise. As a managing agent the Council insists on good housing standards, reasonable rent levels and effective tenancy agreements. Target tenants include those facing homelessness, those unable to afford homeownership and who find it hard to secure a tenancy in the existing rented sector.
- 28.6 The responsibility for maintaining private property rests with the home owner. However the Council recognises that intervention and assistance is necessary where areas are in decline, owners are in financial hardship or landlords refuse to undertake essential repairs or improvements. The Council will take appropriate action where it finds landlords failing in their responsibilities.
- 28.7 The Council will also work closely with landlords and agents to ensure any additional support services are provided when required. The Council actively participates in an annual Tees Valley Landlord Forum which is an essential point of contact between the Council, landlords and agents and is used as a conduit to share information and best practice.
- 28.8 The impact of Government changes to the welfare system the introduction of Universal Credit on people's ability to afford a home in the rented sector will continue to present challenges. It is important that the Council works with partners to minimise the impact of these reductions in peoples income, particularly if this means people are at risk of being made homeless and unable to afford to maintain their home.
- 28.9 Low demand in poorer areas is fuelling decline and increasingly these properties, where rental values are lower, are being occupied by vulnerable households with limited choices or by transient residents with chaotic lifestyles. As a result these communities are often hotspots for anti-social behaviour and experience high tenancy turnover and empty properties. Through this Strategy we will work in partnership to support intervention and explore regeneration initiatives. It is also becoming increasingly common for landlords and managing agents to reserve their better stock for working households.

- 28.10 Hartlepool's Community Safety Team has organised a number of Days of Action since its launch in February 2018. Days of Action are special, one off multi-agency events which target problems in a hotspot location with focused community engagement, and environmental, preventative and enforcement activity. Days of Action areas are identified by the Team using community intelligence, complaints, and crime and anti-social behaviour statistics.
- 28.11 The wider definition of a licensed House in Multiple Occupation (HMO) from 1<sup>st</sup> October 2018 will result in closer regulation of this part of the sector.
- 28.12 The strategy aims to bring together the package of tools available to the Council and its partners to improve the overall private sector housing offer through a balance between landlord engagement and partnership working and targeted enforcement action.
- 28.13 The social rented sector (SRS) accounts for 23.5% of housing stock in Hartlepool. RPs have a key role in providing affordable housing and assisting the Council in its wider housing objectives such as regeneration and the provision of new affordable homes. However, there is a stigma attached to social housing and a recent study, Rethinking Social Housing, found that people prefer to bring up their families in the private rented sector.



- 28.14 The physical condition of social stock is good and the majority meets the decent homes standard. Through this Strategy all RPs operating in Hartlepool will be encouraged to continue to offer well managed and good quality housing. Thirteen Group remains the biggest social landlord in Hartlepool and during 2018/19 has begun work to install new kitchens at more than 100 properties in the Headland area. In addition nearly 300 homes will be receiving a new boiler, 200 will have new ventilation systems and 40 properties will receive replacement windows. In Owton Manor flats will receive new double glazing along with insulation and brickwork improvement to aid energy efficiency and the appearance of the homes.
- 28.15 Low demand continues to be an issue for certain properties in some areas of the town due to the ongoing impacts of welfare reform. The Council will continue to work with partners to make best use of existing homes, increase demand and identify opportunities to increase the provision of suitable housing to meet needs.



- 28.16 The Council will monitor and respond carefully to ensure that the needs of local people are not adversely impacted by the measures already implemented and any future government policy.
- 28.17 Since April 2015 the Council has increased its own directly managed housing stock from 182 properties to 270. We will continue to increase the availability of social housing under Council ownership and bring empty properties back into use through the delivery of the Housing Investment Strategy.

## **29. HOUSING CONDITIONS AND SAFETY**

- 29.1 The Strategy acknowledges the essential role that good quality housing plays in promoting health, well-being, educational attainment and independence for residents, maintaining quality of life and vibrant local communities.
- 29.2 As evidenced earlier, the private sector in Hartlepool accounts for a large proportion of residential accommodation. A Private Sector Stock Condition Survey was undertaken in Hartlepool in 2009 which identified that 34.8% of stock did not meet the Government's Decent Homes Standard. It also found that the poorest housing conditions are concentrated in the oldest housing stock. The challenge for the Strategy is to work to improve conditions within the owner-occupied and private rented sectors, targeting the most vulnerable residents including encouraging reporting of poor property conditions.
- 29.3 Where substantial work is required to remedy Category 1 hazards (HHSRS), all available options will be fully considered including assistance, housing options advice or enforcement action, as appropriate.
- 29.4 There is lack of available funding for grants and loans so it is important that the Council's services and available funding are targeted towards making the biggest impact for those households in the greatest need.

## **30. ENERGY EFFICIENCY AND FUEL POVERTY**

- 30.1 Fuel poverty refers to a household that cannot afford to heat its home to an adequate standard of warmth and meet its other energy needs, in order to maintain health and wellbeing.<sup>7</sup>
- 30.2 The official definition of fuel poverty is the Low Income High Cost (LIHC) Indicator which classes a household as being in fuel poverty if its energy costs are above the average (median) for its household type and this expenditure pushes it below the poverty line. In 2014, this meant that 11.8% of households in Hartlepool were in fuel poverty compared to 10% of all households nationally.<sup>8</sup>
- 30.3 Fuel poverty is determined by the interaction between three factors:
- The energy efficiency of the home
  - Energy costs
  - Household income

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<sup>7</sup> An introduction to fuel poverty, UK Health Forum 2014

<sup>8</sup> Tees Valley Combined Authority statistics

- 30.4 Work has been ongoing to influence the impact of fuel poverty of Hartlepool residents and energy efficiency of homes. These have included:
- One-off health funding
  - Home Plus Grants and Regional Loans
  - Warm up North
  - Collective Energy Switching
- 30.5 A key challenge is to continue to tackle energy efficiency of homes to help reduce fuel poverty and a priority for the strategy will be to identify new sources of funding to continue to provide financial assistance to those in need.
- 30.6 We will continue to work with energy providers, partner organisations and the Energy Company Obligation scheme to target residents who are in or at risk of fuel poverty.
- 30.7 We have entered into a partnership with 6 other North East local authorities to deliver a £1.2m programme of first time gas connections and central heating systems under the new Warm Homes Fund launched in July 2018. Installations will be delivered to properties with the lowest energy efficiency levels and lowest incomes.
- 30.8 The benefits of improving the energy efficiency of existing homes includes reduced energy bills, reduced fuel poverty, warmer homes, health improvements and reduced carbon emissions.

## **31. EMPTY HOMES IN THE PRIVATE SECTOR**

- 31.1 In order to make the best use of existing housing efforts are focussed on bringing long-term empty properties back into use. The effects on communities of empty properties can be negative and wide ranging and can be characteristic of housing decline. Bringing empty homes back into use can be an effective method for increasing housing supply, whilst helping to reduce the need to build new homes.
- 31.2 Through the Housing Strategy it is important that there is a focus on linking housing need and demand strategically to existing homes and innovative solutions developed to bring these issues together.
- 31.3 The Council will continue to help owners who want to bring empty properties back into use and it will utilise a wide range of enforcement powers where needed.
- 31.4 Tackling empty properties and the use of enforcement powers is a key challenge for the Council which will need to be sufficiently resourced during the lifetime of this Strategy if it is to make a significant impact and a real difference is to be made in local neighbourhoods. Targeted action against problematic empty properties will be a focus for this strategy.
- 31.5 Whilst tackling empty properties across all sectors is important, the biggest challenge for the Council is to concentrate its resources towards the private sector. Responding to empty properties in the social sector will be carried out in partnership with RPs.

- 31.6 The associated issues of the oversupply of pre-1919 terraced properties and specific areas with high levels of empty properties will continue to be tackled through housing regeneration initiatives.
- 31.7 The Council will continue its Empty Property Purchase Scheme (EPPS) which has been successful in acquiring and refurbishing 149 long-term empty properties to date. These properties are owned and directly managed by the Council. The EPPS phase 3 programme is being developed to balance the Council's portfolio and will concentrate on estate type, former right to buy and acquiring new build properties.

**THEME 3: SUPPORT:  
SUPPORTING VULNERABLE PEOPLE WITH  
SPECIFIC HOUSING NEEDS TO ACCESS AND MAINTAIN  
APPROPRIATE HOUSING**

**32.** The Council will work with partners to assist vulnerable people and people with specific housing need to access appropriate housing to enable independent living with the relevant support that they require. The challenges faced in achieving this priority include ensuring that there is a variety of housing options to meet the different needs of older people, young people, disabled people and homeless people. There are also challenges in addressing the wider areas of health, employment and developing skill capacity for people to be independent.

**33. PRIORITIES:**

- Target those most vulnerable to homelessness and provide early intervention where possible;
- Support residents who continue to be affected by welfare reform;
- Improve access to appropriate accommodation for vulnerable residents;
- Improve housing options for people with specific housing needs;
- Enable independent living.

**34. ACHIEVEMENTS DURING THE HOUSING STRATEGY 2015-2020**

- Successful Tees Valley bid for Department for Communities and Local Government Trailblazer funding which established the Key Step programme in partnership with Thirteen Group.
- Introduction of Thirteen Group's Support to Stay project.
- Joseph Rowntree Foundation Action Lab – Housing Heroes project launched in 2016.
- Choice Based Lettings flexible lettings cycles introduced.
- £4m Centre for Independent Living opened in May 2017.
- Tees Valley Autism Strategy developed.
- Increased take up of assistive technology by approximately 400 people year on year.
- Elan care scheme opened in Seaton Carew with 28 units of independent living for people with disabilities.
- Reduction in the waiting list for a Disabled Facilities Grant (DFG) from 115 in October 2015 to 56 in April 2018.

- More extensions completed via DFG for people with disabilities to enable them to stay in their own home.



## **CASE STUDY – HOUSING HEROES**

The Housing Heroes project was born out of the Hartlepool Action Lab, a community-led collaboration, supported by the Joseph Rowntree Foundation, aimed at developing solutions to alleviate poverty in Hartlepool. Community research revealed a real issue with young people leaving the care system being able to find good quality accommodation and having the skills to live independently.

The Housing Heroes steering group was formed in 2016 and included:-

The Hartlepool New Deal for Communities Trust – a local charity that provides construction training and owns a small number of residential properties.

The Joseph Rowntree Housing Trust – a national charity with an expertise in housing.

Hartlepool Borough Council – particularly represented by officers from Children's services and Housing.

A small number of local volunteers

The aim of the project is to provide the opportunity to every young person leaving care in Hartlepool to create, through the refurbishment of empty properties, their own sustainable home

### **Progress to Date**

The project got off to a positive start with around 30 young people attending two workshops aimed at explaining the project and getting them to start thinking about becoming involved and what that would entail. The idea being that a derelict house would be acquired and the young people would refurbish it, with

support, and some of them live there. Support would then be provided around the tenancy as the young people move into living independently.

A business plan was devised and costed with the aim of taking it to funders in order to get enough to purchase and renovate the first property. Acquiring capital funding for the first purchase proved to be challenging and set the project back a number of months.

During that time, some of the young people did some work around finding suitable properties, house viewings etc. Once funding was in place, the young people decided on purchasing a property in Thornton Street. A local architect then did some work with the young people on the design of the property and they decided on converting the four-bedroom house to four individual housing units with a shared kitchen and dining area

Funding was also found for the renovation costs and, over the last nine months, around a dozen young people have been working on the property at different stages. They have all gained practical experience in all aspects of construction, health and safety and project management and well as some valuable life skills such as team working, following instructions, time management, working to deadlines, problem solving and much more. Some have even gained some qualifications in construction

### **What Next?**

The property is nearing completion and the process of identifying the first four tenants has been started. Some funding to employ an engagement worker to support the young people in their new tenancy and prepare them for independent living has been awarded.

A second property has been acquired so the engagement worker will be bringing together the next group of young people to get involved in Housing Heroes



### CASE STUDY – CENTRE FOR INDEPENDENT LIVING

The new £4million Centre which aims to improve the lives of disabled people in Hartlepool was officially opened in May 2017.

The three-floor building, based on the site of the Havelock Centre, in the Burbank area of town, has brought together a host of services. Council services were transferred from the Havelock Centre and the Warren Road facility at Oakesway, in a bid to improve the life chances of disabled people.

Key services are delivered from the building with partners including Tees Esk and Wear Valley NHS Foundation Trust, Thirteen Group, Incontrol-able (a community interest company) which provides support to disabled people and the In Good Hands Project, which supports those with sight and hearing difficulties.

Many of the facilities are available for public hire, with an events hall, training and meeting rooms, an ICT suite, and cafe and spa pool. The new building provides the very best services for people in our Hartlepool with disabilities along with vital other facilities for the local community.

## 35. THE EVIDENCE AND CHALLENGES FOR THE HOUSING STRATEGY

Table 7 details the specific challenges associated with delivering this priority

Table 7 – Theme 3: Key Facts

Key Facts	Source
<b>Population Changes</b>	
<ul style="list-style-type: none"> <li>Over the next few decades there is expected to be an increase in the number and proportion of residents aged 65 and over which will increase by 50.6%, from 17,000 in 2014 to 25,600 in 2037;</li> <li>In the same time period the proportion of residents aged under 65 is expected to fall 5% from 75,600 in 2014 to 71,800 in 2037.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015

Key Facts	Source														
<b>Dementia Rates</b>															
<p>The numbers of people in Hartlepool who will have dementia is projected to increase considerably:</p> <table border="1"> <thead> <tr> <th></th> <th style="text-align: center;"><b>2014</b></th> <th style="text-align: center;"><b>2020</b></th> <th style="text-align: center;"><b>2030</b></th> </tr> </thead> <tbody> <tr> <td>aged 65+</td> <td style="text-align: center;">1,171</td> <td style="text-align: center;">1,358</td> <td style="text-align: center;">1,811</td> </tr> <tr> <td>aged 85+</td> <td style="text-align: center;">492</td> <td style="text-align: center;">629</td> <td style="text-align: center;">894</td> </tr> </tbody> </table>		<b>2014</b>	<b>2020</b>	<b>2030</b>	aged 65+	1,171	1,358	1,811	aged 85+	492	629	894	HBC, 2015		
	<b>2014</b>	<b>2020</b>	<b>2030</b>												
aged 65+	1,171	1,358	1,811												
aged 85+	492	629	894												
<b>Waiting List</b>															
<p>As at January 2019 there were 15,949 active applicants on the Tees Valley housing register, of which 2,900 were registered in Hartlepool. 715 were banded in Priority Bands 1-3.</p> <p>The age profile of active applicants in Hartlepool is:</p> <table border="1"> <tbody> <tr> <td>Under 25</td> <td style="text-align: center;">17%</td> </tr> <tr> <td>25 – 59</td> <td style="text-align: center;">58%</td> </tr> <tr> <td>60+</td> <td style="text-align: center;">25%</td> </tr> </tbody> </table> <p>87% of current applicants in Hartlepool are registered as White British.</p>	Under 25	17%	25 – 59	58%	60+	25%	Compass Housing Register								
Under 25	17%														
25 – 59	58%														
60+	25%														
<b>Disabled Facilities Grant (DFG)</b>															
<ul style="list-style-type: none"> <li>Funding since 2015/16 has increased for DFGs with an increased budget allocation as part of the Better Care Fund</li> <li>During 2017/18 175 DFGs were completed and the average waiting time for referral from Occupational Therapy to a DFG completion was 129 days.</li> <li>RP's continued to fund adaptations for tenants in their own stock. Since the last Strategy was written the percentage of the DFG budget spent in RP properties has increased from 24% in 2012/13 to 32% in 2017/18 (including HBC properties).</li> </ul>	HBC														
<b>Telecare</b>															
<p>Since 2015 there has been an increased take up of assistive technology with over 2,200 people with telecare installations in their own home.</p>	HBC Market Position Statement 2016														
<b>Ethnicity</b>															
<table border="1"> <tbody> <tr> <td>White British</td> <td style="text-align: center;">97.6</td> </tr> <tr> <td>Other Ethnicity</td> <td style="text-align: center;">2.4</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>Mixed</td> <td style="text-align: center;">0.8</td> </tr> <tr> <td>Black</td> <td style="text-align: center;">0.1</td> </tr> <tr> <td>Asian</td> <td style="text-align: center;">1.1</td> </tr> <tr> <td>Other Ethnic Group</td> <td style="text-align: center;">0.4</td> </tr> </tbody> </table>	White British	97.6	Other Ethnicity	2.4			Mixed	0.8	Black	0.1	Asian	1.1	Other Ethnic Group	0.4	Census 2011
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Key Facts	Source																				
<b>BME Households</b>																					
<ul style="list-style-type: none"> <li>The two most ethnically diverse wards are Victoria (5.6% of heads of household have an ethnicity other than White British) and Burn Valley (3%).</li> <li>35.5% are owner-occupiers, 29.4% rent privately and 35.1% live in affordable housing (social rented or intermediate tenures).</li> <li>40.8% have a gross income of less than £200 each week.</li> <li>17.5% are in some form of housing need (mobility impairments, other special needs, sharing facilities).</li> <li>40 people with Gypsy and Traveller ethnicity living in 12 households.</li> </ul>	Hartlepool Strategic Housing Market Assessment 2015																				
<b>Homelessness decisions and acceptances</b>																					
<table border="1"> <thead> <tr> <th></th> <th>2015/16</th> <th>2016/17</th> <th>2017/18</th> </tr> </thead> <tbody> <tr> <td><b>Homelessness Applications (Total)</b></td> <td>134</td> <td>115</td> <td>202</td> </tr> <tr> <td><b>Homelessness Applications (Accepted)</b></td> <td>49</td> <td>50</td> <td>41</td> </tr> </tbody> </table>		2015/16	2016/17	2017/18	<b>Homelessness Applications (Total)</b>	134	115	202	<b>Homelessness Applications (Accepted)</b>	49	50	41	CLG P1E Returns								
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<b>Homelessness prevented and housing advice</b>																					
<table border="1"> <thead> <tr> <th></th> <th>2015/16</th> <th>2016/17</th> <th>2017/18</th> </tr> </thead> <tbody> <tr> <td><b>Homelessness Prevented</b></td> <td>147</td> <td>252</td> <td>232</td> </tr> <tr> <td><b>Homelessness Relieved</b></td> <td>1</td> <td>7</td> <td>25</td> </tr> <tr> <td><b>Housing Advice given</b></td> <td>912</td> <td>947</td> <td>780</td> </tr> </tbody> </table> <p>These figures relate to active casework where intervention is required.</p>		2015/16	2016/17	2017/18	<b>Homelessness Prevented</b>	147	252	232	<b>Homelessness Relieved</b>	1	7	25	<b>Housing Advice given</b>	912	947	780	CLG P1E Returns				
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<b>Care Leavers</b>																					
<p>At November 2018 the number of care leavers in Hartlepool:</p> <table border="1"> <thead> <tr> <th>Age</th> <th>Nov 2018</th> </tr> </thead> <tbody> <tr><td>16</td><td>14</td></tr> <tr><td>17</td><td>14</td></tr> <tr><td>18</td><td>33</td></tr> <tr><td>19</td><td>26</td></tr> <tr><td>20</td><td>21</td></tr> <tr><td>21</td><td>8</td></tr> <tr><td>22</td><td>0</td></tr> <tr><td>23</td><td>0</td></tr> <tr><td><b>TOTAL</b></td><td><b>116</b></td></tr> </tbody> </table>	Age	Nov 2018	16	14	17	14	18	33	19	26	20	21	21	8	22	0	23	0	<b>TOTAL</b>	<b>116</b>	Corporate Parent ETE Report January 2019
Age	Nov 2018																				
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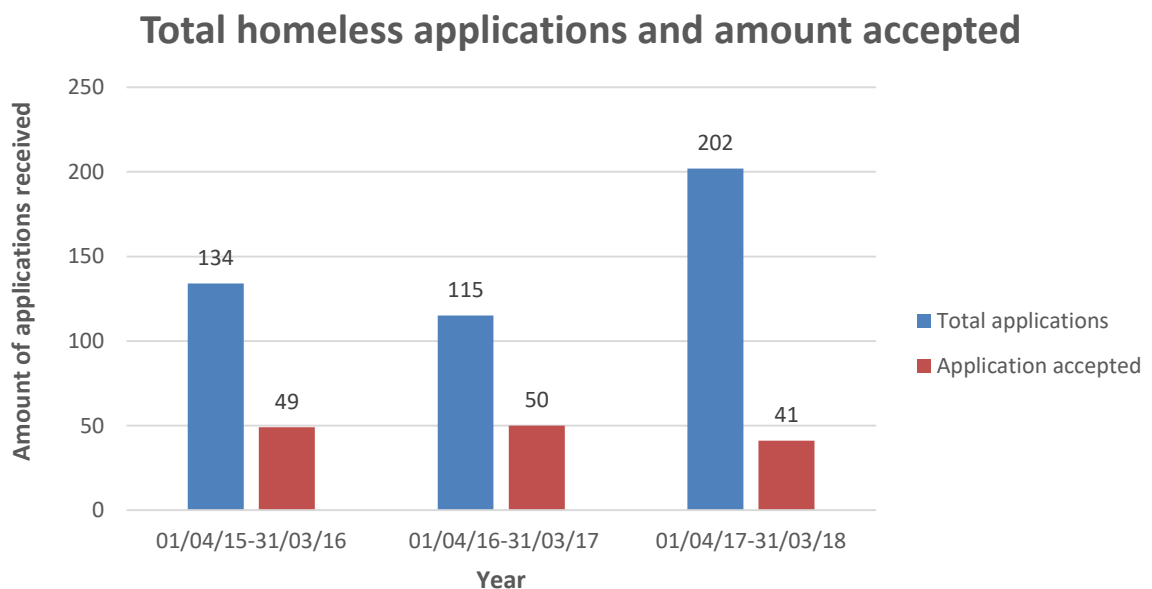
## 36. HOMELESSNESS STRATEGY REVIEW

36.1 A review of homelessness in Hartlepool was undertaken to inform this priority of the Housing Strategy. This review identified that:

- Homelessness is prevented for approximately 210 households each year which is a decrease from 300 from the previous review in 2015. However people are increasingly presenting with complex needs;
- Resources have continued to reduce since 2010 with cuts in Housing Related Support, schemes decommissioned and a reduction in staff;
- Demand for family sized accommodation in some areas of the town continues to be low and bidding activity on Compass continues to be reduced with certain properties being advertised on multiple bidding cycles;
- There has been an increase since the previous review in the number of under 25's and 25-44 year olds approaching the Housing Advice Team for assistance. These are single people who continue to be affected by the under occupancy charge and the lack of affordable single person accommodation;
- Clients with chaotic lifestyles, substance misuse and mental health problems continue to have limited housing options;
- Hartlepool has the highest level of adult re-offenders across England;
- Rough sleeping has increased to 3 in the borough from zero during the last Strategy.

36.2 Levels of homelessness continue to be low in Hartlepool, however since the Welfare Reform Act 2012 homeless acceptances have continued to increase with a peak during 2016/17.

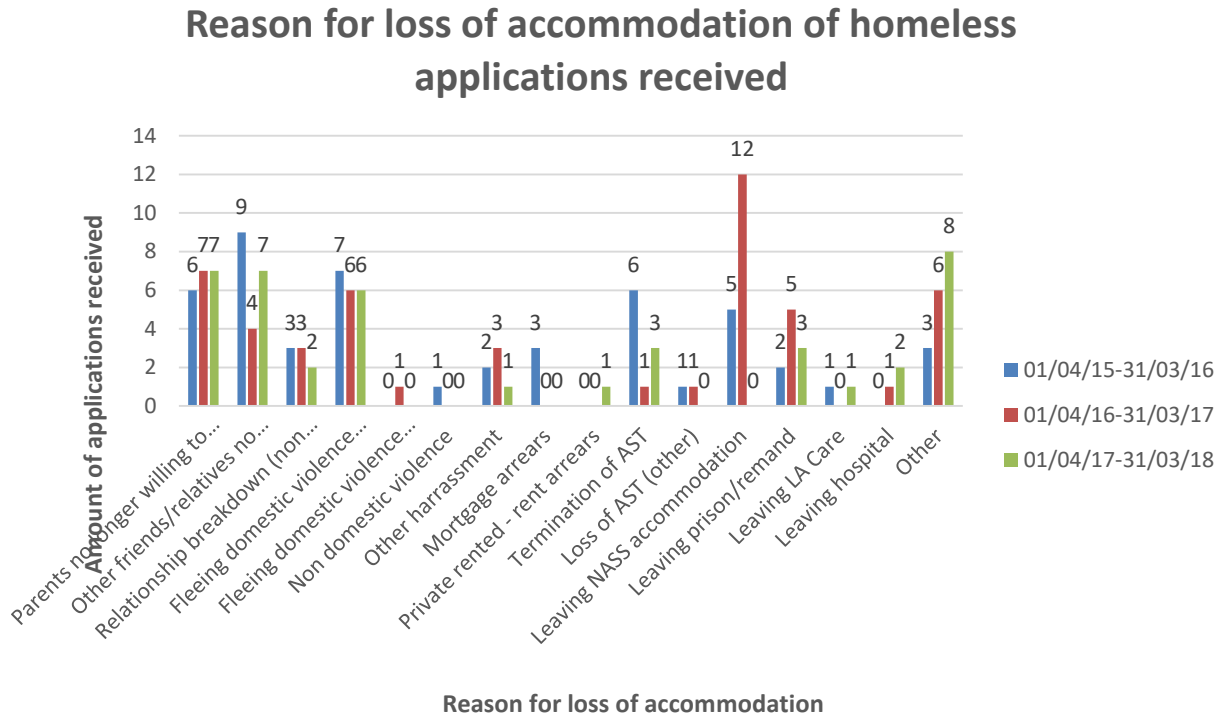
**Figure 2 - Homelessness Acceptances**



36.3 Traditionally the main cause of homelessness in Hartlepool is and continues to be 'asked to leave by family and friends'. Since the introduction of Welfare Reform there has been an increase in 'domestic violence' and 'other' as a reason for homelessness. 'Other' includes issues such as substance misuse and mental health which is a change to the previous Housing Strategy where 'other' referred

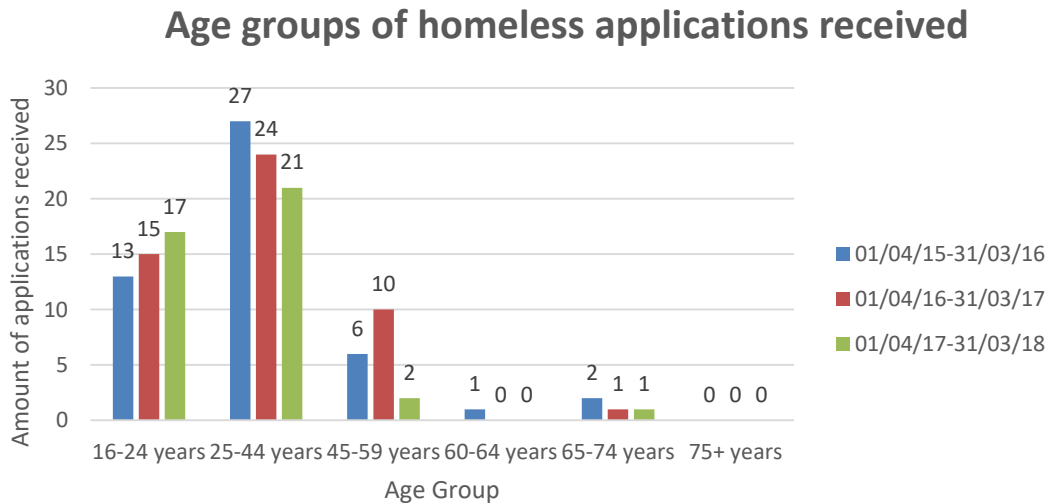
to asylum seekers and people seeking assistance specifically as a result of Welfare Reform.

**Figure 3 - Reasons for Homelessness**



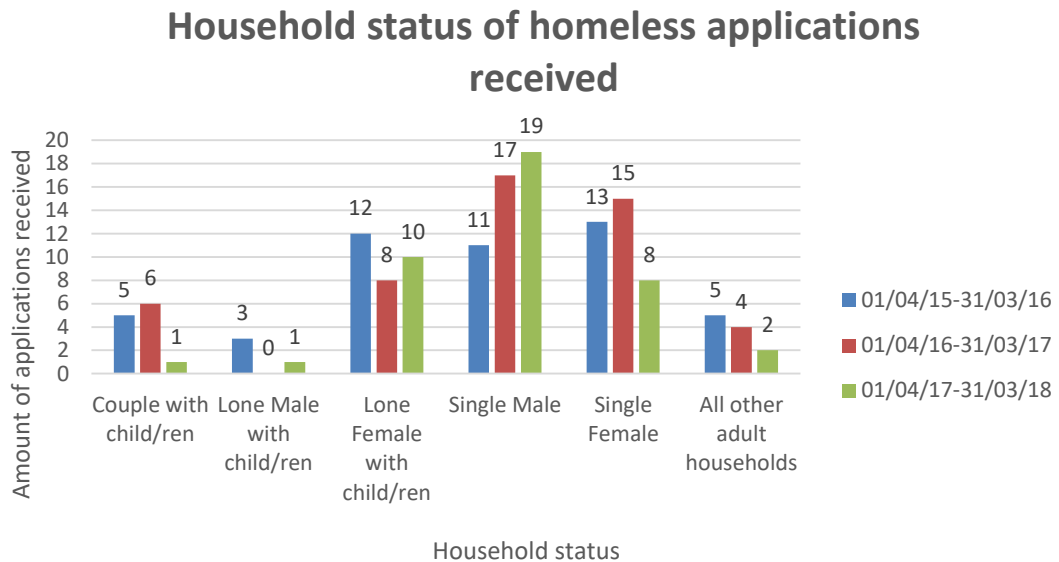
36.4 Since 2010 homeless acceptances (statutory homeless households) have mainly come from applicants in the 25-44 age category rather than from the under 25 age groups as was the trend previously. The impact of welfare reform on working age people unable to afford their homes is reflected in the older client group. The service is also witnessing an increase in people in their forties who have suffered from years of substance misuse falling into ill health and presenting with physical disabilities largely as a result of addiction issues as well as transient lifestyles e.g. sofa surfing.

**Figure 4 - Age Range of Homeless Applications**



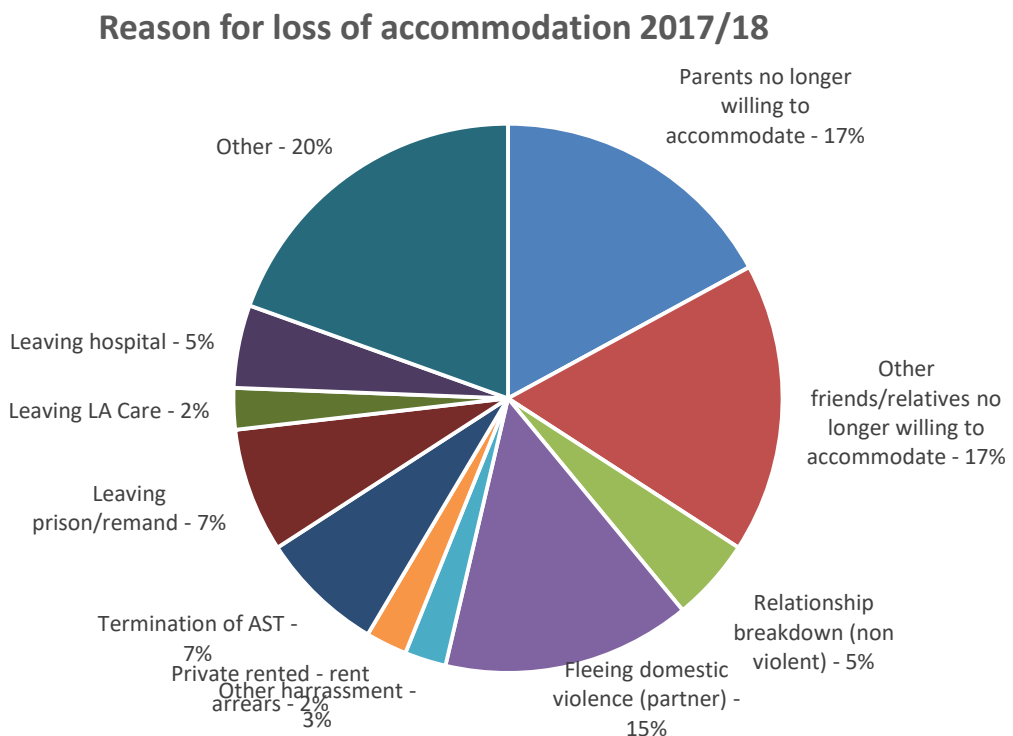
36.5 It can be seen from the graph below that single males, closely followed by single females, is the biggest category of households making a homeless application due in part to the effects of the under occupancy charge and the lack of affordable single person accommodation.

**Figure 5 - Household Status of Homeless Applications**

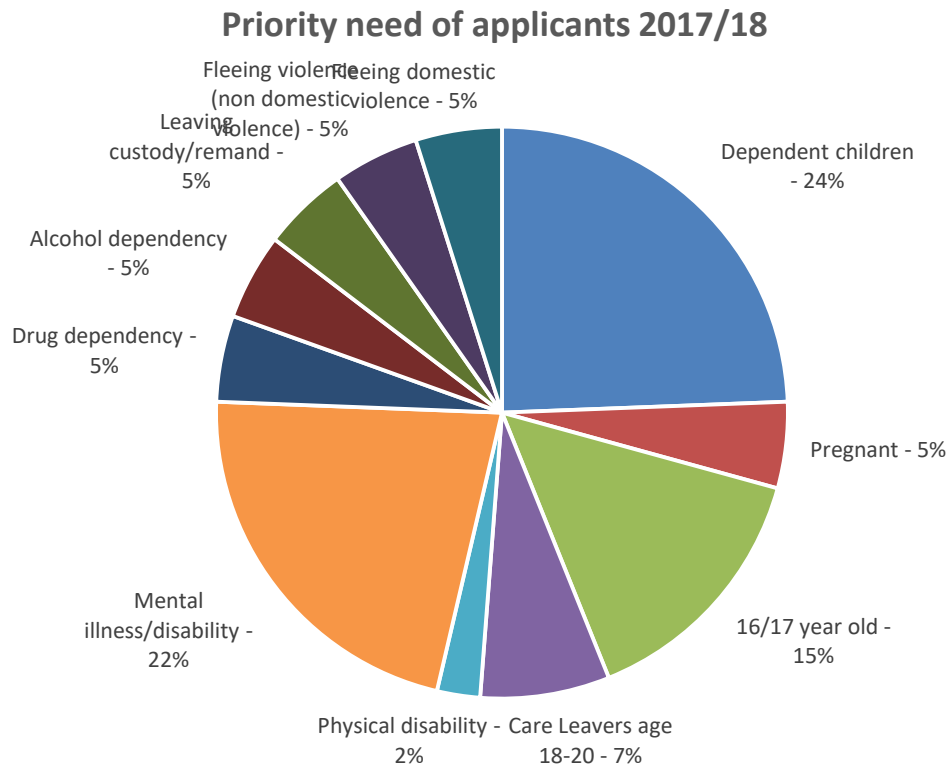


36.6 During 2017-18 the main presenting issues dealt with by the Housing Advice Team are illustrated below.

**Figure 6 – Reason for loss of accommodation**



**Figure 7 - Priority Need**



**Provision of Supported Accommodation**

***Home Group*** provides

10 units of self-contained supported housing accommodation for people with diagnosed learning difficulties at **Gainford House**. This has 24 hour staff support including staff sleepover waking night concierge. This service will be operational from March 2019.

11 units of accommodation for ex-offenders and 8 units of floating support at **Scott Grange**.

***Thirteen Care and Support*** provides:

7 units of supported housing accommodation, one emergency 'crash pad' facility for 16 to 24 year olds and one unit for a looked after child who has gone to university returning to Hartlepool during the break at **Rose House**.

6 units of supported housing accommodation for young parents aged 16 to 24 years old and 20 units of floating support at **Anna Court**.

***Sanctuary Supported Living*** provides:

10 units of supported housing accommodation and two emergency crash pads for single homeless people aged 16-24 at **Victoria Road**.

***Creative Support*** provides:

8 units of supported housing accommodation for people with mental health needs at **Eamont Terrace**.

**Accent** in partnership with **Cornerstone** provides:

6 units of supported housing accommodation and 2 'crash pad' facilities for 18 to 35 year olds with low support needs.

The **Supported Housing Panel**, a multi-agency partnership, continues to assist people with appropriate and timely 'move on' when people are ready to sustain an independent tenancy. The panel has been developed into two separate panels, one for young people aged 16-24 and an adult panel for 25 years and over.

### **37 PREVENTING AND TACKLING HOMELESSNESS**

- 37.1 The Homelessness Reduction Act 2017 came into effect in April 2018 and places new legal duties on the Council requiring that everyone who is homeless or at risk of homelessness has access to meaningful help in preventing or relieving their homelessness, irrespective of their priority need status, as long as they are eligible for assistance. The Council will work with partners to ensure the successful implementation of this new duty which gives more emphasis on early intervention and homelessness prevention. New ways of working will be explored where this is appropriate in order to deliver suitable services to the people who need them.
- 37.2 The Council is working towards its long term vision to end homelessness within Hartlepool and to ensure all residents have access to a safe, secure and suitable home.
- 37.3 The Council prevents homelessness by providing advice and help to people when they are at risk of becoming homeless, including referral to specialist agencies which may enable them to stay where they are living, and debt advice to avoid eviction through arrears.
- 37.4 The Council has a strong record in tackling and preventing homelessness in Hartlepool. Homelessness prevention depends on good partnership working, and on organisations sharing information. Severe budget pressures and cuts to Housing Related Support will continue to impact on homelessness in Hartlepool.
- 37.5 Young people continue to be represented amongst those presenting as homeless and often have complex needs that require additional and on-going support. Young people leaving care and those aged 16 or 17 are assisted by joint working within the Council to ensure opportunities are available to support their education, training and employment. A new role has been created with funding from Children's Services for a Senior Housing Advice Officer leading on Care Leavers. This post provides direct support to care leavers and their social workers as well as developing housing and homelessness prevention services and protocols.
- 37.6 The Council's Housing Advice Service has been challenged by the economic recession and by welfare reform measures. This has had repercussions for people dealing with personal debt and in affordability for housing costs. In

extreme cases this has led to people facing homelessness when they have no longer been able to keep up rent or mortgage payments.

- 37.7 Further challenges for the Council include improving access to housing and services for people with offending or substance misuse issues and addressing the complex issues of socially excluded adults. Since the last Housing Strategy was published a number of schemes have been decommissioned such as the single homeless person's accommodation at Avondene, supported housing accommodation for people with alcohol dependency issues at Richard House and supported housing accommodation for 16 to 25 year olds at Gainford House.

## **38. WELFARE REFORM AND DIGITAL INCLUSION**

- 38.1 The Welfare Reform Act 2012 brought about the biggest overhaul of the benefits system since the 1940s and continues to impact upon people on low incomes as well as housing providers. Around 70% of social housing tenants rely on some form of welfare benefit and social housing providers have felt the impact, as rising rent arrears result in reduced income streams. Universal Credit was introduced in Hartlepool in December 2016 and has had a significant impact on households on low incomes, including those at risk of homelessness. Since its introduction there has been an increase in the prevalence of food poverty with food banks and free food kitchens now operating across the borough. The Trussell Trust Foodbank is open twice a week and Hartlepool Borough Council is the single biggest referrer to the foodbank. In 2017/18 HBC referred 1,694 people to the foodbank helping 2,796 adults and children.
- 38.2 The housing sector has seen an increase in rent arrears as household incomes have reduced and their outgoings have increased. Housing providers and other partners are working closely together to monitor the impact of Welfare Reform and ensure that people are being supported to cope with the effects.
- 38.3 Implications which we will continue to take into account when planning services include:
- Decreasing demand for family size accommodation in certain areas;
  - Increased demand for one and two bedroom properties;
  - Need for budgeting, computer skills and internet access for all households;
  - Need to safeguard advice and support services in the face of funding pressures in the public and voluntary sectors;
  - Need to understand and remove barriers to downsizing, whether through help to find a suitable property, practical help to move, or support with the cost of moving;
  - Reduction in the funds available for Discretionary Housing Payments.
- 38.4 The requirement for individuals to apply online for Universal Credit has necessitated the need for access to appropriate IT equipment and the skills needed to use them. Through the lifetime of this Housing Strategy we will need to monitor any adverse impacts from the move towards digital services. Providers across Hartlepool are increasingly making public access points available for people to make on-line applications for housing and benefits. However, this is not generally accompanied with support for people who may have difficulty and are not computer literate.

## **39. HOUSING RELATED SUPPORT**

- 39.1 Housing related support and services provided by RPs can have a significant impact on the physical health and mental well-being of their tenants. The homes and services they provide can help to tackle health inequalities, work to prevent re-admissions to hospital and speed up hospital discharge. The Council has responsibility for contracting with providers and monitoring performance through individual outcomes monitoring.
- 39.2 Supported housing providers in Hartlepool provide support to older people with support needs, offenders, people with learning disabilities, people with mental health problems, people with alcohol problems, single homeless people, teenage parents, women at risk of domestic violence and young people at risk.
- 39.3 Since the last Housing Strategy, the Council has re-commissioned the following:
- supported housing for people with mental health conditions;
  - supported housing for offenders;
  - floating support service for people who are homeless or at risk of being homeless.
- 39.4 The Council has a structured process for commissioning supported housing services going forward. The Council will continue to work with supported housing providers to assist the most vulnerable in communities to access the correct services and to ensure that such services are able to react to change.

## **40. REDUCING RE-OFFENDING**

- 40.1 Homelessness and the lack of suitable accommodation can be a significant factor leading to reoffending. The underlying causes of low-level offending behaviour, like shoplifting or criminal damage, could have a range of underlying causes such as substance misuse, mental health, education and housing needs. Access to housing and support for offenders and ex-offenders to maintain a tenancy can help to prevent re-offending.
- 40.2 The latest figures for adult proven re-offending rates, published by the Ministry of Justice in April 2018, show that Hartlepool has highest rate of re-offending nationally with 41.4% of adult offenders re-offending within 12 months.
- 40.3 In January 2017, the Cleveland wide Reducing Re-Offending Group was established, made up of criminal justice agencies and partners. The purpose of the group is to identify opportunities across the Criminal Justice System to reduce intergenerational and repeat re-offending, in order to improve life chances and keep communities safe. Through effective partnership working, the group aims to ensure consistent and joined-up services throughout the region and to share best practice in how to turn people away from crime.



- 40.4 Cleveland Police have implemented a scheme, Cleveland Divert, where low level offenders are offered an intervention and are expected to engage in support to help address the issues in their lives that led to criminal behaviour as an alternative to prosecution.
- 40.5 Through this Strategy work will continue with the Safer Hartlepool Partnership and Probation to identify appropriate support, accommodation and resources for specialist services and provide local solutions to re-offending.
- 40.6 The Council will also continue to be involved in the Multi Agency Public Protection Arrangements to help offenders resettle and reduce the risk of re-offending with targeted solutions to ensure there are accommodation options available for these client groups.

## **41. PEOPLE WITH COMPLEX AND MULTIPLE NEEDS**

- 41.1 There are increasing numbers of vulnerable households, particularly single people with mental health issues, who are becoming homeless as a result of their inability to maintain their home.
- 41.2 People with substance misuse problems often have housing problems and can find it difficult to access and maintain suitable accommodation, additionally poor housing and homelessness can have a major impact on a person's ability to address their substance misuse problems.
- 41.3 Currently 24 clients in the Substance Misuse Service presented to treatment as no fixed abode (NFA), and a further 24 have a housing problem including short term B&B and sofa surfing. This equates to 9% of those currently in service having a housing problem or are NFA, the largest age group is for those aged 35-44 years. It is also predominantly males who are presenting with housing problems although this may be due to the fact that the ratio of male to female in service is twice as large. The housing information is collected at entry and exit of service and does not include any housing issues that may arise during the recovery journey. The Council will work in partnership with local agencies and housing providers to ensure advice and support is available for people with substance misuse problems to enable them to access and sustain suitable accommodation.
- 41.4 In addition, where appropriate, there is partnership working with the Team around the Individual programme to support people in complex situations who are on the programme and have identified housing needs. This is a multi-agency group which intervenes and co-ordinates resources around the most problematic individuals.
- 41.5 Street homelessness is not an issue in Hartlepool. However, in October 2018 the annual rough sleeper count estimated that there were 2 rough sleepers in the borough. Street begging has also increased since the last Strategy due to the introduction of welfare reform and Universal Credit where individuals are either unable or unwilling to navigate around the system.

41.6 Sofa surfing continues to be an issue rather than street homelessness. This insecure accommodation puts tenancies at risk due to offending and anti-social behaviour.

## **42. SUPPORTING PEOPLE TO LIVE INDEPENDENTLY**

- 42.1 In 2013, the Council reviewed the way housing adaptations, Disabled Facilities Grants (DFGs) and rehousing options are utilised to enable people to live independently in their current or future homes. This Housing Strategy reinforces the key principles of improving services for people with disabilities and improving the standard of living, health and well-being of communities.
- 42.2 Since 2014 the DFG budget has been included in the Better Care Fund. Local plans have been developed to join up health and care services so that people can stay at home.
- 42.3 The government commissioned an independent review of the DFG in February 2018 which looked at how the DFG currently operates and makes evidenced based and practical recommendations for how it should change in the future. In December 2018 the review made 45 recommendations and government is carefully considering the findings.
- 42.4 The Council recognises that health, housing, social care and support are inextricably linked. Appropriate support and care services can help people to remain independent and enjoy living in their homes for as long as possible. Well maintained, warm, secure and suitable housing can help prevent unnecessary admissions to hospital or institutional care.
- 42.5 It is recognised that through the provision of new housing appropriate to the needs of vulnerable people, an effective advice service and housing related support, that the Council assist people to maintain their current home or make it more suitable for their needs.
- 42.6 Housing related support offers vulnerable people the opportunity to improve their quality of life by giving them access to the support they need to live more independent lives. Housing related support is delivered in extra care schemes, sheltered schemes and supported living schemes to enable people to remain independent in their own homes. The ongoing delivery of these services is therefore vital to the strategy's aim of improving housing options and enabling independent living.
- 42.7 The housing needs of vulnerable people have to be balanced against other priorities. However, the Council supports people to remain in or work towards independent living, helping them to participate in mainstream society and make a contribution to the local economy. This will be achieved through looking at a range of opportunities to help improve access to different types of housing, delivering services to people's homes and, where appropriate, developing purpose built specialist accommodation to meet needs. In the future, work will be focussed on assisting people to live independently with support. Affordability issues for people to move into appropriate accommodation will also need consideration.

- 42.8 The challenge is to meet the needs of individuals by providing greater housing choice. To do this the focus will be on developing new homes where feasible but primarily making best use of the existing homes available. A number of options will be utilised to support this approach, ranging from access to reablement, intermediate care and assistive technology to carrying out home adaptations to providing low level support to people to help them maximise independence. This needs to be considered in the context of the Adult Social Care budget being under significant pressure with the growth in demand occurring at a time of reduced budgets. There is projected to be an increase in the number of people aged 55 plus with a serious physical disability.
- 42.9 In May 2019 the Handyperson Service was de-commissioned from MIND and has been brought back in house. The work stream is still the same, providing a preventative service of low level support, minor adaptations and signposting to appropriate services.
- 42.10 The Council works with partners to ensure the housing needs of people with disabilities are addressed. When available, affordable rented accommodation that has been specifically designed or adapted is prioritised for people with disabilities. This is currently achieved through Compass CBL where vacancies are advertised specifically for people with a mobility problem.
- 42.11 The new Local Plan states the need to cater for the changing demands of the population, in particular the needs of an ageing population and those with disabilities or those who may have a disability in the future. Councils' duties to meet housing demands for elderly people are outlined in the National Planning Policy Framework (NPPF) which states that housing mix should be determined by demographic trends and the needs of different groups, including older people. The Government's National Planning Practice Guidance (NPPG) adds that plan-makers should consider the size, location and quality of dwellings older people need. The Council provides a policy framework where developments should be flexible to ensure all members of the community have the homes they need, including particular attention to the need to create dementia friendly environments.

### **43. SUPPORTING PEOPLE WITH LEARNING DISABILITIES**

- 43.1 The number of adults aged 18-64 with a learning disability or a mental health need is likely to remain relatively stable in Hartlepool.
- 43.2 Approximately 1.5% of Hartlepool resident are living with a learning disability. Since the last Strategy the number of people with a learning disability in Hartlepool who live in settled accommodation such as the family home, own tenancy, etc. has increased from 72% to 85-90% signifying there has been a reduction in residential care.
- 43.4 The Council will continue to work with partners to improve housing options for people with learning disabilities.

#### 44. SUPPORTING PEOPLE ON THE AUTISTIC SPECTRUM

44.1 In Hartlepool, 1% of the population is identified on the autistic spectrum. The Tees Valley Autism Strategy was agreed in March 2016. The priorities within this form the basis of a plan for Autism across the sub region.

#### 45. SUPPORTING OLDER PEOPLE (INCLUDING SUPPORTING PEOPLE WITH DEMENTIA)

45.1 The proportion of older people in Hartlepool aged 65 years and over is expected to rise to 37% by 2030. The increase in those aged 85 years and over is significantly greater at a projection of 71% by 2030. The latter group are more likely to require care services and to develop dementia with up to 1 in 3 expected to show signs of memory problems or dementia.

45.2 With the growing older population there is an increasing prevalence of dementia and depression. The challenge for this Housing Strategy will be to provide the increasing levels of support to enable people to remain independent. Providing older people with sufficient information and advice to make informed choice about their housing, care and support is essential. Many older people in Hartlepool have large or unsuitable homes that no longer meet their needs.

45.3 In Hartlepool the proportion of people aged 65 years and over who own their own home is lower than the national average. The accommodation of older people in Hartlepool is illustrated in the following table.

**Figure 8 - Accommodation of older people**

	Age 65-74	Age 75-84	Age 85+
Owned	68%	65%	60%
Social rented	25%	30%	33%
Private rented or living rent free	7%	6%	8%

45.4 The Council aims to ensure that older people are enabled to remain in their own home if that is what they choose, including specialist accommodation such as extra care housing. There is a continuing emphasis on moving away from commissioning residential and nursing care and instead providing home based support and preventative work to enable people to live at home for longer. It is recognised that a greater number of support services will be required to achieve this. Investment will be required in a range of innovative solutions and services including aids and adaptations.

45.5 The 2011 Strategy identified that 457 units of extra care accommodation had been developed in Hartlepool. This is a well-developed supply of extra care housing options offering a range of tenures. The Council works with partners in the allocation of these units. Hartlepool also has good provision of sheltered accommodation of high quality and with assistive technology. Housing is an important factor in supporting people with care needs in the community.

45.6 In addition, bungalow supply has increased since the last Strategy with new provision at Dyke House, King Oswy, Owton Manor and in the town centre.

- 45.7 By 2030 nearly a quarter of the population of Hartlepool will be aged 65 years and over (23,000) with approximately 7,000 people aged 80 years and over. Although life expectancy in Hartlepool is increasing it remains significantly lower than the national average and there is also a higher than average rate of limiting longer term illness and health problems. As life expectancy rises it is expected that dementia related illnesses generally associated with older age will also increase. The numbers of people in Hartlepool who will have dementia is projected to increase considerably over the period to 2030. The Council recognises that the traditional support systems that see people with dementia as an 'exception' will not be able to cope and that the best option is for people to live in the community.
- 45.8 In terms of accessing alternative accommodation, the ability of a person with dementia to adapt to a new environment is critical. Changes are best made as early as possible so that they can learn and orientate themselves to the new environment. This is acknowledged in the extra care allocation procedure. Through this Strategy we aim to work in partnership with social care to develop the role housing can play in meeting the challenges of creating dementia friendly communities.

## **46. SAFEGUARDING ADULTS**

- 46.1 People who live in sheltered, supported or extra care housing may be particularly vulnerable to abuse but a high, and increasing, proportion of people with care and support needs live in general needs housing. Housing providers should therefore have safeguarding systems in place and workers at all levels should be able to prevent abuse where possible and respond appropriately and proportionately when it occurs or is suspected.
- 46.2 Housing staff have a key safeguarding role to play, alongside their colleagues in social care, health and the police, in keeping people safe. They are well placed to identify people with care and support needs at risk of abuse, share information and work in partnership to coordinate responses. Partners should recognise the value, experience and skill in the housing sector that can contribute to good practice in safeguarding.
- 46.3 Prevention is better than cure, so a joint, proactive approach to preventing abuse and reducing risk makes good sense both in terms of the human and operational costs. If housing staff and contractors are aware of the issues relating to abuse and included as safeguarding partners, it is likely that tenants with care and support needs will be safer.
- 46.4 Safeguarding duties apply under the Care Act 2014. Housing providers should ensure that they are represented on or linked to Safeguarding Adults Boards which the Care Act requires to be established in each local authority area.
- 46.5 The Teeswide Safeguarding Adults Board is the statutory body that sets the strategic direction for safeguarding. The Board is responsible for protecting and promoting an adult's right to live an independent life, in safety, free from abuse and neglect in the Boroughs of Hartlepool, Middlesbrough, Redcar & Cleveland and Stockton-On-Tees.

## **47. PRIORITY THROUGH THE ALLOCATION POLICY**

- 47.1 For people whose housing conditions have a detrimental impact on their health, priority is given through the allocation policy to ensure that their housing needs are appropriately met. Medical priority will be awarded according to the extent to which the health of the applying household is affected by their housing conditions and the expected benefit of providing suitable alternative accommodation. Welfare priority may also be awarded to applicants who cannot be expected to live in their current accommodation without suffering detriment, such as: people assessed as ready for independent living who need to move as part of an agreed plan to re-integrate into the community; people with learning disabilities who are assessed as having to move in order to receive care and support; or where their current housing is having a detrimental effect on their quality of life and ability to live independently; or people leaving local authority care following a referral from social services e.g. people leaving rehabilitative care to return to independent living.

## **48. GYPSIES AND TRAVELLERS**

- 48.1 In 2014, a Gypsy and Traveller Accommodation Assessment (GTAA) was carried out in Hartlepool which found a hypothetical need for five Gypsy and Traveller pitches in Hartlepool between 2016 and 2031. This assessment was revised in 2017 following updated Government guidance in Planning Policy for Traveller Sites (PPTS). None of the respondents to the GTAA met the updated PPTS definition and it is further unlikely that there will be any new household formation that will meet the new definition.
- 48.2 The 2017 study recommends that the Council commits to proactively support and positively intervene with any member of the Gypsy and Traveller community needing rehousing but that a dedicated site in the Local Plan is not allocated. Support will include access to bricks and mortar housing, referral to appropriate support agencies and awareness-raising about the full range of accommodation options and how to pursue them.

## **MONITORING, RESOURCING AND DELIVERING THE HOUSING STRATEGY**

**49.** The three themes identified for the Housing Strategy do not sit in isolation and are connected to reinforce the vision of “developing and maintaining successful communities where people choose to live, by meeting the needs of our residents now and in the future”.

49.1 Delivery of the 2015-2020 Housing Strategy has been underpinned by:

- Delivery of the first two Empty Property Purchase Schemes.
- Increase in the Council’s housing stock from 182 to 270 units.
- Adoption of the Local Plan (May 2018) which outlines policies for delivery of homes and allocates strategic sites for building new homes.

### **50. PERFORMANCE AND MONITORING**

50.1 Delivery of the actions set out in this Housing Strategy will be managed and monitored annually, overseen by the Housing Partnership. The action plan will be reviewed annually to ensure that progress is being achieved and to ensure that it is kept up-to-date with any changes in national or local policy. A housing forum will be held by the Council on an annual basis to inform and consult with all stakeholders. Housing Partnership members will be kept up to date about the progress of this Strategy through the forum and via regular newsletters and reports.

### **51. RESOURCES**

51.1 There are considerable pressures on the resources available to deliver the aims of the Strategy and resource and budgets are limited as the Council has to achieve considerable savings. To maximise resources it will be important to work with partners, sharing expertise and good practice, avoiding duplication, jointly funding or procuring projects and identifying opportunities to combine resources and bid for any available funding streams.

51.2 The key sources of funding for the Strategy have been identified as:

- Developer contributions delivered through Section 106 Legal Agreements;
- Affordable housing on-site provision through Section 106 Legal Agreements;
- Homes England funding for affordable homes through National Affordable Housing Programme;
- Homes England funding for empty homes through National Affordable Housing Programme;
- Better Care Fund - Disabled Facilities Grant for adaptations;
- MHCLG funding for housing advice and homelessness activity;
- MHCLG funding for housing-related support;
- Registered Provider (RP) investment to continue improvements in social housing stock;

- The sale and efficient use of Council assets and prudential borrowing subject to income streams to cover repayments; and
- Any other national funding that becomes available during the lifetime of the Strategy (usually on a bid for funding basis).



## GLOSSARY

<b>Affordable Housing</b>	Housing options available to residents who cannot afford to rent or buy a home in the private market. Includes social rented housing, affordable rented housing and intermediate housing solutions such as shared ownership.
<b>Affordable Rent</b>	Homes made available to tenants at up to a maximum of 80% of market rent and allocated in the same way as social housing.
<b>Anti-Social Behaviour (ASB)</b>	Activity that impacts on other people/communities in a negative way.
<b>Better Care Fund</b>	The Better Care Fund is a pooled budget that shifts resources into social care and community services for the benefit of the NHS and local government.
<b>Black and Minority Ethnic (BME)</b>	A term to describe someone who is said to belong to an 'ethnic minority'. Most often used to refer to groups or policies that affect people from non-white-UK ethnic backgrounds.
<b>Brownfield Land</b>	Also known as previously developed land, land which is or was occupied by a permanent structure.
<b>Category 1 Hazard Failures</b>	Hazards identified using the method of assessment as set out by the Housing Health and Safety Rating System upon which the local authority has a duty to act.
<b>Choice Based Lettings (CBL)</b>	Scheme for the allocation of social housing designed to offer more choice and involvement for customers in selecting a new home. Social rented housing is advertised allowing customers to 'bid' (register an interest) for those homes.
<b>Compass</b>	The name of the CBL scheme in Tees Valley.
<b>Decent Homes</b>	Homes which meet or exceed specified minimum standards and state of repair.
<b>Disabled Facilities Grant (DFG)</b>	Government funding provided to local housing authorities to provide adaptations and other facilities to disabled people enabling them to live independently.
<b>Energy Efficiency</b>	The energy output of a product, e.g. a house, at a given point in time.
<b>Extra Care Housing</b>	Housing for elderly and disabled people, where individual care needs are provided for on-site.
<b>Fuel Poverty</b>	Where a household cannot afford to keep adequately warm at reasonable cost.
<b>Good Tenant Scheme</b>	A service for prospective tenants to obtain references to enable them to access private rented accommodation in Hartlepool.

<b>Greenfield Land</b>	Previously undeveloped land in a urban or rural area either used for agriculture or landscape design, or left to evolve naturally. These areas of land are usually agricultural or amenity properties being considered for urban development.
<b>Hartlepool Housing Partnership</b>	A group of public, private and voluntary agencies that work in partnership together to ensure that there is access to good quality and affordable housing in neighbourhoods and communities where people want to live.
<b>Help to Buy</b>	Help to Buy is an umbrella term for a range of government funded schemes designed to help people to get onto the property ladder. There are several options available, including equity loans, rent to buy and shared ownership.
<b>Homes England</b>	A non-departmental public body, sponsored by the Ministry for Housing, Communities and Local Government. It provides funding for new housing and is the government's housing accelerator.
<b>Homelessness</b>	The 1996 Housing Act states that a person is homeless if: there is no accommodation that they are entitled to occupy; or they have accommodation but it is not reasonable for them to continue to occupy this accommodation.
<b>Homelessness Prevention</b>	This means providing people with the ways and means to address their housing and other needs to avoid homelessness.
<b>Homelessness Relief</b>	This is where an authority has been unable to prevent homelessness but helps someone to secure accommodation, even though the authority is under no statutory obligation to do so.
<b>Housing Benefit</b>	An allowance to people on low or no income to meet whole or part of their rent.
<b>Housing Health and Safety Rating System (HHSRS)</b>	A risk based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in residential dwellings.
<b>Housing Needs</b>	The requirements that individuals and households have for housing.
<b>Housing Related Support</b>	The system for funding the support that is provided for people with care needs to go alongside their housing needs.
<b>Indices of Multiple Deprivation</b>	A defined set of indicators used to measure the level of deprivation in an area.
<b>Intermediate Tenure</b>	Housing at prices and rents above those of social rent but below market price or rent. This can include shared equity, shared ownership,

	<p>other low cost homes for sale, and intermediate rent.</p> <p><b>Shared equity</b> - a new form of joint ownership/joint mortgage that the Government is promoting as a way of helping first time buyers to get on the property ladder.</p> <p><b>Shared ownership</b> - Where a person buys part of the value of a house from a Registered Provider and pays rent on the other part, and the Registered Provider keeps part ownership.</p> <p><b>Intermediate rent</b> - new build homes to rent at 80% (or less) of typical market rents.</p>
<b>Ministry of Housing, Communities and Local Government (MHCLG)</b>	The UK Government department for communities and local government in England which has responsibility for housing policy.
<b>Modern Methods of Construction</b>	The generic term used to embrace non-traditional and off-site approaches to construction of new homes.
<b>Private Landlord</b>	A company or individual (e.g. not a local authority or registered provider) who owns and lets properties for an income.
<b>Property Developer</b>	A company or individual who secures planning permission for the development of residential property.
<b>Registered Provider (RP)</b>	Also known as Housing Associations / Registered Social Landlords (RSLs). They are not for profit organisations that provide social housing and are regulated through Homes and Communities Agency (HCA).
<b>Section 106 Agreements (S106)</b>	An agreement under section 106 of the Town and Country Planning Act 1990 regarding the use or development of land. Such planning obligations are often used as a legally binding agreement between a local authority and developer to deliver a percentage of affordable social housing within a development or commuted sums to deliver off-site affordable housing.
<b>Selective Licensing</b>	<p>Under the Housing Act 2004, local housing authorities have powers to introduce selective licensing of privately rented homes in their area, or any part of them, to tackle problems caused by one or more of the following:</p> <ul style="list-style-type: none"> <li>• low housing demand</li> <li>• significant and persistent anti-social behaviour</li> <li>• poor property conditions</li> <li>• an influx of migration</li> <li>• a high level of deprivation</li> </ul>

	<ul style="list-style-type: none"> <li>• high levels of crime</li> </ul> <p>Subject to limited exemptions, landlords who rent out properties in an area that is subject to selective licensing are legally compelled to obtain a licence for each property from the local authority, which regulates the management, use or occupation of the property concerned.</p>
<b>Social Housing</b>	A general term for subsidised rented and intermediate tenure housing provided by Registered Providers (RPs).
<b>Social Lettings Agency</b>	Social lettings agencies work in a similar way to conventional lettings agencies. They manage houses on behalf of landlords and rent them out to tenants.
<b>Standard Assessment Procedure (SAP)</b>	The Government's Standard Assessment Procedure for energy rating of dwellings.
<b>Sustainable Communities</b>	Communities that can meet the needs of existing and future residents, contribute to a high quality of life and provide opportunity and choice in areas such as housing, health, education and jobs.
<b>Tenure</b>	Type of property a person resides in. There are three main types of tenure; owner-occupied, private rented and social rented.
<b>Universal Credit</b>	Universal Credit is set to replace the present benefit structure and it will simplify the benefits system by bringing together a range of working-age benefits into a single streamlined payment.