

# Housing

## Introduction

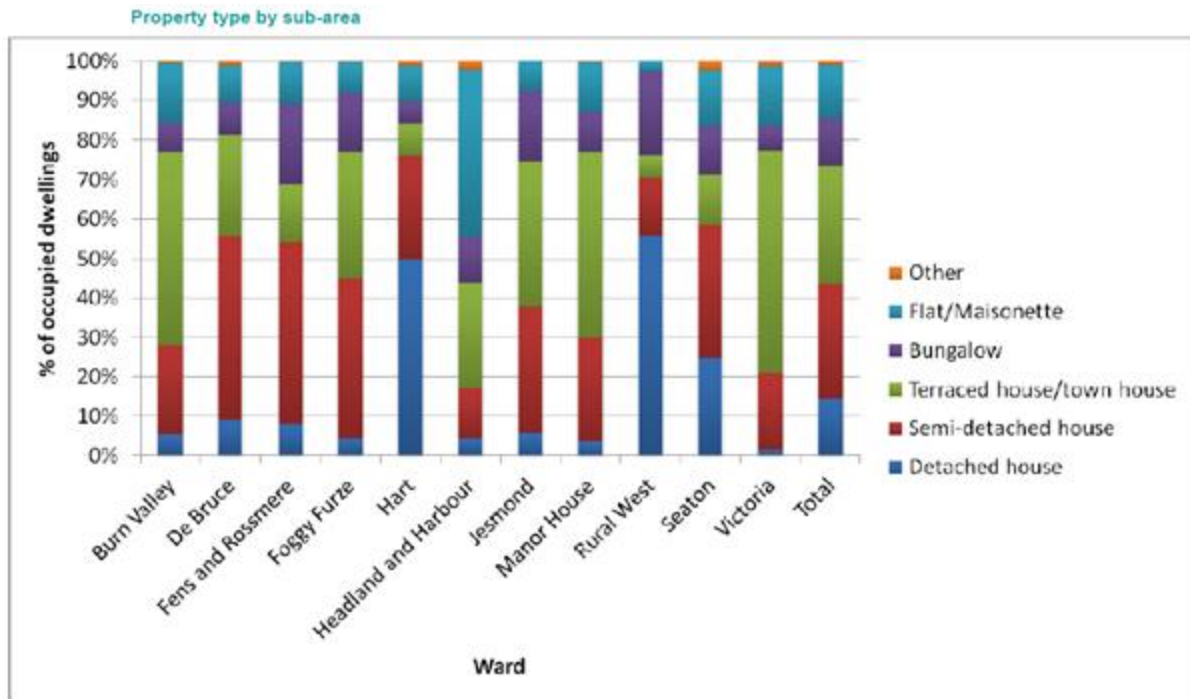
Housing has an important impact on health and well-being: good quality, appropriate housing in places where people want to live has a positive influence on reducing deprivation and health inequalities by facilitating stable/secure family lives. This in turn helps to improve social, environmental, personal and economic well-being. Conversely, living in housing which is in poor condition, overcrowded or unsuitable will adversely affect the health and well-being of individuals and families.

The value of good housing needs to be seen as more than 'bricks and mortar'. The Department for Communities and Local Government (DCLG, 2006) define a decent home as 'a home that is warm, weatherproof and has reasonably modern facilities'. Failure to address the investment needs of poor housing conditions will have a detrimental impact on the occupiers' health and well-being.

A decent, affordable home is an essential requirement for tackling health inequalities and reducing the burden on health and social care services and cost to the public purse.

## Housing

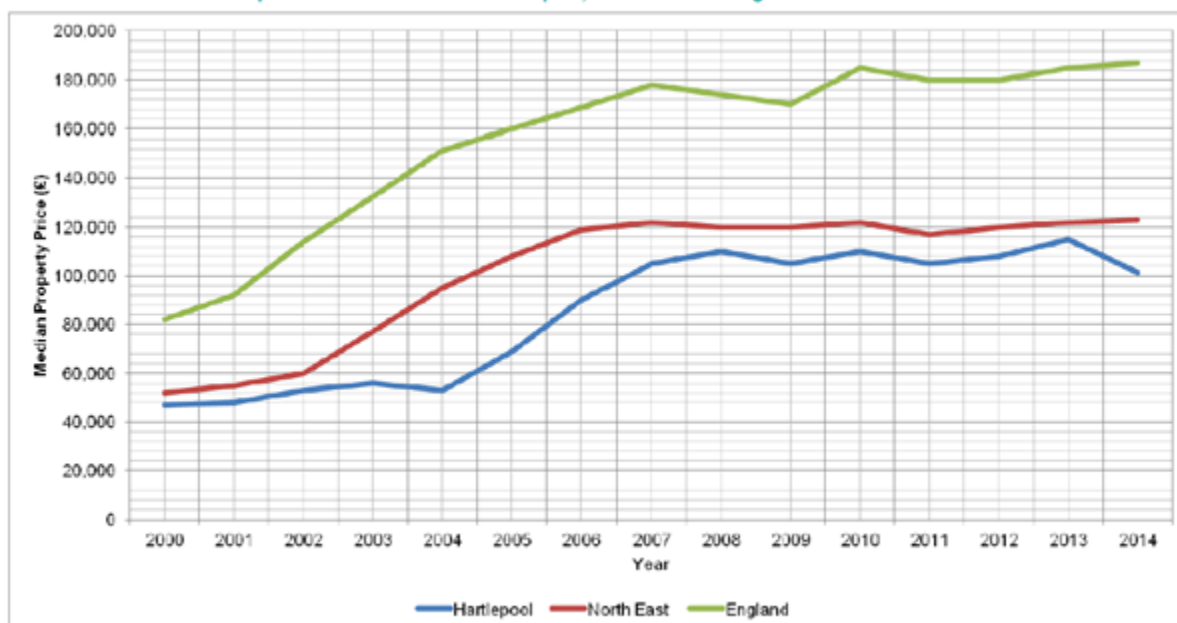
Hartlepool's housing market is defined as a self contained housing market, as communities and local government guidelines suggest that anything over 70% internal migration is a self contained housing market. In Hartlepool internal migration levels are 80.2% using census 2011 migration data. The three biggest reasons for households moving within Hartlepool were wanting a larger home, 16.7%, being forced to move, 11.3% and wanting own home/live independently, 10.5%. Overall, the vast majority (74.1%) of properties are houses, 12.1% are bungalows, 13.6% are flats/apartments and maisonettes and 0.9% are other types of property including park homes/caravans. Of all occupied properties, 11.3% have one bedroom, 29.2% have two bedrooms, 43.6% have three bedrooms and 15.9% have four or more bedrooms.



The tenure profile of the Hartlepool Borough area, based on survey evidence, is 60.2% of occupied dwellings are owner occupied, 16.0 % are private rented (including tied accommodation), 23.1% are rented from a social housing provider and 0.7% are intermediate tenure dwellings.

Up to 2014 median house prices in Hartlepool were lower than both the England and north east averages. Median house prices in Hartlepool peaked at £115,000 in 2013, but fell to £101,250 in 2014.

Median house price trends 2000 to 2014: Hartlepool, North East and England



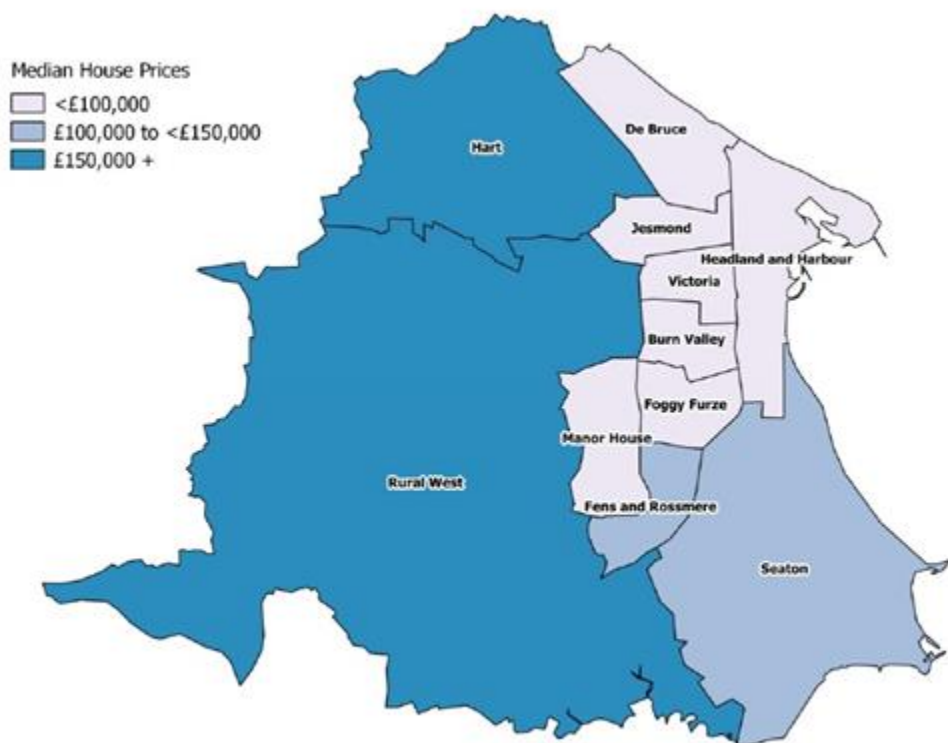
Source: DCLG; Land Registry

The gap between the median house price in Hartlepool and England has widened from 2000 to 2014. Within Hartlepool the median house prices have a range of £145,500 across the wards, from Victoria's £57,000 to Rural West's £202,500. Two wards, Victoria and Manor House, have upper quartile prices below £100,000.

House prices in Hartlepool by ward			
Ward	Price (£)		
	Lower Quartile (25%)	Median (5)	Upper Quartile (£)
Burn Valley	£36,000	£62,500	£130,000
De Bruce	£58,750	£79,750	£115,000
Fens and Rossmere	£90,000	£120,000	£140,000
Foggy Furze	£61,623	£91,000	£125,000
Hart	£124,000	£156,000	£200,445
Headland and Harbour	£52,750	£81,750	£101,000
Jesmond	£73,000	£96,750	£121,000
Manor House	£60,500	£72,250	£92,500
Rural West	£152,000	£202,500	£256,250
Seaton	£95,000	£125,000	£160,000
Victoria	£38,000	£57,000	£85,000
<b>Hartlepool</b>	<b>£69,984</b>	<b>£112,000</b>	<b>£154,995</b>

Source: Land Registry Price Paid Data 1 Jan 2013 to 30 Jun 2014

### Hartlepool median house prices 2013/14



Source: Land Registry price paid data 1 Jan 2013 to 30 Jun 2014

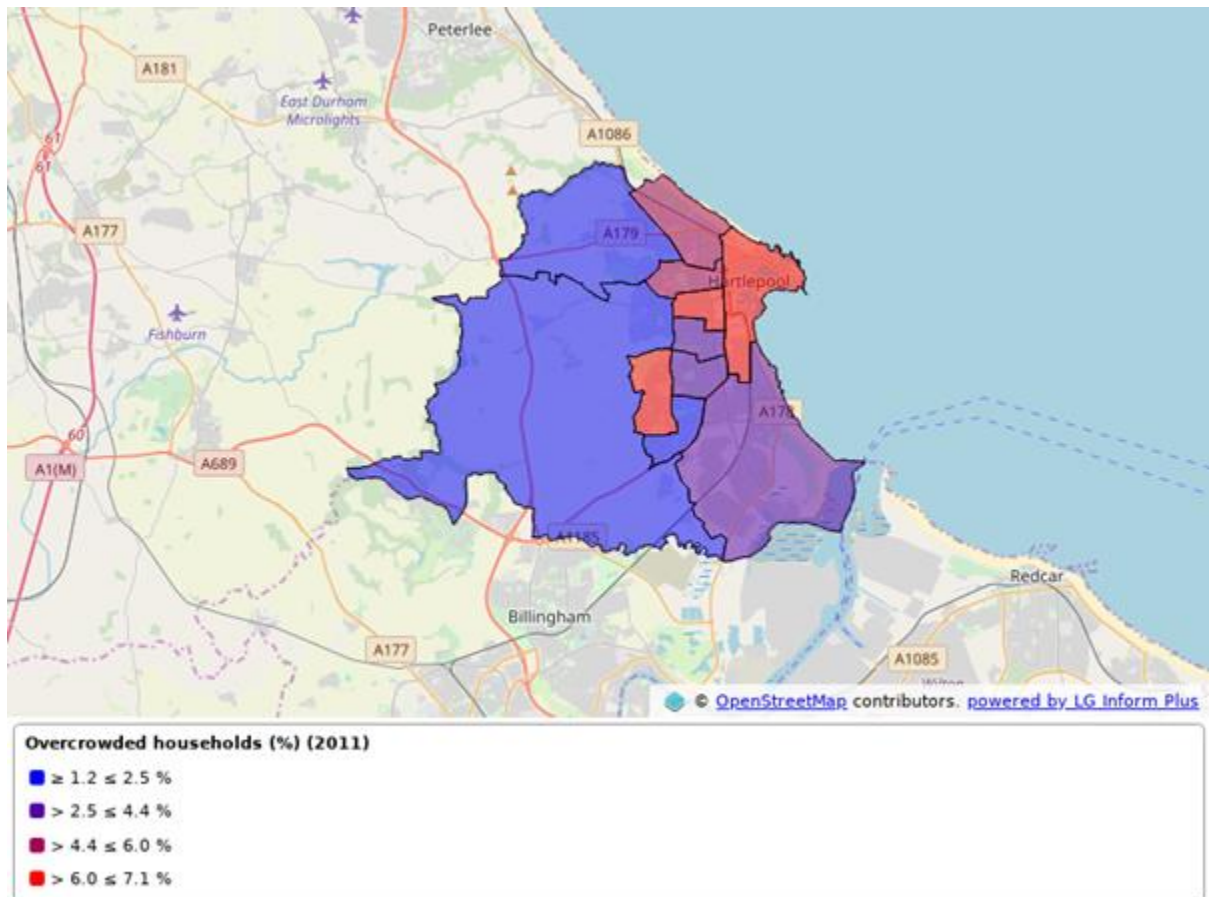
The level of affordability of housing in Hartlepool is the second best in the north east, with an income to house price ratio of 3.9, compared with the regional average of 4.6. That means that housing prices are 3.9 times larger than annual salaries, compared with 4.6 times larger for the north east.

Relative affordability of lower quartile (LQ) prices by District (residence)				
District	Lower Quartile House Price	LQ Gross Earnings per week	Annual Gross Earnings	LQ Income to House Price ratio
Newcastle upon Tyne	£99,950.00	£341.50	£17,758.00	5.6
North Tyneside	£97,500.00	£353.70	£18,392.40	5.3
Northumberland	£90,000.00	£339.00	£17,628.00	5.1
Gateshead	£90,000.00	£352.60	£18,335.20	4.9
Stockton-on-Tees	£95,000.00	£379.50	£19,734.00	4.8
Darlington	£85,000.00	£340.60	£17,711.20	4.8
Redcar and Cleveland	£85,750.00	£350.90	£18,246.80	4.7
South Tyneside	£82,000.00	£340.30	£17,695.60	4.6
North East	£82,500.00	£344.70	£17,924.40	4.6
Sunderland	£75,000.00	£334.50	£17,394.00	4.3
Middlesbrough	£66,000.00	£311.80	£16,213.60	4.1
<b>Hartlepool</b>	<b>£74,950.00</b>	<b>£369.30</b>	<b>£19,203.60</b>	<b>3.9</b>
County Durham	£66,000.00	£341.50	£17,758.00	3.7

Sources: Land Registry Price Paid 2013; Annual Survey of Hours and Earnings 2013

Overcrowded housing is most prevalent in the Manor House and Headland & Harbour wards, where 7.1% of housing is overcrowded. For both Hart and Rural West this is less than 2%.





The 2014 Household Survey reviewed the extent to which households were satisfied with the state of repair of their dwellings. Overall 79.6% of respondents expressed satisfaction (43.1% were very satisfied and 36.5% were satisfied); 11.0% were neither satisfied nor dissatisfied; a total of 9.4% expressed degrees of dissatisfaction, of whom 6.8% were dissatisfied and 2.6% were very dissatisfied.

Dissatisfaction with state of repair by sub-area, property tenure, age and type			
Ward	No. Dissatisfied	% Dissatisfied	Base
Burn Valley	763	20.1	3789
De Bruce	220	6.4	3446
Fens and Rossmere	179	4.6	3895
Foggy Furze	307	8.5	3605
Hart	123	3.5	3536
Headland and Harbour	347	9.3	3731
Jesmond	384	10.3	3737
Manor House	648	14.5	4484
Rural West	77	2.7	2894
Seaton	184	5.1	3617
Victoria	560	14.4	3897

Source: 2014 household survey

Within Hartlepool the greatest level of dissatisfaction was in Burn Valley where 1 in 5 were dissatisfied with the state of repair of their dwelling.

## Current and future

SERVICE AREA	COUNCIL DEPT/DIVISION	SERVICES PROVIDED	FUTURE INTENTIONS
Housing Strategy	R&N – Economic Growth and Regeneration	Housing Strategy and Action Plan (including the Homelessness Strategy)	To produce a separate Homelessness and Rough Sleeping Strategy
		Registered Provider Liaison and Monitoring:	
		<ul style="list-style-type: none"> <li>• Local lettings</li> <li>• Nominations</li> </ul>	
		Housing Partnership	
		Allocations Policy and waiting list management	New Tees Valley Lettings system
		Strategic Housing Market Assessment	Review the SHMA
		Housing Database and monitoring in relation to the Local Plan Monitoring Framework.	
Housing Management	R&N – Economic Growth and Regeneration	Housing Market Regeneration	Develop and adopt a multi-agency Housing Regeneration Strategy

			Oxford Road Regeneration Study to Regeneration Services Committee
		Housing Management of the Council's Housing Stock:	
		• Allocating	
		• Letting	
		• Rent collection	Complete work to allow repairs reporting on-line.
		• Arrears recovery	
		• ASB	
		• Repairs	
		• Stock condition and planned Maintenance	
		• Gas safety	
		• Exchanges	
		• Estate management	
		• Housing Revenue Account management	
		Development of Affordable Housing Stock:	
		• New Build	Carry out the first development of affordable homes on a Council site.
		• Purchase & Repair of empty homes.	
		• Housing Development on Council owned sites	
		Empty Property Purchase Scheme (phase 3)	Acquire and refurbish an additional 8 empty homes.
		Social Lettings Agency (Quality Homes Lettings Agency)	
		Student Accommodation	Complete and occupy the student accommodation units at Avondene, Church Street
		Affordable Housing delivery through S106.	
Private Sector Housing	R&N – Environment and Neighbourhoods	Housing Conditions	
		Insecure empty homes	
		Public health nuisances relating to housing	
		Enforcement of standards	
		Financial Assistance for owner-occupiers (Grants & Loans)	
		Houses in Multiple Occupation, e.g. bedsits, shared houses	
		Area Walkabouts	
		Unightly dwellings	
		Energy Performance Certificates	



		Warm Up Hartlepool scheme	Continue to develop partnership working to attract funding to improve energy efficiency in homes
		Fuel Poverty	Develop and link a fuel poverty strategy to the Council's anti-poverty strategy
Special Needs Housing	Adult and Community Based Services -Adult Social Care	Disabled Facilities Grant (DFG) and Major Adaptations	
		Minor Adaptations and Handyman service	
		Rehousing Service for people with medical needs	
Housing Advice	Childrens and Joint Commissioning Services – Prevention, Safeguarding and Specialist Services	Housing advice and homelessness prevention:	Rough Sleeper Count
		<ul style="list-style-type: none"> <li>Homelessness relief</li> </ul>	
		<ul style="list-style-type: none"> <li>Duty to Refer</li> </ul>	
		<ul style="list-style-type: none"> <li>Rough Sleeper Assertive Outreach (pilot)</li> </ul>	
		Private Rented Sector Tenancy Relations;	
		<ul style="list-style-type: none"> <li>Landlord and tenant advice</li> </ul>	
		<ul style="list-style-type: none"> <li>Protection from Eviction</li> </ul>	
		<ul style="list-style-type: none"> <li>Mediation</li> </ul>	
		<ul style="list-style-type: none"> <li>Enforcement</li> </ul>	
		Supported Housing	
		Coordination and Chair of Supported Housing Panels (Adults and Young people)	
		Selective Licensing	Evaluate the current Selective Licensing designation
		Good Tenants Scheme	Introduce an on-line service and tenant matching service
		VEMT (Vulnerable, Exploited, Missing or Trafficked children)	
		Multi Agency Public Protection Arrangements (MAPPA)	
Multi Agency Risk Assessment Conference (MARAC)			
Safeguarding Boards (Child and Adults)			